

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 28 July 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Hyde Park	
<b>Subject of Report</b>	<b>8 Connaught Square, London, W2 2HG</b>		
<b>Proposal</b>	Use as a single dwellinghouse, excavation of basement floor below lower ground floor of main house and rear extensions, infill extension at lower ground level within rear lightwell, installation of mechanical plant on rear first floor level terrace and associated internal and external alterations.		
<b>Agent</b>	Obsidian London Ltd		
<b>On behalf of</b>	Obsidian London Ltd		
<b>Registered Number</b>	14/11257/FULL 14/11258/LBC	<b>TP / PP No</b>	TP/22363
<b>Date of Application</b>	12.11.2014	<b>Date amended/ completed</b>	10.04.2015
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Grade II Listed Building		
<b>Conservation Area</b>	Bayswater		

## 1. RECOMMENDATION

1. Refuse permission - on design grounds and insufficient information on ground geology and hydrology.
2. Refuse listed building consent - on design grounds, adverse impact on floor hierarchy and plan form of the listed building, and insufficient information on ground geology and hydrology to ensure structural integrity of listed building.





8 CONNAUGHT SQUARE, W2

## 2. SUMMARY

The application site comprises a five storey late Georgian mid terrace Grade II listed building, which is located within the Bayswater Conservation Area. Planning permission and listed building consent are sought for the use of the building as a single dwellinghouse, excavation of a new basement floor below the existing lower ground floor of the main house and later rear extensions, erection of an infill extension at lower ground level within the rear lightwell, installation of mechanical plant on rear first floor level terrace and associated internal and external alterations.

The key issues in this case are:

- The impact on the special architectural and historic interest of the Grade II listed building and the Bayswater Conservation Area.
- The impact on the amenity of neighbouring residents.
- The acceptability of the level of basement excavation in terms of its impact on the structural integrity of the listed building and the listed terrace of which it forms a part.

The proposed development would harm the special interest of this Grade II listed building and the character and appearance of the Bayswater Conservation Area. Additionally, insufficient information has been submitted to demonstrate that the basement extension can be carried out without harm occurring to the heritage asset. Accordingly, it is recommended that planning permission and listed building consent are refused.

## 3. CONSULTATIONS

### CONSULTATION ON INITIALLY SUBMITTED SCHEME (DECEMBER 2014)

#### COUNCILLOR COX

Double basement with swimming pool is inappropriate development below a listed terrace. Council operated swimming pool is available in Seymour Place. Proposal would increase the gross internal area of the building by more than 50% creating a volume out of proportion with the existing property and will significantly change its overall character and hierarchy of spaces. Basement excavation may harm historic building and its neighbours. Potential precedent for similar development. Note that Kensington and Chelsea do not permit basements below listed buildings. Provision of private swimming pool seems unsustainable development. Potential for increased flood risk and harm to trees in the Square. Original features were removed without permission by previous owner so reinstatement should not be used to justify further inappropriate extensions. Concerned at failure of applicant to consult neighbours prior to application and considers that this does not bode well for construction period.

#### COUNCILLOR FLORU

Object to a basement of this size in this location. House is of exceptional architectural value. Basement would be out of proportion with host listed building and would extend it from five to seven floors. Existing house is already of substantial size and is a single family dwelling. Proposal will have adverse impact on neighbouring residents. Disruption to neighbours during construction. Applicant should have consulted with neighbours before submitting the application.

#### COUNCILLOR ACTON

Objection. Overdevelopment and unnecessary development of the site. Loss of original features, adverse impact on Connaught Square (in terms of balance of uses, impact on amenity and potential structural damage), risk to trees and surrounding properties,

requirement for mechanical ventilation and high energy needs of proposed use leading to noise and air pollution.

#### HYDE PARK ESTATE ASSOCIATION

Objection. Gross overdevelopment of Grade II listed building. Proposal would result in unacceptable changes to a significant listed building in an important London Square. Basement extension is excessive and unnecessary. Basement would be out of proportion with rest of this Georgian house. Noise and disruption from construction works. Precedent for similar development within the same London Square.

#### ARBORICULTURAL MANAGER

No objection. Site is sufficiently distant from trees in Connaught Square.

#### BUILDING CONTROL

Further information required. The structural method statement, although brief, would be acceptable for the soil if it comprises gravel over clay, as is indicated on the Council's geology maps. A geological report and hydrology report should be provided to confirm the soil type.

#### CLEANSING MANAGER

No objection, subject to condition to secure details of waste and recycling storage.

#### ENVIRONMENT AGENCY

No requirement for consultation given the site is within Flood Zone 1, is less than a hectare in size and not within 20m of a main river.

#### ENVIRONMENTAL HEALTH

No response to date.

#### HIGHWAYS PLANNING MANAGER

Undesirable, but can be considered acceptable. Cycle storage and waste and recycling storage should be provided.

#### THAMES WATER

No objection. General advice provided on water and waste water connections.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 30; Total No. of Replies: 14.

Fourteen emails/letters from 13 respondents raising objection on all or some of the following grounds:

##### Design

- Overdevelopment (building would be 50% larger) and would include infill of rear lightwell at lower ground floor level.
- Substantial demolition of historic fabric.
- Loss of hierarchy of space within the building.
- Double basement (in terms of height to accommodate pool and gym) would cause damage to neighbouring listed buildings.
- Double basement with lift and swimming pool below a listed building is inappropriate development.
- Basements should not be permitted under listed buildings.
- Proposal would significantly harm the character of the listed building.
- Reinstatement of original features removed by previous owner without consent should not justify new development.
- Lift should not be extended within the building as would harm listed building.

**Amenity**

- Noise from proposed mechanical plant.

**Other Issues**

- Proposal is unsustainable due to energy demand and requirement for mechanical ventilation and artificial light.
- Noise and disruption from construction works.
- Construction period would be longer than stated in application.
- Disruption to traffic and parking during construction.
- Precedent for similar inappropriate development.
- Adverse impact on trees in Connaught Square.
- Increased risk of flooding and note Tyburn water course running below terrace.
- Structural damage to neighbouring buildings.
- Scheme is being proposed for commercial profit.
- Condensation from the swimming pool would harm building fabric
- Applicant did not consult neighbours prior to the submission of the application.
- Description of development is misleading and should refer to a part single, part double basement.
- Geo-hydrology report should be required.
- CIL liability form should be submitted.

ADVERTISEMENT/SITE NOTICE: Yes.

CONSULTATION ON REVISED SCHEME - OMISSION OF BASEMENT UNDER VAULTS AND FRONT LIGHTWELL, REDUCED BASEMENT FLOOR TO CEILING HEIGHT, RELOCATION OF MECHANICAL PLANT AND INTERNAL AMENDMENTS (JULY 2015)

**WARD COUNCILLORS**

Any response to be reported verbally.

**HYDE PARK ESTATE ASSOCIATION**

Any response to be reported verbally.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 30; Total No. of Replies: 0.

Any responses to be reported verbally.

**4. BACKGROUND INFORMATION****4.1 The Application Site**

The application site comprises a five storey late Georgian mid terrace Grade II listed building, which is located within the Bayswater Conservation Area. The building is currently in use as a lower ground floor flat with a large maisonette on the ground and upper floors.

**4.2 Relevant History**

13 November 1996 – Permission and listed building consent granted for repair/renewal of existing butterfly roof to main terrace and roof to rear two storey extension, repointing of roof parapets and chimneys and defective areas, repair of front elevation render (96/07993/FULL and 96/07994/LBC).

15 July 1997 – Permission and listed building consent granted for removal of existing double hung sash window and installation of double doors in door opening (97/04538/FULL and 97/04539/LBC).

2 July 1998 – Permission and listed building consent granted for renovation and refurbishment of existing residential accommodation including installation of new domestic lift at rear up to second floor (98/02388/FULL and 98/02389/LBC).

23 March 2000 - Permission and listed building consent granted for alterations during the course of construction for reconfiguration of pergola roof from sloped to horizontal (99/12036/FULL and 99/12037/LBC).

29 May 2014 – Planning permission and listed building consent applications were withdrawn in response to officer concerns. Applications proposed the use of the building as a single dwellinghouse, excavation underneath existing building to create three level basement including mezzanine and swimming pool, construction of two storey rear extension at second and third floors to existing closet wing to accommodate lift shaft, construction of infill rear single storey conservatory at lower ground floor level, demolition of roof and construction of full width mansard roof extension, installation of mechanical plant and associated internal and external alterations (14/01538/FULL and 14/01539/LBC).

## 5. THE PROPOSAL

Planning permission is sought for the use of the building as a single dwellinghouse. Planning permission and listed building consent are sought for excavation of a new basement floor below the existing lower ground floor of the main house and later rear extensions, erection of an infill extension at lower ground level within the rear lightwell, installation of mechanical plant on rear first floor level terrace and associated external alterations. Listed building consent is sought for internal alterations to all floors.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

The existing arrangement of the building as a lower ground floor flat and maisonette on the ground and upper floors was permitted in the late 1990s. The return of the building to use as a single dwellinghouse is acceptable in land use terms and would accord with Policy S14 in the City Plan.

### 6.2 Design and Townscape

The application site forms parts of a Grade II listed terrace within the Bayswater Conservation Area. The terrace forms the east side of Connaught Square and dates from 1828-30. It comprises lower ground floor, ground floor and three upper storeys and to the rear is a small four storey closet wing, which links to a two storey rear wing, forming an L-shaped arrangement of extensions which enclose a small courtyard/lightwell. The small closet wing may be an original part of the property (albeit modified), but the two storey rear wing is a 20th century addition, the roof of which was heavily modified in the late 1990s to form the current roof terrace. At the current time the lower ground floor has been separated off from the main house and serves as a separate flat from the rest of the house. The staircase which formerly connected the lower ground floor and ground floor was removed when the separation occurred in the late 1990s.

The interior of the property has undergone considerable alteration and while the historic floor plan remains discernible, particularly to the principal floors (ground and first) and also the

original staircase survives, much of the original joinery (internal doors, skirtings etc.) and plasterwork has been replaced and often the replacements are modern or poorly detailed, which has eroded the significance of the listed building. It is unclear when some of this work took place, although much of it appears to be relatively recent i.e. within the last 20-30 years and it is unclear whether all of the changes took place with consent.

