

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 July 2015	Classification For General Release	
Report of Director of Planning		Wards involved Church Street	
Subject of Report	69 Lisson Street, London, NW1 5DA		
Proposal	Demolition of existing building between the Brazen Head Public House and Lisson Gallery and erection of three storey dwellinghouse with basement on Bell Street frontage with associated alterations to Bell Street frontage of the Brazen Head.		
Agent	Brooks/Murray Architects		
On behalf of	Mr Vasco Sa Fernandes		
Registered Number	14/12768/FULL	TP / PP No	TP/22285
Date of Application	19.12.2014	Date amended	15.07.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Lisson Grove		

1. RECOMMENDATION

Grant conditional permission including a condition to secure new paving and tree planting outside the premises.





69 Lisson Street (top) and looking west from Bell Street (bottom)

69 LISSON STREET, NW1

2. SUMMARY

This planning application seeks approval for the demolition of part of an unlisted building of merit in the Lisson Grove Conservation Area which is attached to the now vacant Brazen Head Public House to create a three storey house plus basement. This new house infills the existing townscape gap.

The application has been amended in respect of the detailed design of the new house, and to pull back the upper floors. The applicant is offering public realm improvements to repave the footway outside the premises and new tree planting.

Objections have been received from the St Marylebone Society, the Church Street Ward Group and the adjoining owner on the grounds of the crude design of the new house and its impact on the Lisson Grove Conservation Area, the proposed repaving work may have implications for the Church Street 'Green Spine' project, loss of light and the impact on the operation of the adjoining art gallery.

The key considerations are:

- The loss of part of the Class A4 public house and the acceptability of the new house in land use terms.
- The principle of demolition of the existing building which is identified as an unlisted building of merit and the form and design quality of the replacement building and whether it preserves or enhances this part of the Lisson Grove Conservation Area.
- The impact on the amenities of adjoining properties.

The revised scheme which sets the two upper floors back behind the projecting ground floor shopfront is now considered to be a suitable replacement building which will enhance the character and appearance of this part of the Lisson Grove Conservation Area and the public benefits of the scheme justify the demolition of the existing structure. Although there is a small loss of Class A4 public house floorspace, the public house has not been nominated as an asset of community value and the loss of this floorspace is not considered to prejudice its future use. The proposed residential use accords with the NWEDA policies. It is not considered that the new building will harm the amenities of future residents next door or adjoining commercial operators. Therefore, the scheme is considered acceptable and is recommended for approval.

The applicant is offering to pay the costs to repave the area outside the premises and for new street trees. This work is not required by Council policy and therefore this offer cannot be taken into consideration in assessing the planning merits of this planning application.

3. CONSULTATIONS

ENGLISH HERITAGE

(now known as Historic England)

No comments to make.

ENGLISH HERITAGE ARCHAEOLOGY

(now known as Historic England)

The proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

THAMES WATER

Identified an inability of the existing wastewater infrastructure to accommodate the needs of this application and request a Grampian style condition to ensure that no development is commenced until a Drainage Strategy has been approved.

ST MARYLEBONE SOCIETY

Object, overall poor design qualities and generally confusing application. A three bed house is a better use of the land than the tiny laundrette which was for the exclusive use of the Brazen Head Hostel, but the new house is not well designed, the facade looks crude and could do better.

CLEANSING MANAGER

Request a condition is imposed to secure waste/recycling storage.

ENVIRONMENTAL HEALTH

No objection.

HIGHWAYS PLANNING MANAGER

Refuse on transportation grounds. No car parking is being provided for the new house and no waste storage. The proposed landscaping/planter on the corner of the public house is positioned on the public highway and is contrary to policy. Such a structure would require a stopping up order. The tree to be planted outside the building on the public highway will also need further assessment, and condition exact location and species at a later date. If the applicant wishes to make good the footway, need to comply with the palette of materials as set out in the Westminster Way.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 24; Total No. of Replies: 1.

One objection received to date from the adjoining Lisson Art Gallery.

Design

- The impact of the proposal on the appearance and character of this part of the Lisson Grove Conservation Area.

Transportation

- No parking is being provided for the new building.

Amenity

- The applicant's daylight and sunlight report fails to take into account the impact on the Lisson Art Gallery.

Other Matters

- Believe that the application is extending over land owned by No. 52-54 Bell Street.
- Request further information on the appearance of the rear elevation and there are party wall matters that need to be addressed.
- There is an inconsistency in the footprint of the Gallery building in the existing and proposed - the latter includes a small extension.
- Not clear if the outside space proposed is double height or roofed over and how this will be used.
- There will be a significant impact on the Gallery's ability to undertake business should this development proceed.
- Significant noise issues.

ADVERTISEMENT/SITE NOTICE: Yes

Revised Scheme

ST MARYLEBONE SOCIETY

Defer to the Planning Officer and the Church Street Planning and Licensing Group. Note no internal access to the basement is shown on the proposed plans which would affect the possibility of keeping this pub. Housing will be a better use than a dedicated laundrette. Note an objection from a neighbour in Bell Street on loss of light, but after looking at the plans cannot see that there would be an impact of this sort.

CHURCH STREET WARD PLANNING AND LICENSING GROUP

Note that the proposed plans for this building include the empty Brazen Head Public House and the proposed alterations to the front of the building. The Victorian frontage of the Brazen Head is scheduled to act as a focal point in the overall regeneration plans for a 'green spine,' across the ward, these are already approved and request that this aspect of the proposal be reconsidered. The exterior of the building should not be altered as it will supply the necessary historical link with the blocks such as Morris House (1904) and Fisherton Estate (1942) along the route of the projected 'green spine' which will be one of the main achievements of the vast regeneration area. Whilst do not oppose the idea for 69 Lisson Street, but the risks to the approved Church Street Ward Regeneration Plan are very great and must not be ignored.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 1; Total No. of Replies: 0.

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 69 Lisson Street is the former Brazen Head Public House, and this planning application relates to the single storey building with the blue painted shopfront attached to the public house, which projects beyond the front building line facing onto Bell Street. Behind this projecting shopfront is a raised parapet wall, with a small courtyard at the rear and a two storey addition which forms part of the public house.

The front part of this building was last used as an unauthorised launderette which was ancillary to the unauthorised hostel use on the upper floors of the public house. The unauthorised hostel use ceased last year and works are currently in progress to convert the upper floors of the public house into residential use.