During the course of consideration the scheme has been amended to address a number of items of concern. However, there remain elements of the proposal which are considered to be harmful to the special interest of this listed building. The first and main issue is the introduction of a basement extension. Although now reduced in extent from the initial proposal, this extension is proposed beneath the whole of the main house (excluding the front lightwell and vaults) and extends to the very rear of the building plot. The new floor, which would be largely open plan, will contain a media room, 'lounge area' (including sauna and jacuzzi), pool and gym. It would have a finished floor to ceiling height of 3.15 metres, which compares with the existing floor to ceiling height of the lower ground floor of 2.33 metres, the existing ground floor of 3.6 metres and the existing first floor of 3.35 metres (the upper floors are 2.82 metres and 2.29 metres, although in places the ceiling to the top floor ceiling has been removed and opened up to the underside of the roof). The new basement storey would be accessed via a new staircase which would run beneath a new stair from lower ground to ground floor. Access would also be provided by a lift, with the existing lift shaft location being extended down to the new floor.

The construction of the basement will also involve the removal of the floor of the lower ground floor as well as a number of walls at this level.

The Council's recently adopted supplementary planning document, 'Basement Development in Westminster' (October 2014) reaffirms the Council's statutory duty to have special regard to the desirability of preserving listed buildings, their settings and any features which they possess. The guidance goes on to identify that the plan form and hierarchy of spaces in a listed building can be elements which contribute to the building's special interest or significance. Furthermore, it indicates that terraced houses of the Georgian and Victorian period were designed with a clear hierarchy of spaces, and where this contributes to significance and where the basement extension would imbalance the overall hierarchy of spaces, the principle of a basement extension may be unacceptable.

In the case of the application property, the plan form and hierarchy of spaces are considered to be contributory factors to its significance and the introduction of a basement storey of the size and volume proposed would have an adverse impact on this significance. The degree of harm caused is assessed to be less than substantial and as such the NPPF indicates that in such circumstances this harm should be weighed against the public benefits of the proposal. In this case there are no public benefits delivered by the proposal and as such the harm outweighs the benefit. As special regard must be given to the desirability of preserving the building and any features of special architectural or historic interest which it possesses, it is therefore concluded that the proposed basement is unacceptable and is contrary to Policies S25 and S28 of the City Plan; DES 1 and DES 10 of the UDP; the guidance within the SPD 'Basement Development in Westminster' (2014) and the guidance in the SPG 'Repairs and Alterations to Listed Buildings' (1996). The proposal would also be contrary to national policy and guidance in the NPPF and the guidance of Historic England for alteration and extension of buildings of this period. The recommended ground for refusal would accord with the objections raised on design and listed building grounds by Ward Councillors, the Hyde Park Estate Association and neighbouring residents.

Because the listed building has undergone a degree of change, with some modern additions and alterations, it is considered that there is some potential to extend at basement level, but that this extension should be confined to beyond the main rear wall line of the main house,



effectively beneath the rear extensions. This would have the effect of reducing the scale and volume of the extension and also confine it to beneath the later parts of the site and thus minimising any impact on the historic plan form and spatial hierarchy of the building. This has been suggested to the applicant but they have not chosen to accept this suggested option.

Other elements of the scheme, such as the glazed enclosure of the rear yard at lower ground floor level and the installation of air conditioning condensing equipment on the rear first floor terrace are acceptable in design and listed building terms, subject to further details, which would have been secured by condition had the applications been recommended favourably. Similarly with respect to the interior alterations, in terms of partition changes and the introduction of new plasterwork and joinery, this is acceptable in principle, although issues of detail are not resolved, but could have been dealt with by conditions had the scheme been recommended favourably overall.

There is a discrepancy in the drawings where they relate to the first floor rear window. On the submitted demolition plan and the proposed elevation no change is shown to the existing situation, whereas on the proposed first floor plan the drawing is drawn and annotated such that it indicates the removal of the window and introduction of French doors and (presumably, although one is not shown) a balcony. The loss of this window is considered to be harmful to the character and appearance of the listed building and the Bayswater Conservation Area. It is recommended that the planning permission and listed building consent are refused on this ground.

Overall, the proposal is considered unacceptable due to its adverse impact on the historic building, which would be contrary to Policies S25 and S28 in the City Plan and Policies DES 1, DES5, DES9 and DES 10 of the UDP. The proposal would also fail to accord with the Supplementary Planning Guidance 'Repairs and Alterations to Listed Buildings' (1996) and the advice set out in the Supplementary Planning Document 'Basement Development in Westminster' (2014). Furthermore, the development is also considered to be contrary to the guidance within Historic England's (formerly English Heritage) guidance document 'London Terrace Houses 1660-1860' and paragraph 134 of the National Planning Policy Framework.

### **6.3 Amenity**

Given the subterranean nature of the proposed basement extension and the limited extent of external manifestations, the basement floor when built would not result in a significant impact on residential amenity. Similarly, the glazed roof over the existing rear lightwell at lower ground floor level would be contained within the lightwell and would not cause a loss of amenity to neighbouring residents.

Following revision the proposed air conditioning condenser units have been relocated from main roof level to the existing roof terrace at rear first floor level. Given the distance to neighbouring windows, the location of mechanical plant in this location is likely to be capable of according with the Council's adopted noise and vibration policies; namely, Policies ENV6 and ENV7 in the UDP and Policy S32 in the City Plan, provided that suitable acoustic screening/attenuation measures are specified. Therefore, had the applications been recommended for approval, conditions would have been recommended to secure a detailed acoustic report and details of any necessary noise attenuation measures.

The formation of French doors at rear first floor level would not give rise to any additional overlooking to neighbouring windows.

In summary, subject to the conditions that would have been imposed had the scheme been recommended favourably, the proposal would comply with Policies ENV6, ENV7 and ENV13 in the UDP, and Policies S29 and S32 in the City Plan.

**6.4 Transportation/Parking**

Not applicable.

**6.5 Economic Considerations**

Not applicable.

**6.6 Equalities and Diversities (including Access)**

No alteration to the existing means of access to this private dwellinghouse is proposed.

**6.7 Other City Plan/ UDP/ Westminster Considerations**

None relevant.

**6.8 London Plan**

The applications do not raise strategic issues.

**6.9 Central Government Advice**

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 these applications are considered to be consistent with the NPPF unless stated otherwise.

**6.10 Planning Obligations**

The proposal is of insufficient scale to generate the need for planning obligations.

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

The Arboricultural Manager has confirmed that the proposed basement excavation would not have any adverse impact on the mature trees located in Connaught Square to the front of the site and there are no other trees in the vicinity of the site.

The site is already entirely developed or hard landscaped and therefore the provision of a basement without 1.2 metres of soil depth provided over it is not objectionable in this case.

## **6.12 Other Issues**

### **6.12.1 Basement Excavation**

In terms of the progression of our policy towards basements, the City Council recently adopted its Supplementary Planning Document (SPD) 'Basement Development in Westminster' on 24 October 2014. The SPD provides detailed advice and clarification on how current policy is implemented in relation to basement development. It does not introduce any additional restrictions on basement development above and beyond the precautionary approach that the City Council had already adopted in response to such development.

The Draft Basements Policy remains the subject of consultation and has not yet been adopted. It is this document which will provide a specific basement policy and it will form part of the local plan (replacing the UDP) in due course. It has some, but only very limited, legal weight (known as material weight or a material consideration). It will not gain more legal weight until after consultation and amendment and will need to be tested at an independent examination before formal legal adoption.

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 2016.

In this case concern has been raised by residential occupiers of neighbouring properties over the potential impact of the basement excavation on the structure and foundations on adjoining Grade II listed properties in this terrace. 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 endeavor 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, particularly where the buildings in question are heritage assets, as is the case with this site. To seek 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.

The District Surveyor has assessed the submitted report and considers that the proposed basement methodology is deficient in this case due to the absence of a geological or hydrological assessment of the ground underneath the application site. In the absence of this information the District Surveyor advises that it is not possible to be certain that the method of construction proposed would not have adverse implications for the structural integrity of the listed building and the wider Grade II listed terrace of which it forms a part. As such, it is recommended that permission and listed building consent are withheld on grounds of insufficient information in respect of the level of information provided to evidence the geology and hydrology of the ground beneath the application site. In the absence of this information, the proposed basement extension would be contrary to Policies DES 1, DES 9 and DES 10 in the UDP and Policies S25 and S28 in the City Plan due to the risk it poses to the retention of the listed building and its neighbours. The level of information provided would also be contrary to the detailed guidance set out in Appendix 1 of our Supplementary Planning Document 'Basement Development in Westminster' (2014).

#### **6.12.2 Construction Management**

A draft Construction Management Plan (CMP) has been submitted by the applicant. Had the applications been considered favourably a condition would have been imposed requiring the submission of a more detailed CMP that mitigates so far as is possible the impact of the proposed development on the amenity of neighbours and the operation of the local highway network. Hours of construction works would also have been restricted by condition to protect the amenity of neighbours.

### **7. CONCLUSION**

In summary, the proposed development would harm the special interest of this Grade II listed building and the character and appearance of the Bayswater Conservation Area. Additionally, insufficient information has been submitted to demonstrate that the basement extension can be carried out without harm occurring to the heritage asset. Accordingly, it is recommended that planning permission and listed building consent are refused for the reasons set out in the respective draft decision letters appended to this report.

**BACKGROUND PAPERS**

1. Application forms.
2. Email from Councillor Cox dated 12 December 2014.
3. Email from Councillor Floru dated 25 December 2014.
4. Email from Councillor Acton dated 13 January 2015.
5. Email from the Hyde Park Estate Association dated 18 December 2014.
6. Emails from Thames Water dated 28 November 2014 and 1 December 2014.
7. Email from the Environment Agency dated 1 December 2014.
8. Memo from the Cleansing Manager dated 9 December 2014.
9. Memo from the Arboricultural Manager dated 30 December 2014.
10. Memo from the Highways Planning Manager dated 28 January 2015.
11. Email from Building Control dated 10 March 2015.
12. Letter from English Heritage dated 18 March 2015.
13. Email from the occupier of Flat 2, 14 Connaught Square dated 10 December 2014.
14. Email from the occupier of 37 Connaught Square dated 8 December 2014.
15. Email from the occupier of 5 Connaught Square dated 8 December 2014.
16. Email from the occupier of 45 Connaught Square dated 10 December 2014.
17. Email and letter from the occupier of 9 Connaught Square dated 11 December 2014 and 15 December 2014.
18. Email from the occupier of 17 Connaught Square dated 11 December 2014.
19. Email from the occupier of 7 Connaught Square dated 12 December 2014.
20. Email from the occupier of 11 Connaught Square dated 15 December 2014.
21. Email from the occupier of 18 Connaught Square dated 16 December 2014.
22. Email from the occupier of 30 Connaught Square dated 17 December 2014.
23. Email from the occupier of 6 Connaught Square dated 17 December 2014.
24. Email from the occupier of 24 Connaught Square dated 22 December 2014.
25. Email from the occupier of 36 Connaught Square dated 4 January 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA COULSON ON 020 7641 2875 OR BY E-MAIL – [acoulson@westminster.gov.uk](mailto:acoulson@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** 8 Connaught Square, London, W2 2HG

**Proposal:** Use as a single dwellinghouse, excavation of basement floor below lower ground floor of main house and rear extensions, infill extension at lower ground level within rear lightwell, installation of mechanical plant on rear first floor level terrace and associated internal and external alterations.

**Plan Nos:** (EX) 01 Rev.A, (EX) 02, (EX) 03, (EX) 04, (EX) 05, (EX) 06, (EX) 07 Rev.A, (EX) 08 Rev.A, (EX) 09 Rev.A, (EX) 10 Rev.A, (DD) 01 Rev.A, (DD) 02 Rev.A, (DD) 03 Rev.A, (DD) 04 Rev.A, (DD) 05 Rev.A, (DD) 06 Rev.B, (DD) 07 Rev.B, (DD) 08 Rev.A, (DD) 09 Rev.A, (PL) 01 Rev.A, (PL) 03 Rev.A, (PL) 04 Rev.A, (PL) 05 Rev.A, (PL) 06 Rev.A, (PL) 07 Rev.B, (PL) 10 Rev.C, (PL) 11 Rev.B, (PL) 12 Rev.C, (PL) 13 Rev.A, Planning, Design and Access Statement dated November 2014 (as amended by revised drawings provided with email from Turleys dated 10 April 2015), Heritage Supporting Statement by Turleys dated October 2014, Heritage Assessment by Ettwein Bridges Architects dated October 2014, Construction Management Plan by Addstow, Environmental Noise Assessment dated 25 November 2014 and Construction Method Statement and Sequence of Works by Martin Redston Associates dated 30 January 2014 (including structural drawings 1A, 2A, 3A, 4A, 5A, 6A, 7C, 8B, 9A, 10A, 11A and 12A).

**Case Officer:** Oliver Gibson

**Direct Tel. No.** 020 7641 2680

**Recommended Reasons for Refusal:**

- Reason:
- 1 Because of the loss of fabric and change in design and appearance, the introduction of French doors and balcony to the rear at first floor level would harm the special interest (significance) of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Bayswater Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies that we adopted November 2013 and DES 1, DES 5, DES 9 and DES 10 of our Unitary Development Plan that we adopted in January 2007.
- Reason:
- 2 Insufficient information has been provided to demonstrate that the new basement structure has been appropriately designed, having regard to the site specific ground conditions below the listed building on this site in terms of geology and hydrology. In the absence of site specific geology and hydrology information it is unclear whether a subterranean development can be constructed on this site without harm occurring to the host listed building and neighbouring grade II listed buildings in the same terrace. Accordingly, in the absence of this information, the proposed basement extension would be contrary to Policies DES 1, DES 9 and DES 10 of our Unitary Development Plan that we adopted January 2007 and Policy S25 and S28 of Westminster's City Plan: Strategic Policies that we adopted in November 2013. The level of geology and hydrology information submitted also fails to accord with the guidance set out in Appendix 1 of our Supplementary Planning Document 'Basement Development in Westminster' (2014).

**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 so far as practicable. 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 the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered by the case officer to the applicant during the processing of the application to identify amendments to address those elements of the scheme considered unacceptable. However, the necessary amendments to make the application acceptable were not submitted in response to that advice. You are therefore encouraged to consider submission of a fresh application incorporating the material amendments set out below which are necessary to make the scheme acceptable.

**Required amendments:**

- (a) Reduction in footprint and location of basement extension so that it is confined to below the later rear extensions and not below the original building.
  - (b) Reduction of floor to ceiling height of basement so that it maintains the hierarchy of rooms within the building in terms of their volumetric proportions.
  - (c) Omission of French doors and Juliet balcony to rear at first floor level and retention of original window.
  - (d) Provision of geology and hydrology reports that support the structural methodology for the construction of the basement extension.
  
- 2 Following revision of the proposed development during the course of the application there are a number of inconsistencies in the application drawings. These are listed below for the avoidance of doubt:
  - (a) The proposed front and rear elevations ((PL)11 Rev.B and (PL)12 Rev.C) have not been amended to omit the air conditioning condensing units at roof level that were relocated to the rear at first floor level.
  - (b) The proposed first floor plan and proposed sections and elevations are inconsistent in terms of whether the existing window is to be removed and replaced with French doors.
  - (c) The detailed drawings (drawing numbers starting (22)... and the KUT mechanical services drawings) are inconsistent with the revised scheme and have therefore been superseded.
  - (d) The submitted structural report and associated drawings relate to the larger basement initially proposed.

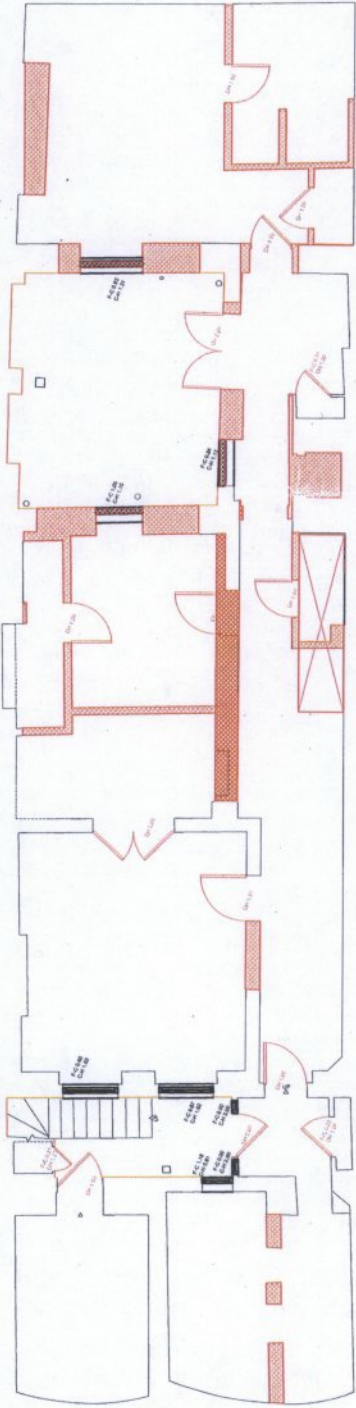
**DRAFT DECISION LETTER**

- Address:** 8 Connaught Square, London, W2 2HG
- Proposal:** Excavation of basement floor below lower ground floor of main house and rear extensions, infill extension at lower ground level within rear lightwell, installation of mechanical plant on rear first floor level terrace and associated internal and external alterations.
- Plan Nos:** (EX) 01 Rev.A, (EX) 02, (EX) 03, (EX) 04, (EX) 05, (EX) 06, (EX) 07 Rev.A, (EX) 08 Rev.A, (EX) 09 Rev.A, (EX) 10 Rev.A, (DD) 01 Rev.A, (DD) 02 Rev.A, (DD) 03 Rev.A, (DD) 04 Rev.A, (DD) 05 Rev.A, (DD) 06 Rev.B, (DD) 07 Rev.B, (DD) 08 Rev.A, (DD) 09 Rev.A, (PL) 01 Rev.A, (PL) 03 Rev.A, (PL) 04 Rev.A, (PL) 05 Rev.A, (PL) 06 Rev.A, (PL) 07 Rev.B, (PL) 10 Rev.C, (PL) 11 Rev.B, (PL) 12 Rev.C, (PL) 13 Rev.A, Planning, Design and Access Statement dated November 2014 (as amended by revised drawings provided with email from Turleys dated 10 April 2015), Heritage Supporting Statement by Turleys dated October 2014, Heritage Assessment by Ettwein Bridges Architects dated October 2014, Construction Management Plan by Addstow, Environmental Noise Assessment dated 25 November 2014 and Construction Method Statement and Sequence of Works by Martin Redston Associates dated 30 January 2014 (including structural drawings 1A, 2A, 3A, 4A, 5A, 6A, 7C, 8B, 9A, 10A, 11A and 12A).
- Case Officer:** Oliver Gibson **Direct Tel. No.** 020 7641 2680

**Recommended Reason(s) for Refusal:**

- Reason:
- 1 Because of its size, location and extent, the proposed basement extension would harm the special interest (significance) of this grade II listed building. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies that we adopted November 2013 and DES 1 and DES 10 of our Unitary Development Plan that we adopted in January 2007. It would fail to accord with the advice set out in paragraphs 2.4, 6.18, 6.19 and 20 of our Supplementary Planning Guidance 'Repairs and Alterations to Listed Buildings' (1996) and the advice set out in paragraphs 6.5.2 and 6.5.4 to 6.5.8 of our Supplementary Planning Document 'Basement Development in Westminster' (2014). Your development is also considered to be contrary to the guidance within Historic England's (formerly English Heritage's) guidance document 'London Terrace Houses 1660-1860' and the National Planning Policy Framework, specifically paragraph 134.
- Reason:
- 2 Because of the loss of fabric and change in design and appearance, the introduction of French doors and balcony to the rear at first floor level would harm the special interest (significance) of this grade II listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Bayswater Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies that we adopted November 2013 and DES 1, DES 5, DES 9 and DES 10 of our Unitary Development Plan that we adopted in January 2007.
- Reason:
- 3 Insufficient information has been provided to demonstrate that the new basement structure has been appropriately designed, having regard to the site specific ground conditions below the listed building on this site in terms of geology and hydrology. In the absence of site specific geology and hydrology information it is unclear whether a subterranean development can be constructed on this site without harm occurring to the host listed building and neighbouring grade II listed buildings in the same terrace. Accordingly, in the absence of this information, the proposed proposed basement extension would be contrary to Policies DES 1, DES 9 and DES 10 of our Unitary Development Plan that we adopted January 2007 and Policy S25 and S28 of Westminster's City Plan: Strategic Policies that we adopted in November 2013. The level of geology and hydrology information submitted also fails to accord with the guidance set out in Appendix 1 of our Supplementary Planning Document 'Basement Development in Westminster' (2014).