The Class A4 public house use ceased earlier this year. Planning permission was granted last year to convert the upper rear floors into three flats and to build a rear extension and works are in progress.

The existing building is not listed but lies within the Lisson Grove Conservation Area. The Council's adopted Conservation Area Audit highlights the Brazen Head as an unlisted building of merit, which includes this single storey projecting shopfront structure. Adjoining the application site is the Lisson Art Gallery, a modern contemporary building which is approximately 25 years old.

The application site lies within an area of Special Archaeological Priority. Opposite is the King Solomon Academy which is Grade II listed.

The application site lies within the North Westminster Economic Development Area (NWEDA).

4.2 Planning History

Permission granted on 17 September 2014 for the extension and conversion of the upper floors of the Brazen Head Public House into three self-contained flats.

Permission refused for the continued use as a short-term lets hostel (sui generis) and appeal dismissed on 4 April 2011.

A Certificate of Lawfulness application for the change of use of the public house to Class A2 use was withdrawn in 2014 (14/04320/CLEUD)

5. THE PROPOSAL

The proposal is for the demolition of the existing single storey building and the two storey structure behind and the erection of new house of basement, ground and two upper floors. The proposed new house will read as a three storey building when viewed from the street.

The footprint of the new house has been subject to revisions, as originally it was proposed to follow the current existing projecting building line extending beyond the front elevation of the public house. The revised scheme now sets the two upper floors back, so it sits just behind the front elevation of the Brazen Head.

The new house is shown to be constructed of brick with a timber and glass shopfront detail on the ground floor. The rear elevation is also brick with a large full height glazed element and there is a small courtyard rear garden. The proposed new house will be in the region of 150m² in area and provide three bedrooms.

The applicant is proposing to improve the public space in front of the building to seek to introduce new high quality paving and street furniture, add planters and two new street trees.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The front part of the application site was last used as a small launderette in association with the unauthorised use of the upper floors of the Brazen Head Public House as a hostel. This launderette is now a facility open to the general public and provided local residents a service, but was unauthorised. Therefore, this use was not protected by shopping policy.

There are no recent planning decisions regarding the lawful use of this front part of the building, but the rear part forms part of the public house (Class A4).

This property is not located outside a designated shopping frontage and the principle of a residential use is in accordance with the NWEDA policy. The density of the proposed development is in the region of 643 hrh, which is higher than the City Council's range in the UDP (250-500 hrh) but within the London Plan figure of 650-1100 hrh given its high PTAL rating.

Loss of A4 floorspace

The application involves the loss of the toilets which used to serve the public house on the ground floor and storage at basement level and a small courtyard area.

The public house closed last year, and no planning applications have been made to date for its change of use. Under the terms of the changes to the General Permitted Development Order which came into force on 6 April 2015, the applicant would need to apply for prior approval to ascertain whether the public house has been nominated as a 'community asset' before applying for a change of use.

Whilst the proposal will result in a small loss of ancillary Class A4 floorspace, it is not considered that this would prejudice the re-use of the premises as a public house, or an alternative use (subject to planning).

6.2 Townscape and Design

Demolition of existing building

The Conservation Area Audit identifies this building and the Brazen Head Public House as an unlisted building of merit and as such demolition is normally resisted under Policies S25, S28 and DES9. Regard therefore needs to be had on the significance of the heritage asset affected in the light of the advice in the NPPF.

It is recognised that the single storey building with its blue shopfront is a distinctive feature in the local townscape and as an unlisted building of merit its demolition would normally be resisted. In this case, the loss of this existing building needs to achieve substantial public benefits.

The existing building is exceptionally small in size and has had a long history of vacancy. Its very small size does limit its reasonable use by another commercial occupier both in the short and medium term. It is recognised that the creation of a residential house suitable for a family is a benefit to the housing stock, and therefore it is considered that a case can be made for its demolition.

Replacement Building

The design of the new house is predominantly brick with timber sash windows, and replicates the shopfront detail on the ground floor. The initial design to bring the whole building forward was considered to be too visually prominent and diminished the architectural integrity of the adjoining building. The revised scheme setting the building line of the upper floors back is a more appropriate solution, being subservient to the public house.

In terms of infilling the townscape gap, the new house seeks to follow the terraced properties along this section of Bell Street, with brick facade with ground floor shopfronts and sash windows above. Overall, the new building accords with Policy DES4 in terms of its height, scale and detailed design.

The rear elevation of the house is more contemporary in design to reflect its constrained location and also to protect the amenities of future residents. The large area of glazing will not be visible from any public views within the conservation area.

Overall, the proposed new house accords with Policies S25 and S28 in the City Plan and Policies DES1, DES4 and DES9 in the UDP.

6.3 Residential Amenity

Loss of Light/Enclosure and Privacy

The owner of the adjoining art gallery has raised objections on the grounds of loss of light and that no daylight/sunlight report has been submitted with this planning application which assesses the impact on this property.

The gallery is a commercial use and in terms of losses of light is not afforded the same degree of protection as residential accommodation, hospital or schools. There is no requirement for the applicant to submit such a report.

The impact on the art gallery has been fully assessed on site. The new house lines up with the rear wall of the art gallery in Bell Street and therefore there will be no appreciable loss of light or sense of enclosure to their rear windows and roof terraces. Therefore, this objection cannot be supported.

There are a number of existing windows in the side elevation of the upper floors of the adjoining public house which will be affected by the proposed new house. The applicant has submitted a Daylight and Sunlight Report which has assessed these future flats and surrounding residential buildings. There is a valid planning permission to convert the upper floors into three flats, and the new house will result in a number of these windows being blocked up. These affected windows are generally secondary windows to these proposed new flats. Therefore there will be no material loss of light. There will be an increased sense of enclosure to these future flats, but this is not considered to be so material.

Standard of Residential Accommodation for the Future Occupants

The daylight and outlook of the occupants of the new house will be affected by the proposed new rear extension to the Brazen Head (which will accommodate the staircase to serve the new flats) and this will also result in the small rear courtyard and the rear of the proposed house being very enclosed. However, there is considered to be sufficient natural light and ventilation to serve the new house.

The new house will be adjacent a public house and it is recognised that such a use may have implications on the amenities of future occupants of this house in terms of noise and disturbance especially late at night. The design of the new house will incorporate sound insulation to address noise transmission between the walls and floors.