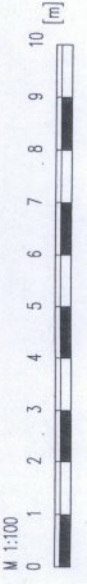


PROPOSED DEMOLITION LOWER GROUND FLOOR

CASE COPY

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ADDRESS

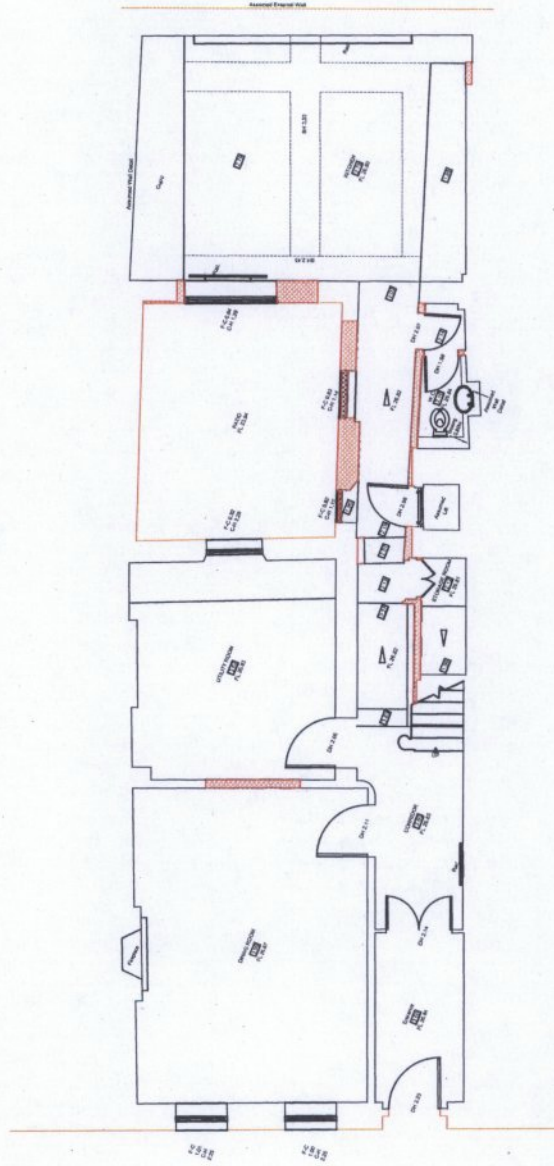
NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL AREAS AND DIMENSIONS ON SITE ARE TO BE CONFIRMED BY THE CONTRACTOR.



Revision	rev	date	by	Client:
revised: basement layout & demolition	A	200315	AA	Project: 8 Connaught Sq Scale: 1:100 @ A3 Date: Title: DEMOLITION - Lower Ground Floor Drawing: (DD) 01

**PLANNING & LISTED BUILDING CONSENT**

**monza interiors**  
194-196 Finchley Road, London, NW3 6BX Tel: 020 7431 8006

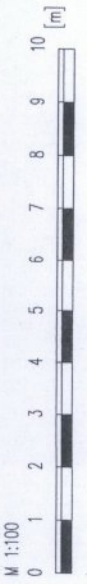


EXISTING GROUND FLOOR

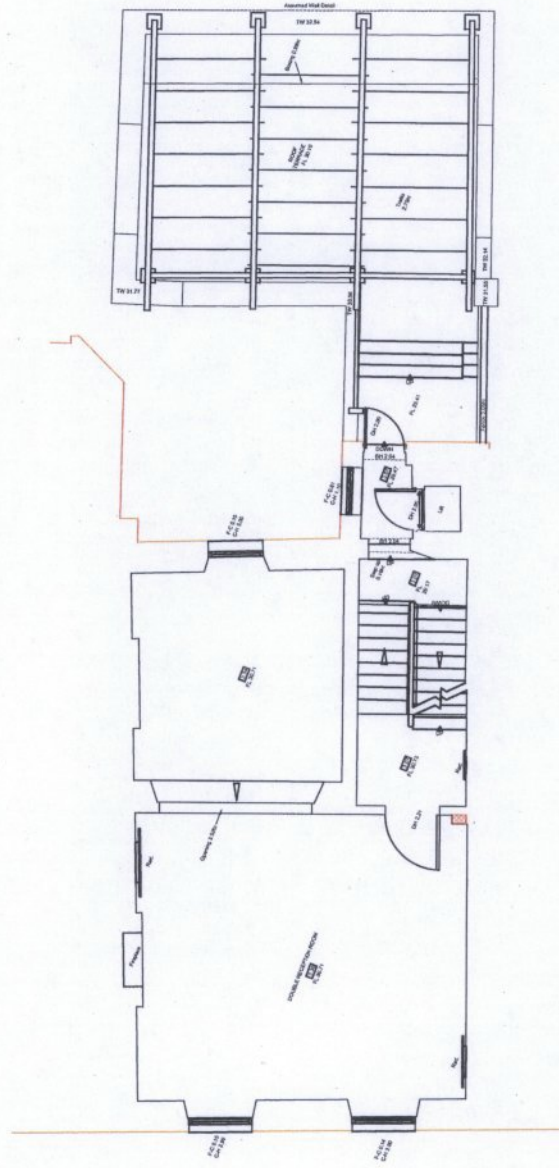
**CASE COPY**  
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 RN  
 ADDRESS

NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS AND BEHINDERS ON SITE. ANY DISCREPANCIES MUST BE  
 REPORTED IMMEDIATELY TO THE ARCHITECT.

Revision	rev	date	by	Client:
revised layout	A	200315	AA	Project: 8 Connaught Sq Scale: 1:100 @ A3 Date: Title: Demolition - Ground Floor Drawing: (DD) 02



**PLANNING & LISTED  
 BUILDING CONSENT**  
 monza interiors  
 194-196 Finchley Road, London, NW3 6BX Tel: 020 7451 6008



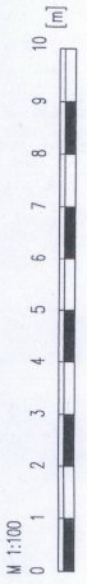
EXISTING FIRST FLOOR

CASE COPY

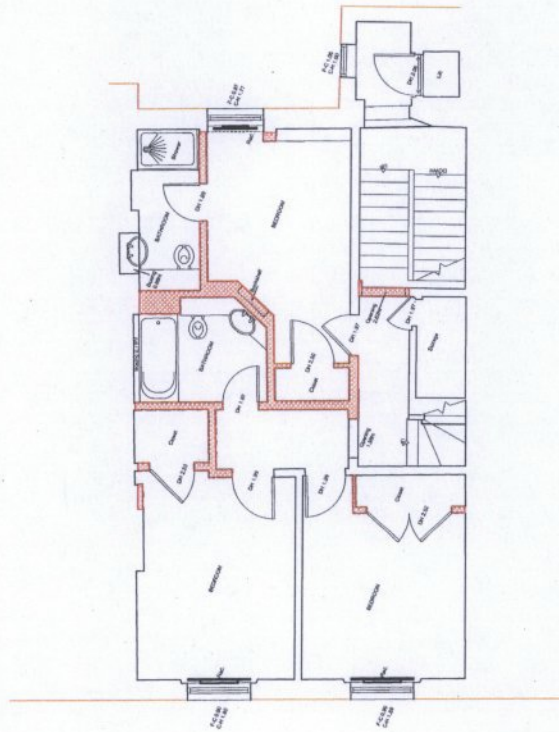
TP  
RN  
ADDRESS

NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL AREAS AND DIMENSIONS ON SITE. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO BARRIS PROVISIONS LTD.

Revision	rev	date	by	Client:
door opening amended	A	202315	AA	Project: 8 Connaught Sq Scale: 1:100 @ A3 Date: Title: Demolition - First Floor Drawing: (DD) 03



**PLANNING & LISTED BUILDING CONSENT**  
**monza interiors**  
 19-196 Finchley Road, London, NW3 6BX Tel: 020 7431 8008



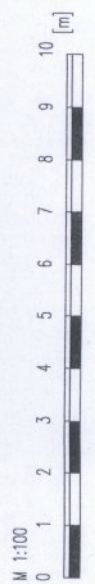
EXISTING SECOND FLOOR

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ADDRESS

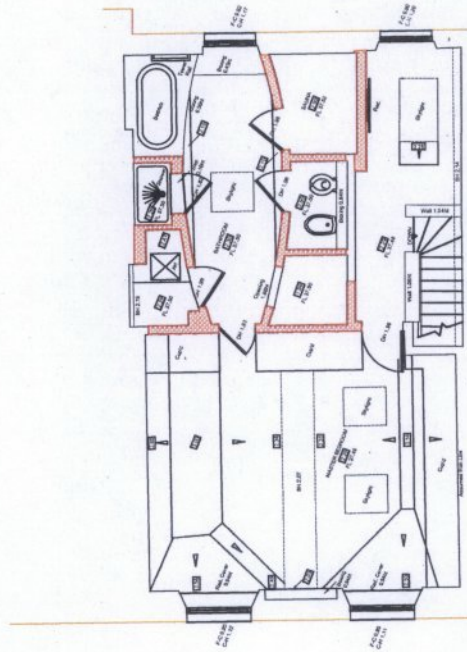
NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL AREAS AND DIMENSIONS ON SITE. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO MOON INTERIORS LTD

Revision	rev	date	by	Client:
new proposed site to third floor removed	A	200315	AA	Project: 8 Connaught Sq Scale: 1:100 @ A3 Date: Title: Demolition - Second Floor Drawing: (DD) 04



**PLANNING & LISTED  
BUILDING CONSENT**

monza interiors  
154-156 Finchley road, London, NW3 6BX Tel: 020 7431 8008

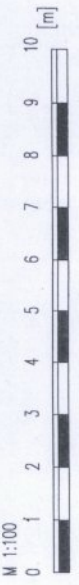


EXISTING THIRD FLOOR

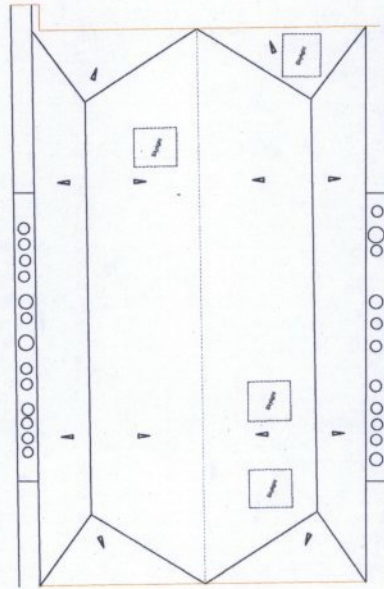
**CASE COPY**  
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NOTES TO NOT SCALE FROM THIS DRAWING. CHECK ALL AREAS AND DIMENSIONS ON SITE. ANY DISCREPANCIES MUST BE  
 RECORDED AND REPORTED TO THE ARCHITECT IMMEDIATELY.

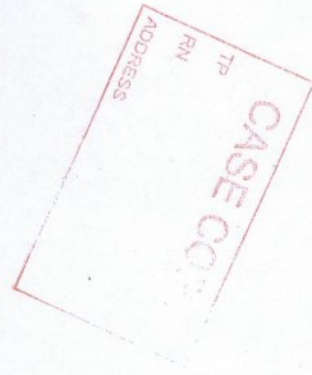
Revision	rev	date	by	Client:
revised layout	A	200315	AA	Project: 8 Connaught Sq Scale: 1:100 @ A3 Title: Demolition - Third Floor Drawing: (DD) 05
				Date:



**PLANNING & LISTED  
 BUILDING CONSENT**  
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 194-196 Finchley Road, London, NW3 6BX, UK. (020) 7431 8008

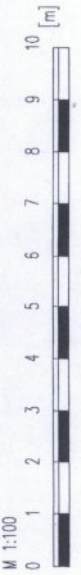


EXISTING ROOF PLAN



NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL AREAS AND DIMENSIONS ON SITE. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO MONZA INTERIORS LTD

Revision	rev	date	by	Client:
Roof surveyed	a	15/04/14	tb	Project: 8 Connaught Sq
amended demolition	b	03/11/14	aa	Scale: 1:100 @ A3
				Date:
				Title: Demolition - Roof Plan
				Drawing: (DD) 06



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BUILDING CONSENT**

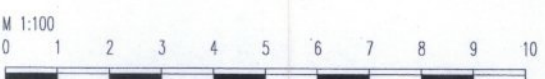
**monza interiors**  
194-196 Finchley road, London, NW3 6BX, tel: 020 7431 8008



TP  
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ADDRESS  
**CASE COPY**



Elevation 1



Revision	rev	date	by
amended demolition proposal	a	03/11/14	aa

Client:  
 Project: 8 Connaught Sq  
 Scale: 1:100 @ A3 Date;  
 Title: Demolition - Front elevation  
 Revision: (DD) 00

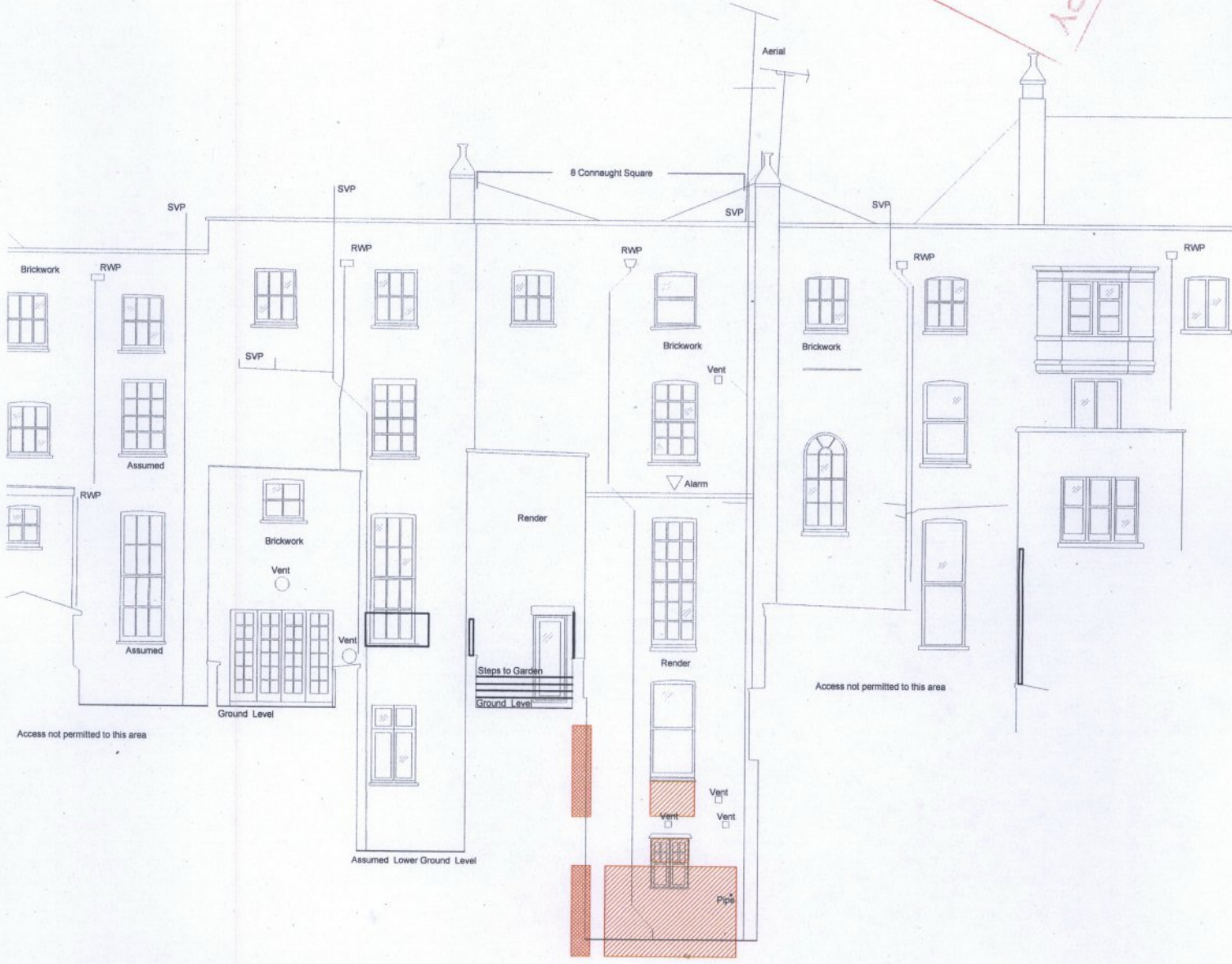
**PLANNING & LISTED  
 BUILDING CONSENT**

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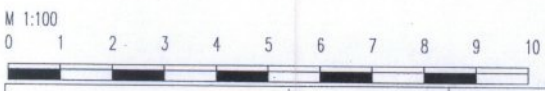
NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL AREAS AND DIMENSIONS ON SITE ANY



ADDRESS  
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**CASE COPY**



Elevation 2



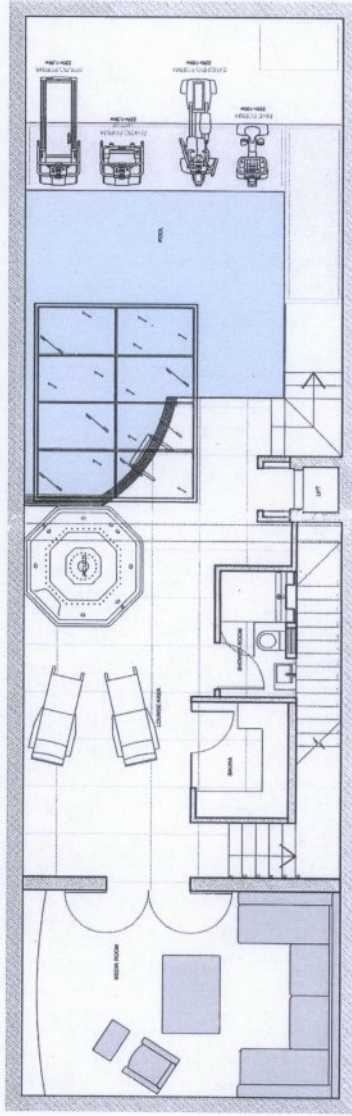
Revision	rev	date	by
amended demolition proposal	a	03/11/14	as

Client:  
 Project: 8 Connaught Sq  
 Scale: 1:100 @ A3 Date;  
 Title: Demolition - Rear elevation  
 Drawing: (DD) 09

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 BUILDING CONSENT**

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NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL AREAS AND DIMENSIONS ON SITE. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO MONZA INTERIORS LTD

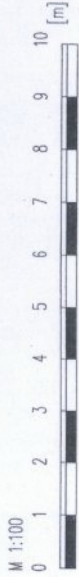


PROPOSED NEW BASEMENT

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 RN  
 ADDRESS

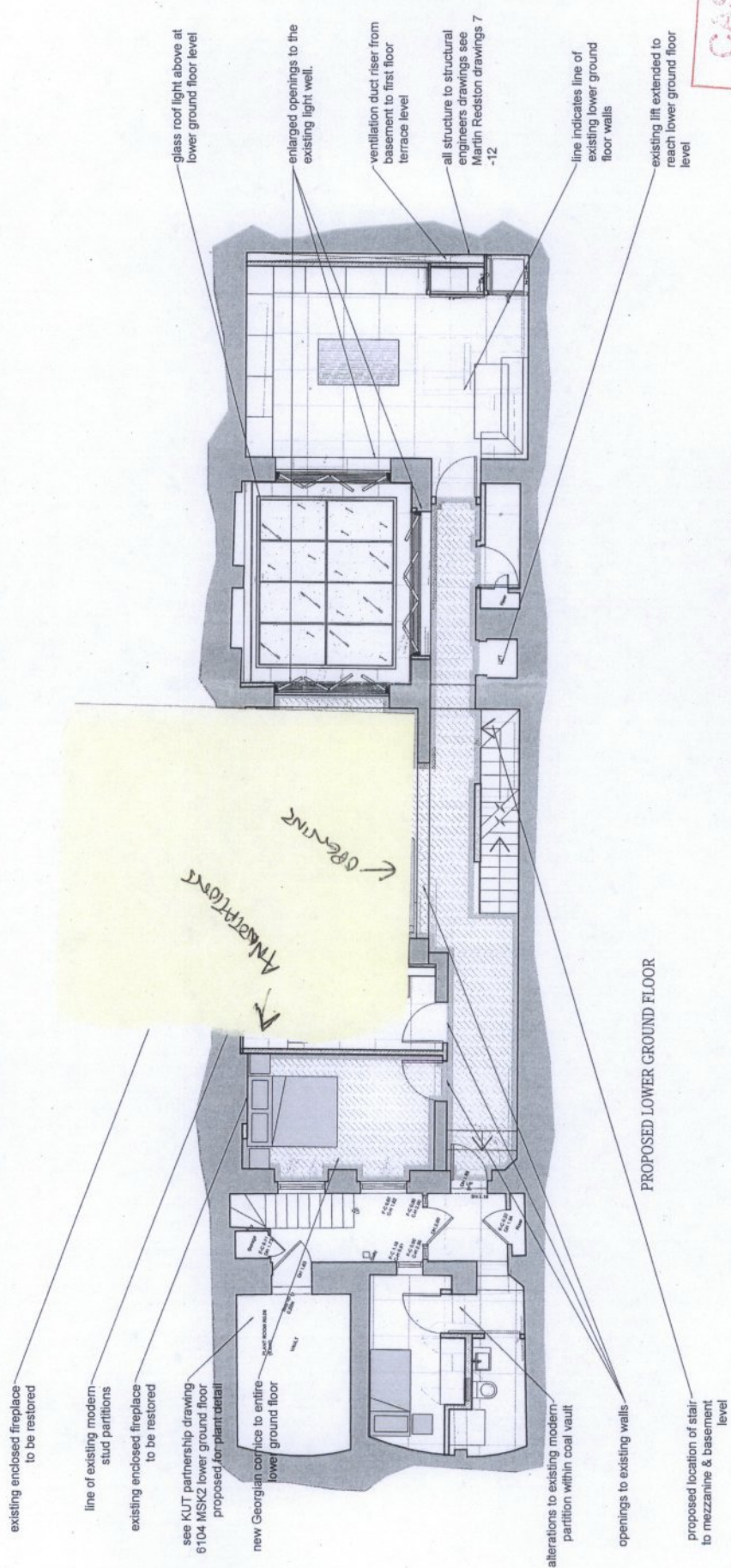
NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL MARKS AND DIMENSIONS ON SITE. ANY DIMENSIONS SHOWN IN RED ARE TO BE USED FOR CONSTRUCTION.