6.4 Transportation/Parking

No car parking is being provided for the new house. The Highways Planning Manager objects to the proposal on the grounds that it will be contrary to Policy TRANS 23 and this will have an adverse impact on car parking levels in the area and this may lead to a reduction in road safety and operation.

The Council's night time parking survey in 2011 indicates a parking occupancy of Res Park bays within 200 metre radius of the site is 90% and if all legal spaces are included this stress level reduces to 67%. Daytime occupancy is 92%.

The objections of the Highways Planning Manager are well understood, but given this site's high PTAL score (6b) and the housing benefits of creating a family house, it is not considered reasonable to refuse permission on parking grounds. Cycle storage is being provided.

6.5 Economic Considerations

Whilst it is recognised that this unit could be occupied by another commercial user, its small size does limit any future occupier.

6.6 Equalities and Diversities

Disabled access is being provided for the new house and these accord with policy.

6.7 Other UDP/Westminster Considerations

Archaeology

This site is located inside the Paddington and Lilestone Village Area of Special Archaeological Priority.

There is already a basement level, and whilst there will be some additional excavation to accommodate the foundations of this new house, Historic England (Archaeology) raise no objections.

Waste

Refuse storage for the new house will be reserved by condition.

6.8 London Plan

This application raises no strategic issues

6.9 Planning Obligations

The creation of a single house does not normally trigger planning obligations. The applicant has indicated a willingness to pay for improvements to the footpath outside the new house and in front of the Brazen Head and to also pay for tree planting.

Given there is no policy requirement for public realm benefits, this offer must be given no weight in the assessment of the planning merits of this scheme.

The Church Street Ward Planning and Licensing Group has raised concerns about these works and they may prejudice the Church Street 'Green Spine' proposals. The Highways Planning Manager also objects to the planters on the basis that they are sited on the highway and pose a danger to pedestrians.

Consultants are currently working on the detailed design of the Green Spine, and there are no objections in principle to the works in front of the Brazen Head. The proposal should not conflict with the Green Spine but will enhance this area.

The applicant's offer will need to be secured by a Grampian condition and a Unilateral Undertaking.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

The applicant has submitted an Environmental Performance Statement which sets out the energy efficiency performance of the new house. Mechanical ventilation with heat recovery (MVHR) will be installed, and a condition is recommended to reserve the details of extract /intake vents.

On 27 March 2015 the Government announced a new approach to the setting of technical housing standards in England. This was accompanied by the publication of a new set of streamlined national technical standards which have replaced the Code for Sustainable Homes.

This application does not affect any trees. In terms of greening, it is regrettable that the design does not accommodate a green roof or a green wall. The applicant is offering to pay for two street trees.

6.11 Other Matters

Certificate B Notification

The adjoining owner of the Lisson Art Gallery has queried the certificate of notification submitted with the application (Certificate A). As a result an amended Certificate B has been submitted serving notice on the owner of this adjoining building.

The objector considers that the construction of this house will adversely affect the day to day business of the gallery, but this is not a ground to refuse permission.

A condition is suggested to reserve the Drainage Strategy for the new house as requested by Thames Water.

6.12 Conclusion

The revised design is now considered acceptable and it is recommended to grant conditional permission.

BACKGROUND PAPERS

1. Application form.
2. Response from English Heritage (now known as Historic England) dated 2.2.2015.
3. Response from English Heritage Archaeology (now known as Historic England Archaeology) dated 16.2.2015.
4. Email from Thames Water dated 9.2.2015.
5. Memorandum from Highways Planning Manager dated 3.2.2015.
6. Memorandum from Cleansing Manager dated 6.2.2015.
7. Memorandum from Environmental Health dated 20.2.2015.
8. Response from St Marylebone Society dated 11.2.2015.
9. Response from 52-54 Bell Street London NW1.
10. Response from the St Marylebone Society dated 26.3.2015.
11. Email from Church Street Ward Planning and Licensing Group dated 25.3.2015.

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

DRAFT DECISION LETTER

Address: 69 Lisson Street, London, NW1 5DA

Proposal: Demolition of existing building between the Brazen Head Public House and Lisson Gallery and erection of three storey dwellinghouse with basement on Bell Street frontage with associated alterations to Bell Street frontage of the Brazen Head.

Plan Nos: Existing : 985.10.0100, 0101, 0102, 0103, 0104, 0106 , 0201-A , 0202 -A, 0601-A,0602; 0603-A ; 0604,
Proposed :985.10.101-A, 102-A, 103-A ,104-A, 106-A , 201-B ,601-B, 602- B , 603-A , 604-A.604-B Proposed Section DD) 7001 , 702 ,703 .

Design and Access Statement , Supplementary Information , Daylight and Sunlight Assessment , Internal Daylight Assessment (part superseded by later revisions) Environmental Performance Statement dated 20 December 2014 , Planning Statement on behalf of Springcroft Construction dated December 2014 Site Suitability Assessment -Noise .

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

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 Lisson Grove 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 at a scale of 1:20 of the following parts of the development - new shopfront. 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 Lisson Grove 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 All new windows to the front elevation and the shopfront at ground floor shall be painted timber.

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 Lisson Grove 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 form any windows or other openings (other than those shown on the plans) in the outside walls of the building without our permission. This is despite the provisions of Classes A of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 7 You must not use the front flat roof of the house for sitting out or for any other purpose. You can however use the roof to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 8 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.

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

Reason:

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

- 10 You must provide the waste store shown on drawing 985.10.101 A before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the new house. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste 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. (R14BD)

- 11 You must not use any part of the development until we have approved appropriate arrangements to secure the following.

new paving and tree planting

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19BA)

Reason:

To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan: Strategic Policies adopted November 2013 and in of our Unitary Development Plan that we adopted in January 2007. (R19AC)

- 12 Details of a drainage strategy for the new house shall be submitted to and approved by the city Council in consultation with Thames Water before any work start on site. The development shall be carried out in accordance with the approved strategy.

Reason:

To ensure that the proposal does not adversely affect the existing waste water in infrastructure.