Revision	rev	date	by	Client:
revised layout reduced slab level to under level of house	A	200315	AA	Project: 8 Connaught Sq
				Scale: 1:100 @ A3
				Title: Proposed - Basement
				Drawing: (P1) 01



**PLANNING & LISTED  
BUILDING CONSENT**

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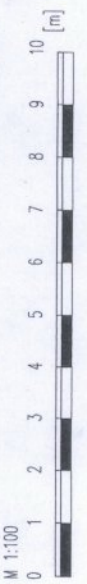
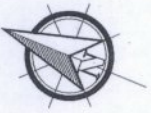
Handwritten notes in a yellow box:

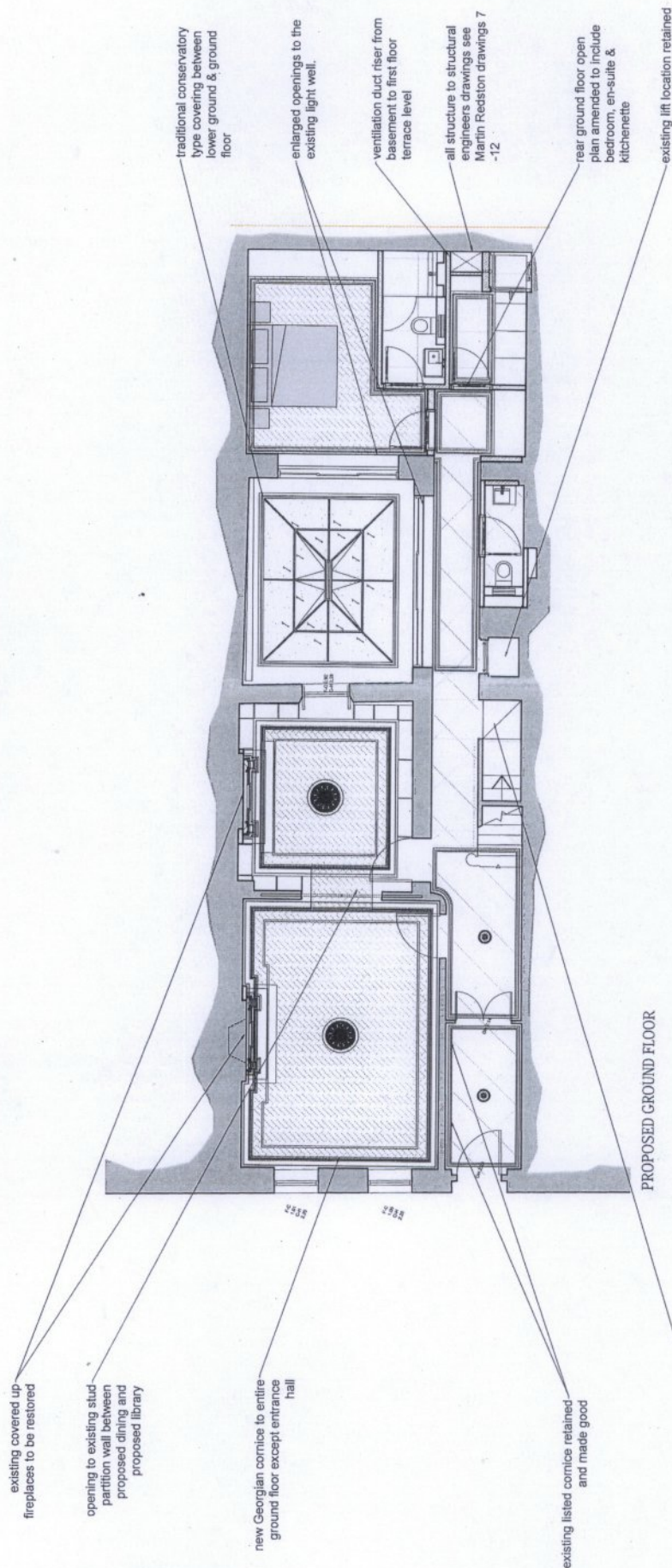
↑ ANASTASIOS  
 ↓ OPENING

CASE COPY

NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL AREAS AND DIMENSIONS ON SITE AND DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO MONZA INTERIORS LTD

Revision	rev	date	by	Client:
revised layout	A	2003.5	AA	Project: 8 Connaught Sq
				Scale: 1:100 @ A3
				Date:
				Title: Proposed - Lower Ground Floor
				Drawing: (PI) 03



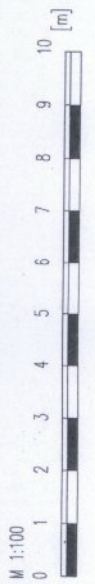


CASE COPY

ADDRESS

NOTE: THIS PLAN SHALL BE USED FOR THE PROPOSED WORK ONLY. ALL AREAS AND DIMENSIONS OF SITE, ANY DISCREPANCIES MUST BE REFERRED TO THE ARCHITECT'S OFFICE FOR CLARIFICATION.

Revision	rev	date	by	Client:
revised door sizes as shown	A	200315	AA	Project: 8 Connaught Sq Scale: 1:100 @ A3 Title: Proposed - Ground Floor Drawing: (P1) 04

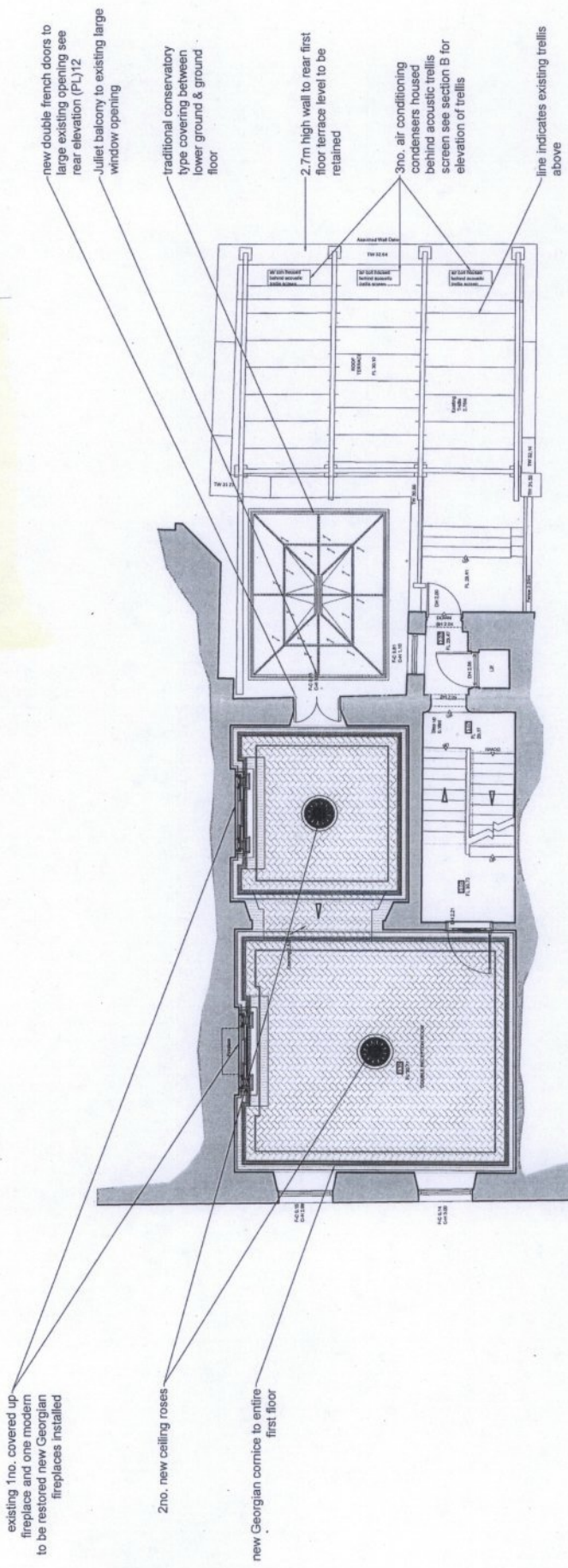


PLANNING & LISTED  
BUILDING CONSENT

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194-196 Finchley Road, London, NW3 8BX, UK 020 7431 8006

1st floor  
to be inserted?

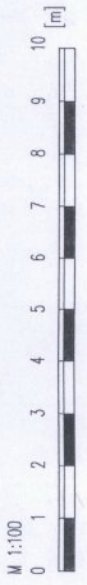


PROPOSED FIRST FLOOR

SCALE COPY

NOT TO BE USED FOR CONSTRUCTION. ALL MEASUREMENTS AND DIMENSIONS OF SITE AND EXISTENCES MUST BE VERIFIED ON SITE BY THE ARCHITECT.