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 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.**

- 3 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

- 4 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)

- 5 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

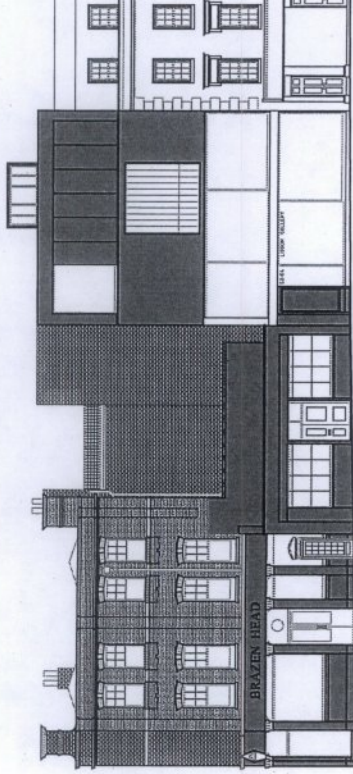
- 6 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point.
If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)

- 7 Please make sure that the street number and building name (if applicable) are clearly displayed

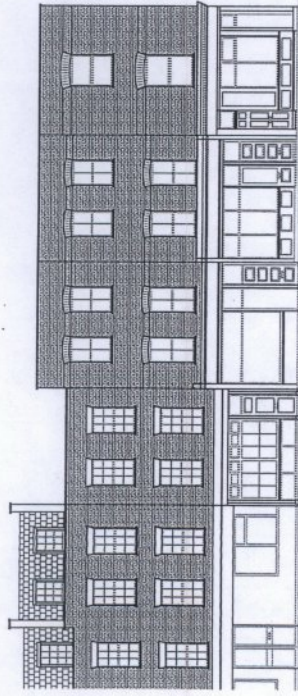
on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)

- 8 Under condition 11, we are likely to accept a legal agreement under section 106 of the Town and County Planning Act to secure paving and tree planting, as set out in the letter dated March 2015 from Brooks /Murray Architects Supplementary Information. Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition. (I77AA)
- 9 In respect of Condition 12, you should be aware that Thames Water has identified an inability of the existing Waste water infrastructure to accommodate the needs of this application.

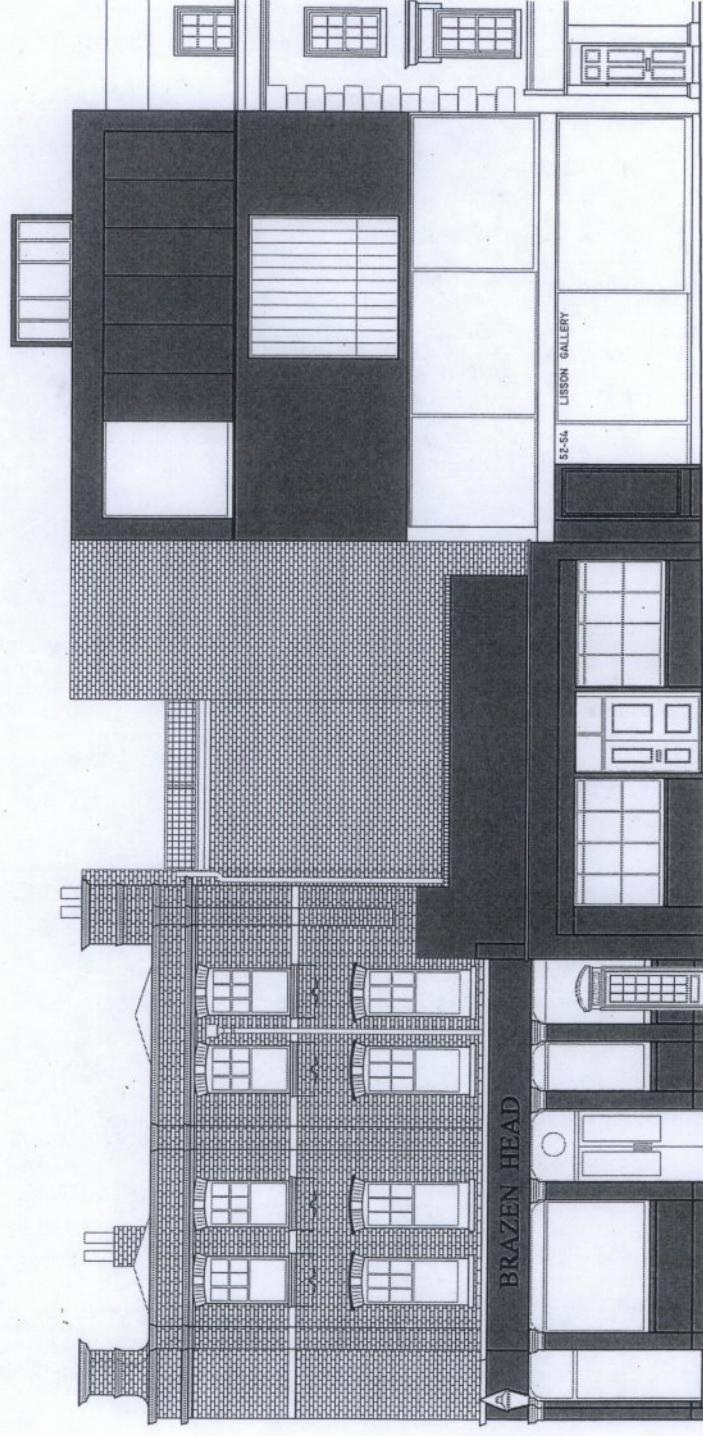
USE FIGURED DIMENSIONS ONLY
DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS MUST BE CHECKED ON SITE ANY
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THIS DRAWING AND ANY DESIGNS INDICATED THEREON ARE THE
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PLANNING STAGE DRAWINGS SHOULD NOT BE USED FOR
CONSTRUCTION.



LISSON STREET

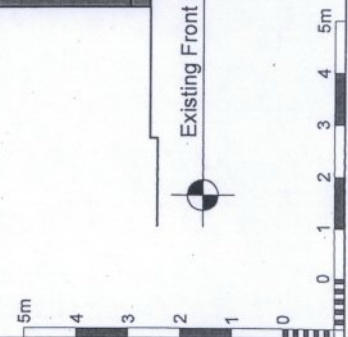


Bell Street Elevation
1:200



62-54 LISSON GALLERY

Existing Front Elevation



REV.	AMENDMENT	BY:	DATE
BROOKS / MURRAY ARCHITECTS 8-10 NEW NORTH PLACE LONDON EC2A 4JA TEL. 020 7739 9955 FAX. 020 7739 9944 architects@brooksmurray.com			
CLIENT: Springcroft Construction			
JOB: The Brazen Head 69 Lisson Street, NW1 5DA			
DRAWING TITLE: Existing Front Elevation			
SCALE: 1:100 @ A3			
DATE: Dec 2014			
STATUS: Planning		DRAWN BY: VF	
DRAWING NUMBER: 985.10.0201		REV. ISSUED BY: - VF	

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LEGEND	
DP	Downpipe
FL	Floor level
FRL	Flat Roof Level
G	Gulley
HL	Head level
Lintel	Lintel level
MH	Manhole
RH	Room height
Sill	Sill level
Soff	Soffit level
VP	Vent pipe

REV.	AMENDMENT	BY:	DATE
A			

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LONDON EC2A 4JA
TEL 020 7739 9955
FAX 020 7739 9944
architects@brooksmurray.com