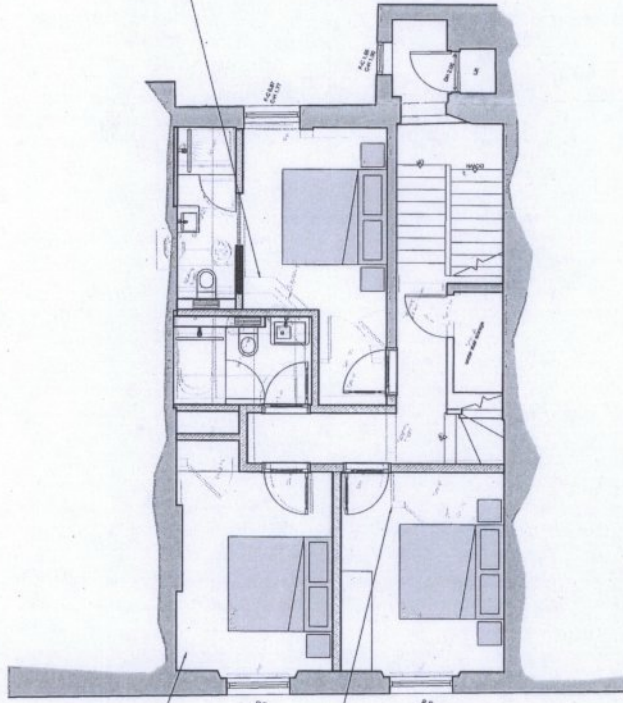
Revision	rev	date	by	Client:
revised door opening size & air con to first floor terrace	A	200315	AA	Project: 8 Connaught Sq
				Scale: 1:100 @ A3
				Title: Proposed - First Floor
				Date:
				Drawing: (PL) 05



new Georgian cornice to entire second floor

line indicates line of existing modern stud partitions

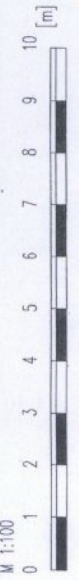
line indicates line of existing modern stud partitions



PROPOSED SECOND FLOOR

SCALE COPY

NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL AREAS AND DIMENSIONS ON SITE. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO MONZA INTERIORS LTD.



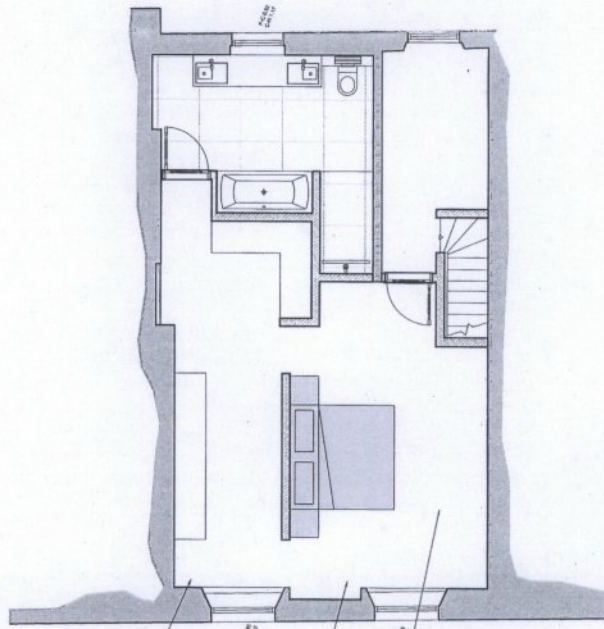
Revision	rev	date	by	Client:
existing data retained	A	200315	AA	Project: 8 Comaught Sq Scale: 1:100 @ A3 Title: Proposed - Second Floor Drawing: (PL) 06

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BUILDING CONSENT

monza interiors  
194-196 Finchley Road, London, NW3 6BX Tel: 020 7431 8008

**CASE COPY**

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RN  
ADDRESS



new Georgian cornice to entire second floor

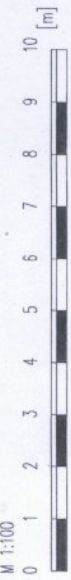
new modern layout amended to accommodate master ensuite

dashed line indicates existing ceiling structure to be removed to add further floor above see drawings (PL) 10, 11 & 12 for further detail

PROPOSED THIRD FLOOR

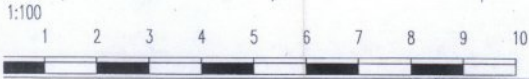
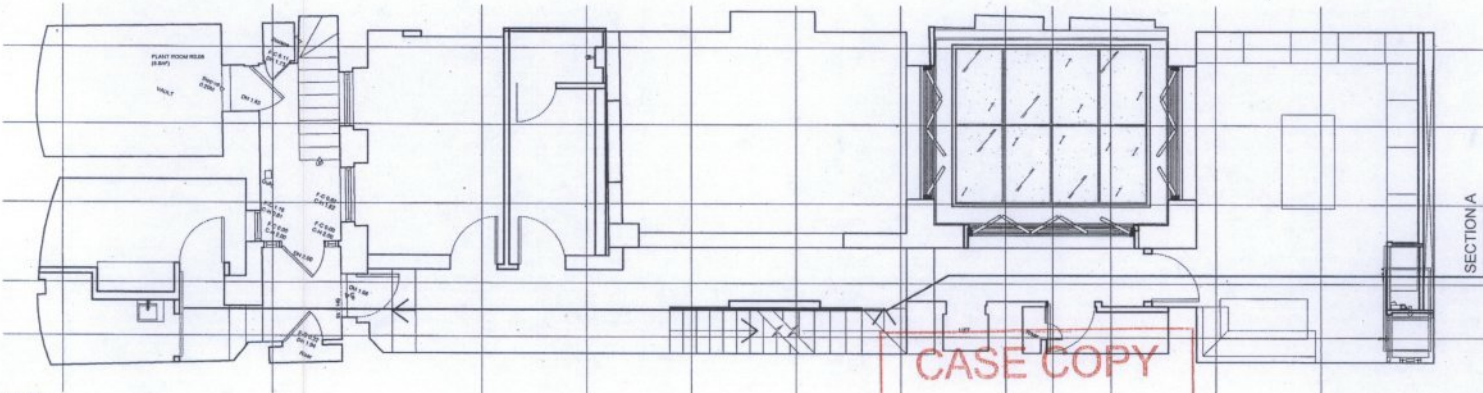
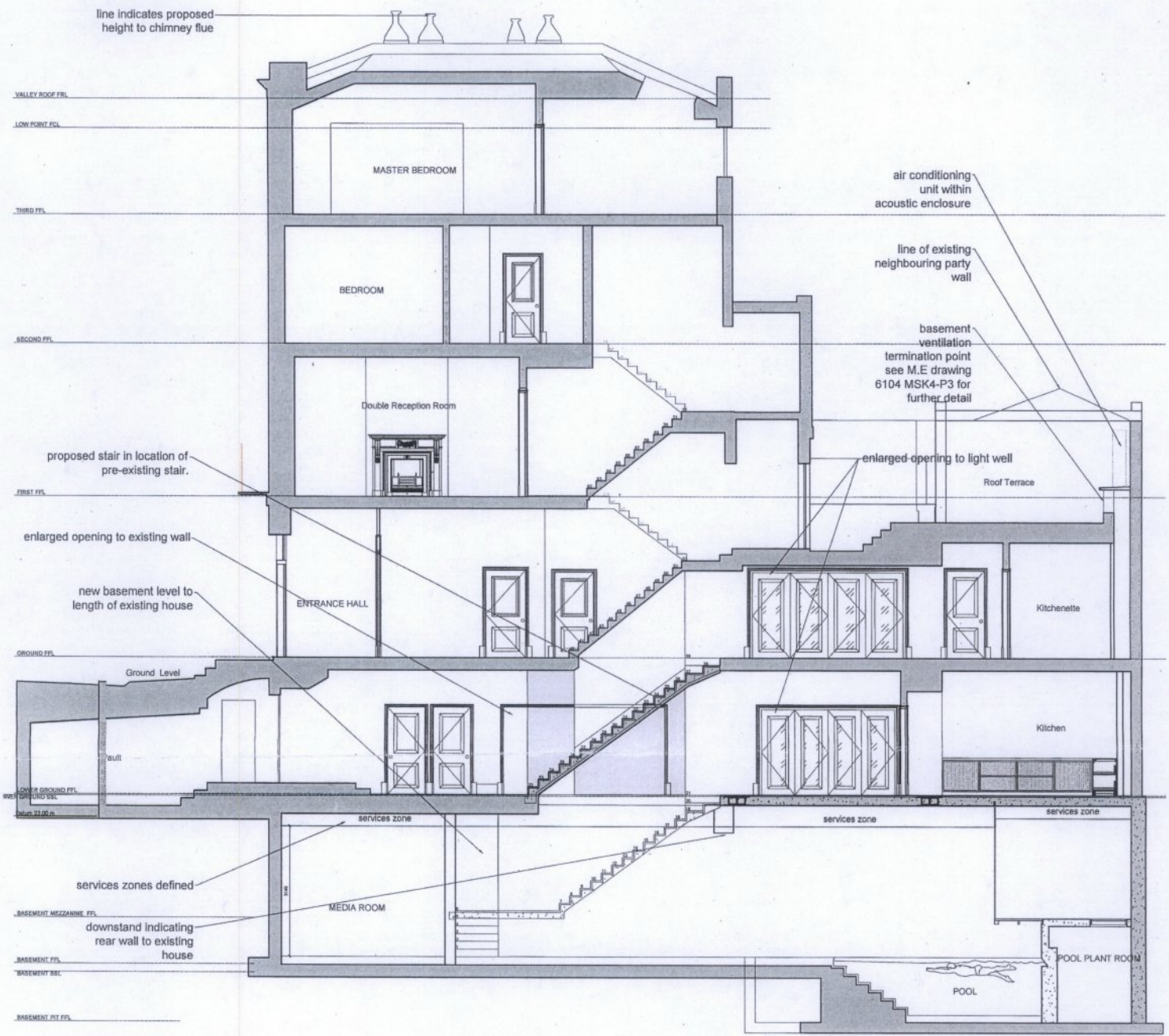
NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL AREAS AND DIMENSIONS ON SITE. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO BRUSHWOODS LTD

Revision	rev	date	by	Client:
new extension omitted existing staircase retained	A	18/11/14	AM	Project: 8 Commaught Sq
	B	26/01/15	AA	Scale: 1:100 @ A3
				Title: Proposed - Third Floor
				Date:
				Drawing: (PL) 07