CLIENT:
Springcroft Construction

JOB:
The Brazen Head
69 Lisson Street, NW1 5DA

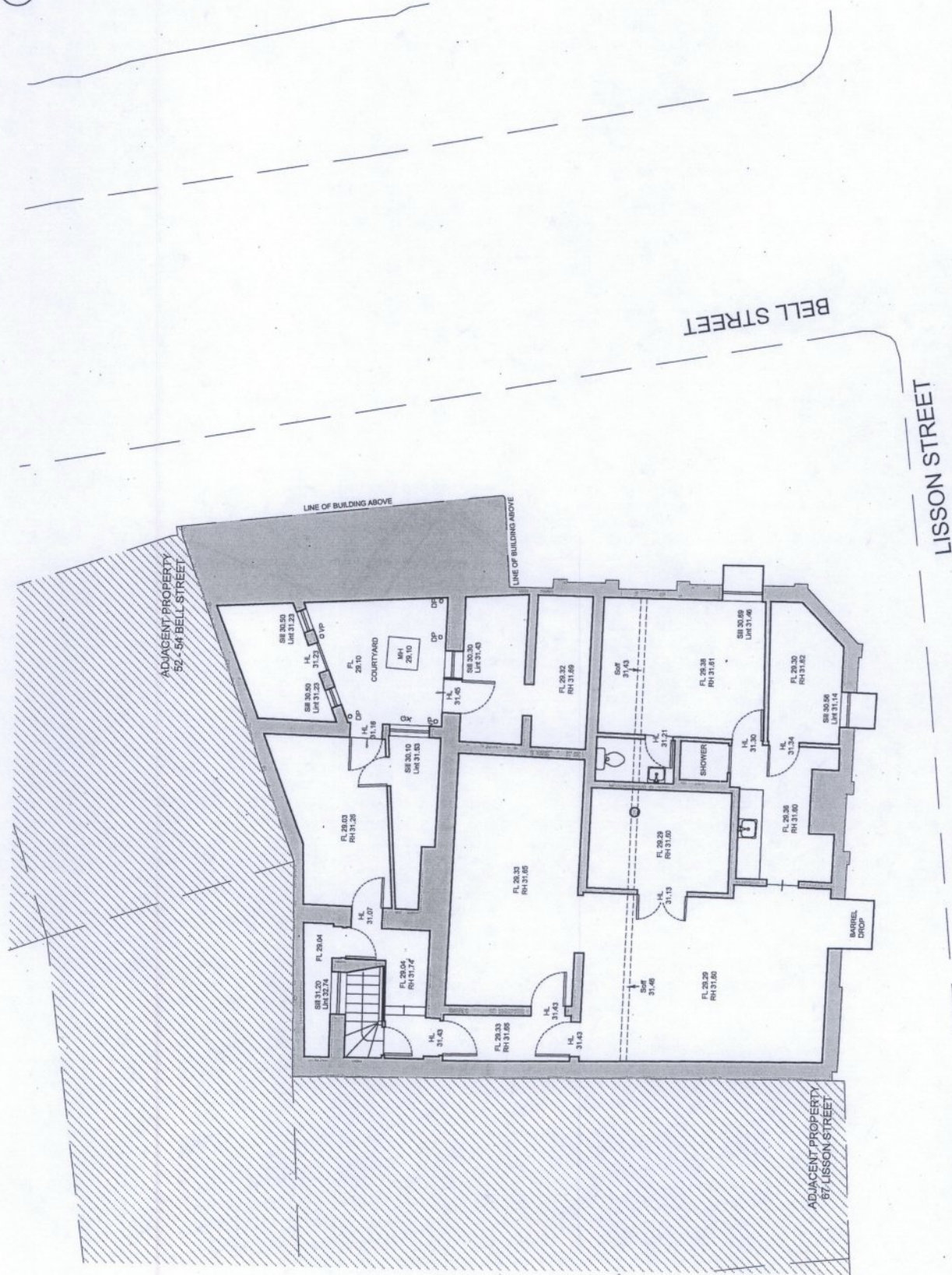
DRAWING TITLE:
Existing
Basement Floor

SCALE:
1:100 @ A3

DATE:
Dec 2014

STATUS:
Planning

DRAWN BY:	VF
ISSUED BY:	VF
DRAWING NUMBER:	REV: -
985.10.0101	



Existing Basement



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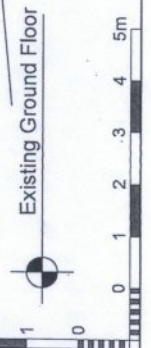
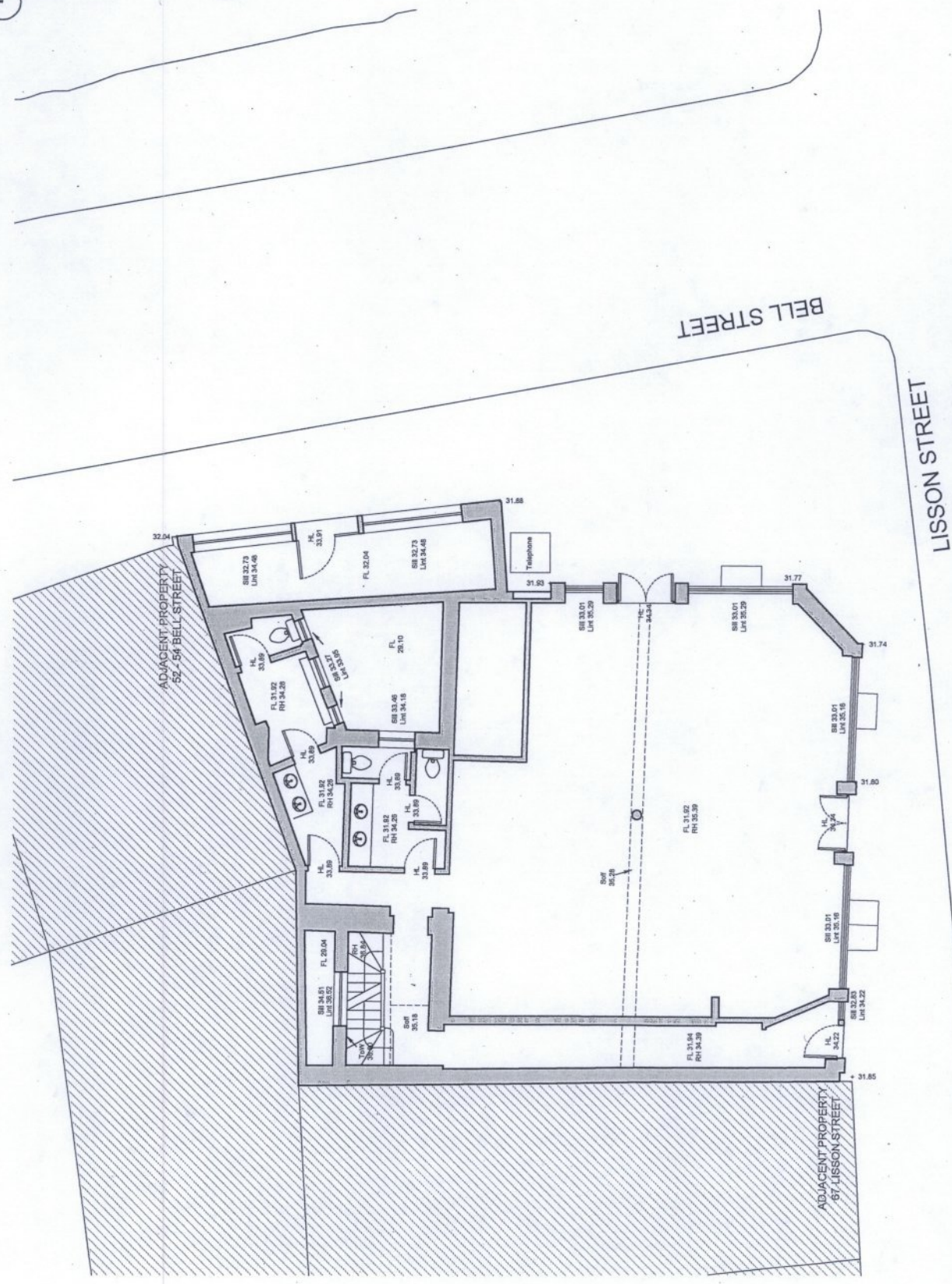
LEGEND	
DP	Downpipe
FL	Floor level
FRL	Flat Roof Level
G	Gully
HL	Head level
Lint	Lintel level
MH	Manhole
RH	Room height
Sill	Sill level
Soff	Soffit level
VP	Vent pipe

REV	AMENDMENT	BY	DATE
A			

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CLIENT:
Springcroft Construction
JOB:
The Brazen Head
69 Lisson Street, NW1 5DA
DRAWING TITLE:
Existing
Ground Floor
SCALE:
1:100 @ A3
DATE:
Dec 2014
STATUS:
Planning
DRAWING NUMBER:
985.10.0102
DRAWN BY:
VF
ISSUED BY:
VF

1



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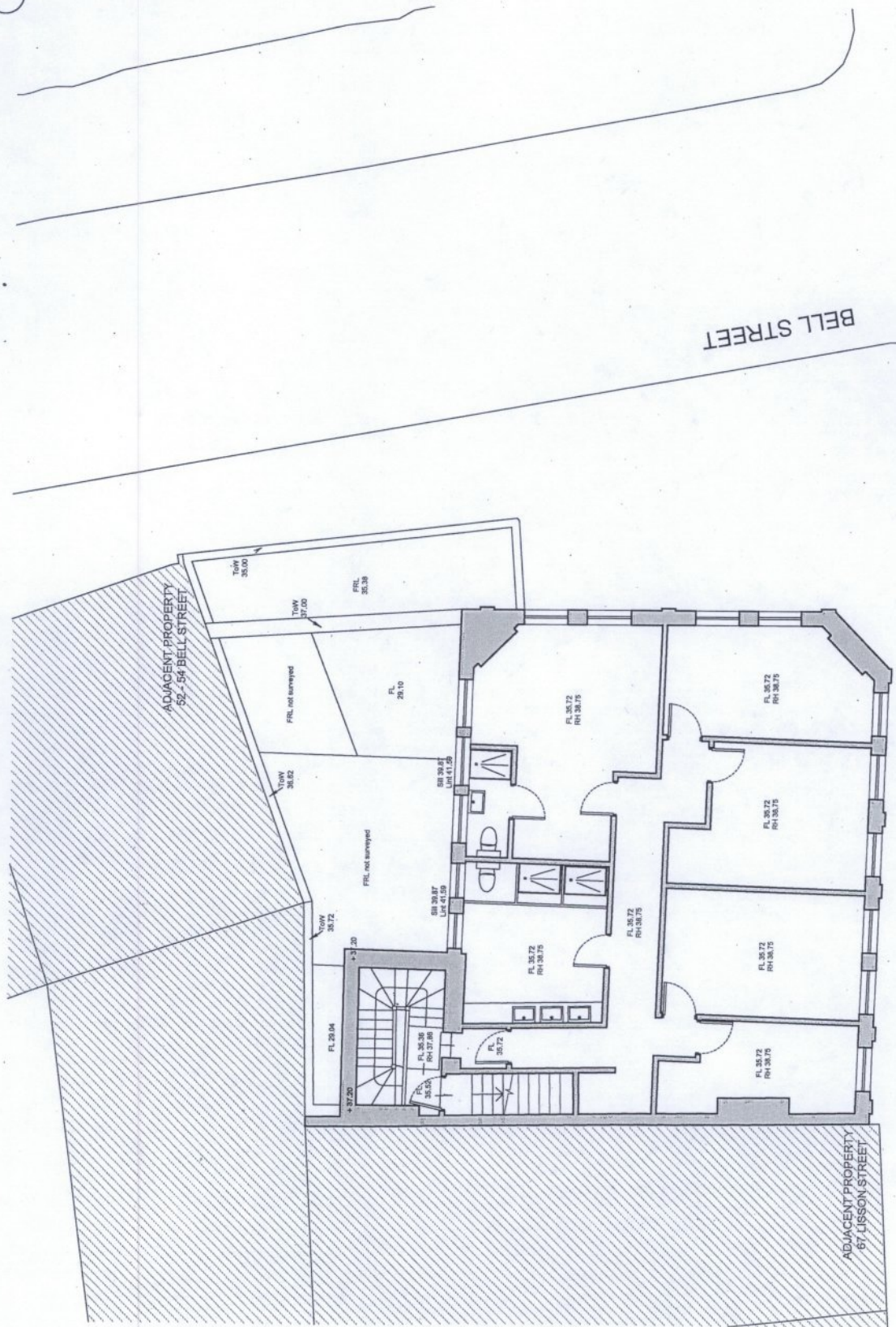


LEGEND	
DP	Downpipe
FL	Floor level
FRL	Flat Roof Level
G	Gully
HL	Head level
Lint	Lintel level
MH	Manhole
RH	Room height
Sill	Sill level
Soff	Soffit level
VP	Vent pipe

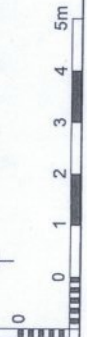
REV.	AMENDMENT	BY:	DATE
A			

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architects@brooksmurray.com

CLIENT:	Springcroft Construction
JOB:	The Brazen Head 69 Lisson Street, NW1 5DA
DRAWING TITLE:	Existing First Floor
SCALE:	1:100 @ A3
DATE:	Dec 2014
STATUS:	Planning
DRAWING NUMBER:	985.10.0103
ISSUED BY:	VF
REV:	-
ISSUED BY:	VF



Existing First Floor



BELL STREET

LISSON STREET

ADJACENT PROPERTY
52-54 BELL STREET

ADJACENT PROPERTY
67 LISSON STREET

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LEGEND

DP	Downpipe
FL	Floor level
FRL	Flat Roof Level
G	Gully
HL	Head level
Lint	Lintel level
MH	Manhole
RH	Room height
Sill	Sill level
Soff	Soffit level
VP	Vent pipe

REV.	AMENDMENT	BY:	DATE
A			

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FAX 020 7739 9944
architects@brooksandmurray.com

CLIENT:
Springcroft Construction

JOB:
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69 Lisson Street, NW1 5DA