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BUILDING CONSENT**

**monza interiors**  
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Revision	rev	date	by
pv panels shown	A	13.03.14	aa
air conditioning condensers shown	B	18.11.14	aa
air conditioning condensers removed basement extent redesigned, depth of basement reduced	C	200315	AA

Client: **ADDRESS**  
 Project: **8 Connaught Sq**  
 Scale: 1:100 @ A3 Date: \_\_\_\_\_  
 Title: Proposed - Section A  
 Drawing: (PI) 10

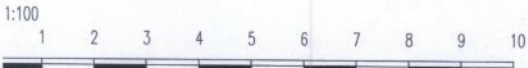
**PLANNING & LISTED BUILDING CONSENT**

**monza interiors**  
 194-196 finchley road, london, NW3 6BX tel: 020 7431 8008





Elevation 1



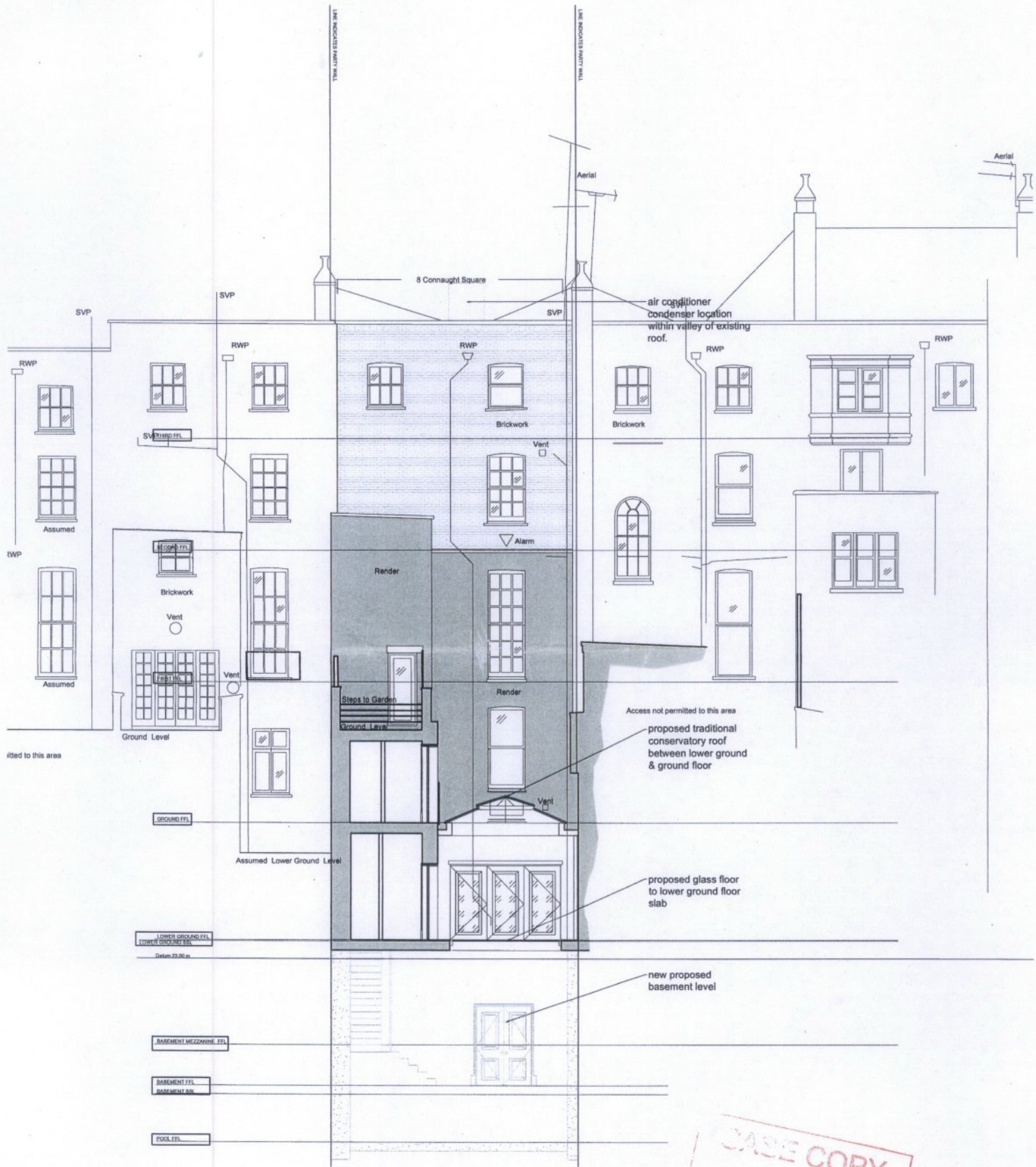
Revision	rev	date	by
neighbours building measured	A	03.04.14	as
air conditioner condenser shown	B	18.11.14	sa

Client:	
Project: 8 Connaught Sq	
Scale: 1:100 @ A3	Date:
Title: Proposed - Front elevation	

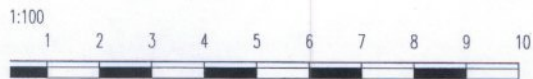
**PLANNING & LISTED  
BUILDING CONSENT**

monza interiors

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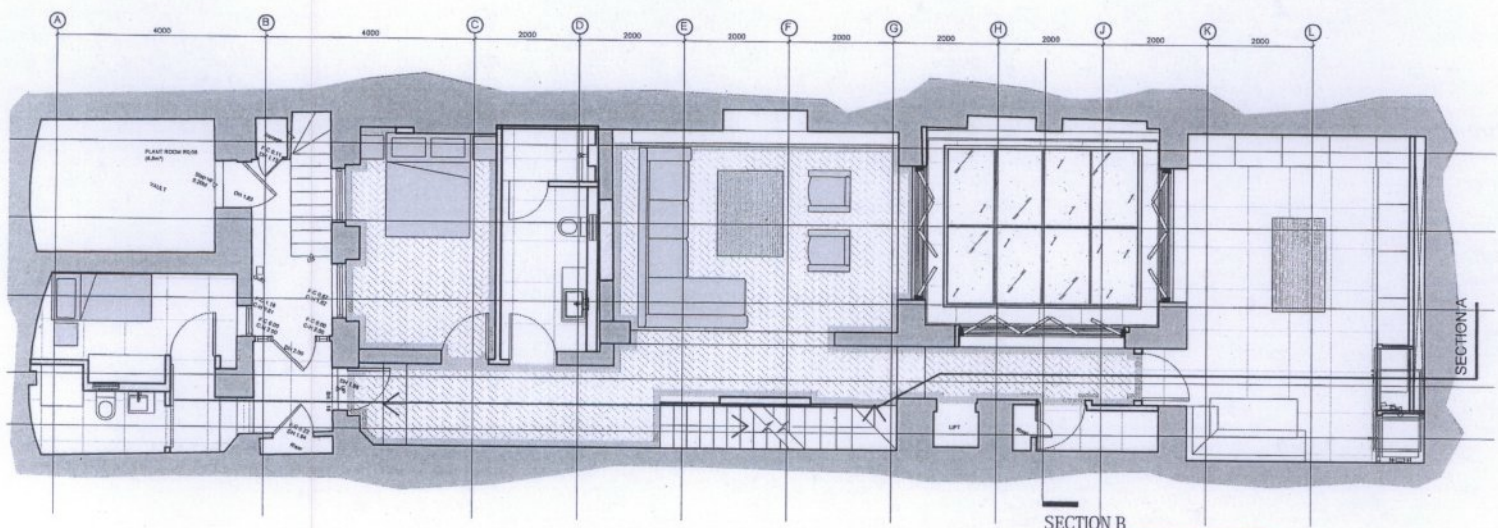
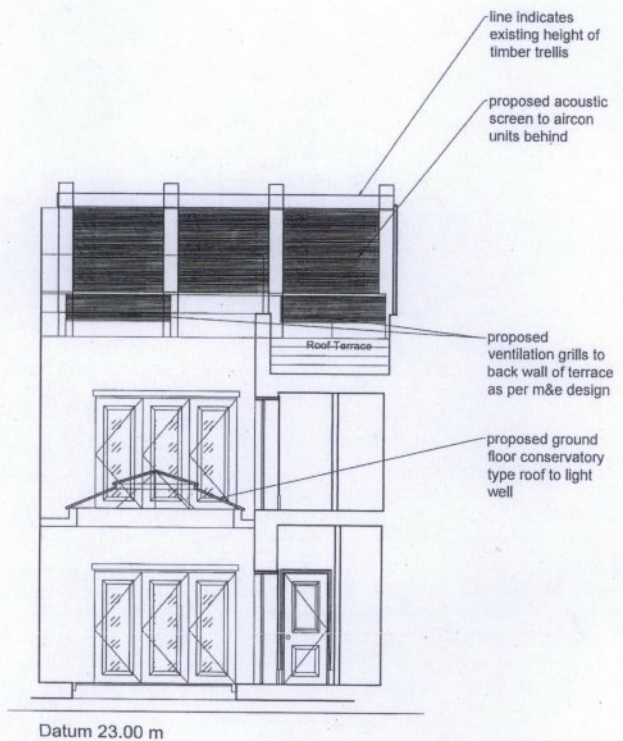
Revision	rev	date	by
title changed, PV panels indicated	A	13.03.14	aa
neighbours building measured	B	03.04.14	aa
air conditioning condensers shown	C	16.11.14	aa

NOTE: DO NOT SCALE FROM THIS DRAWINGS. CHECK ALL AREAS AND DIRECTIONS ON SITE, ANY

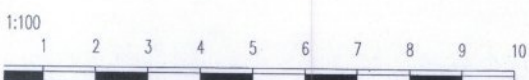
Client:  
 Project: 8 Connaught Sq  
 Scale: 1:100 @ A3 Date;  
 Title: Proposed - Rear elevation  
 Drawing: (PI) 12

**PLANNING & LISTED  
 BUILDING CONSENT**

monza interiors  
 194, 195 Finchley Road, London NW3 6BX Tel: 020 7431 8708



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 ADDRESS



Revision	rev	date	by
aircon repositioned behind screens	A	200315	AA

NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL AREAS AND DIMENSIONS ON SITE. ANY DISCREPANCY WILL BE AT THE RESPONSIBILITY OF THE ARCHITECT.

Client: Project: 8 Connaught Sq  
 Scale: 1:100 @ A3 Date:  
 Title: Proposed - Section B  
 Drawing: (PI) 13

**PLANNING & LISTED  
 BUILDING CONSENT**

**monza interiors**  
 104-106 Berkeley Road, London W14 0JW, UK. Tel: +44 (0)20 7261 0000