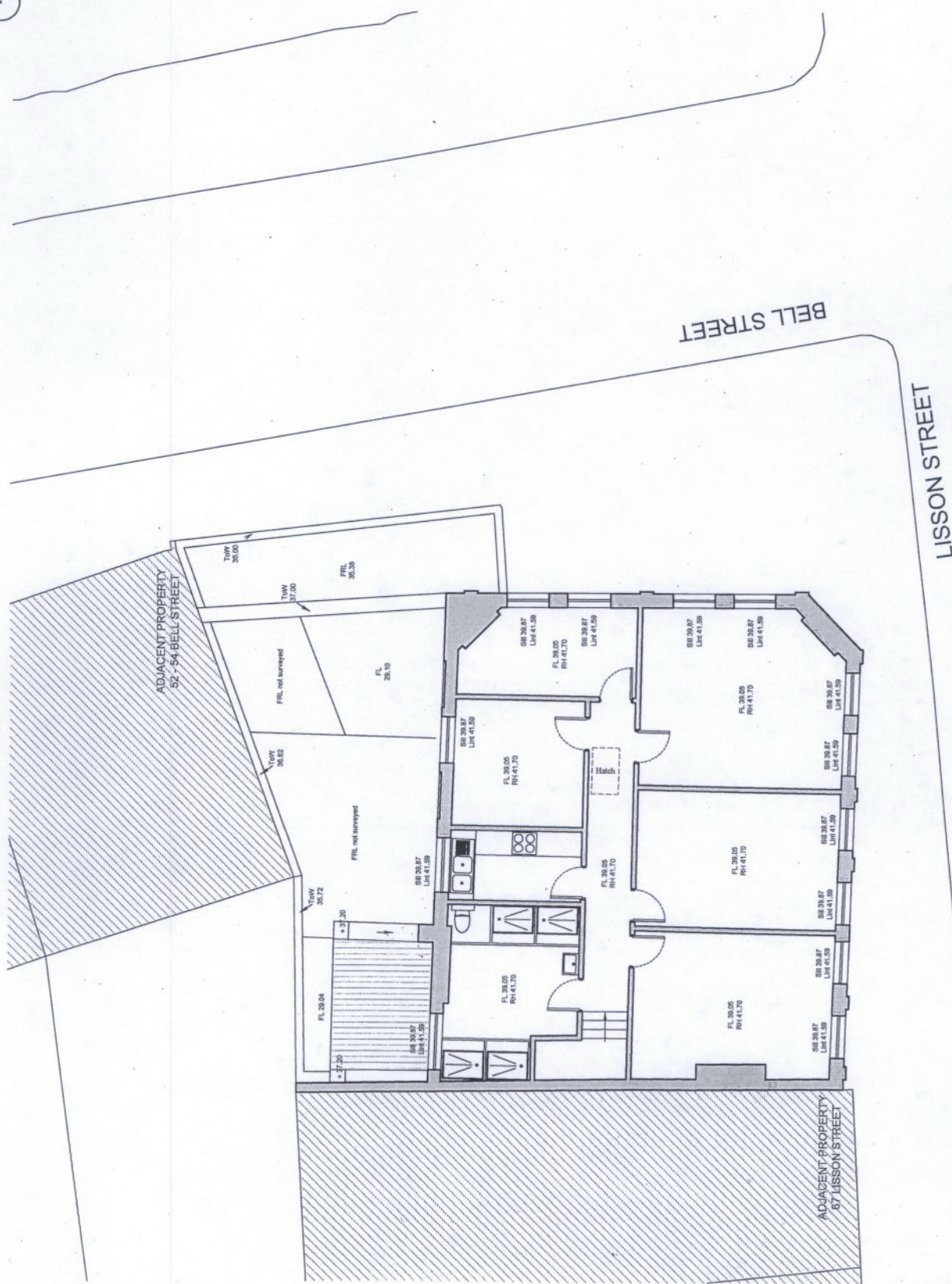
DRAWING TITLE:
Existing
Second Floor

SCALE:
1:100 @ A3

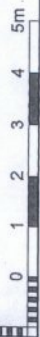
DATE:
Dec 2014

STATUS:
Planning

DRAWN BY:	VF
ISSUED BY:	VF
DRAWING NUMBER:	985.10.0104
REV:	-



Existing Second Floor



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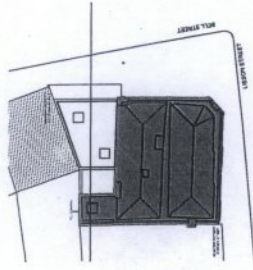
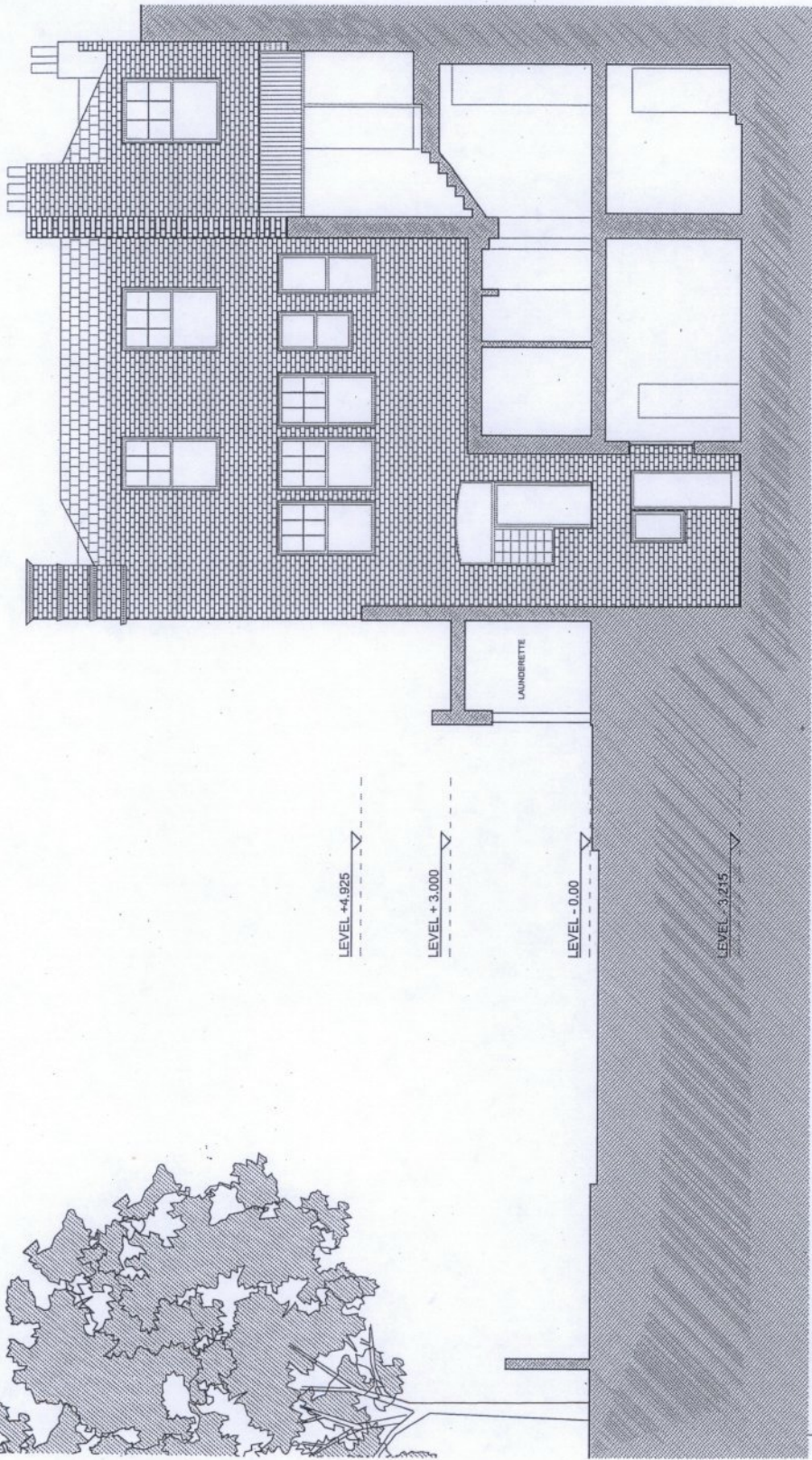
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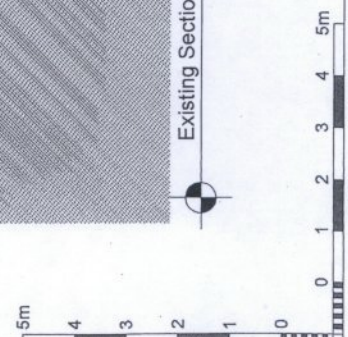
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CLIENT: Springcroft Construction			
JOB: The Brazen Head 69 Lisson Street, NW1 5DA			
DRAWING TITLE: Existing Section AA			
SCALE: 1:100 @ A3			
DATE: Dec 2014			
STATUS: Planning		DRAWN BY: VF	
DRAWING NUMBER: 985.10.0601		ISSUED BY: VF	



Section Location

Existing Section AA



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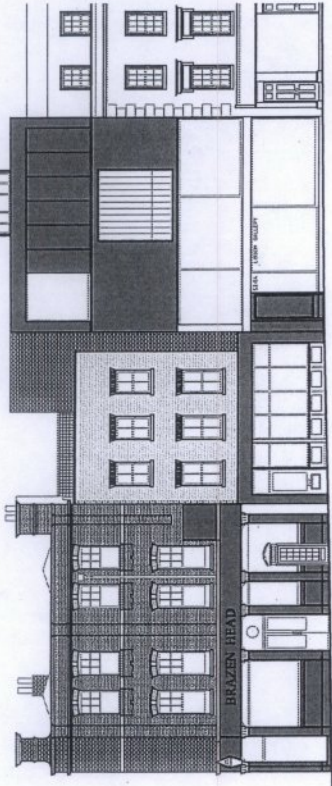
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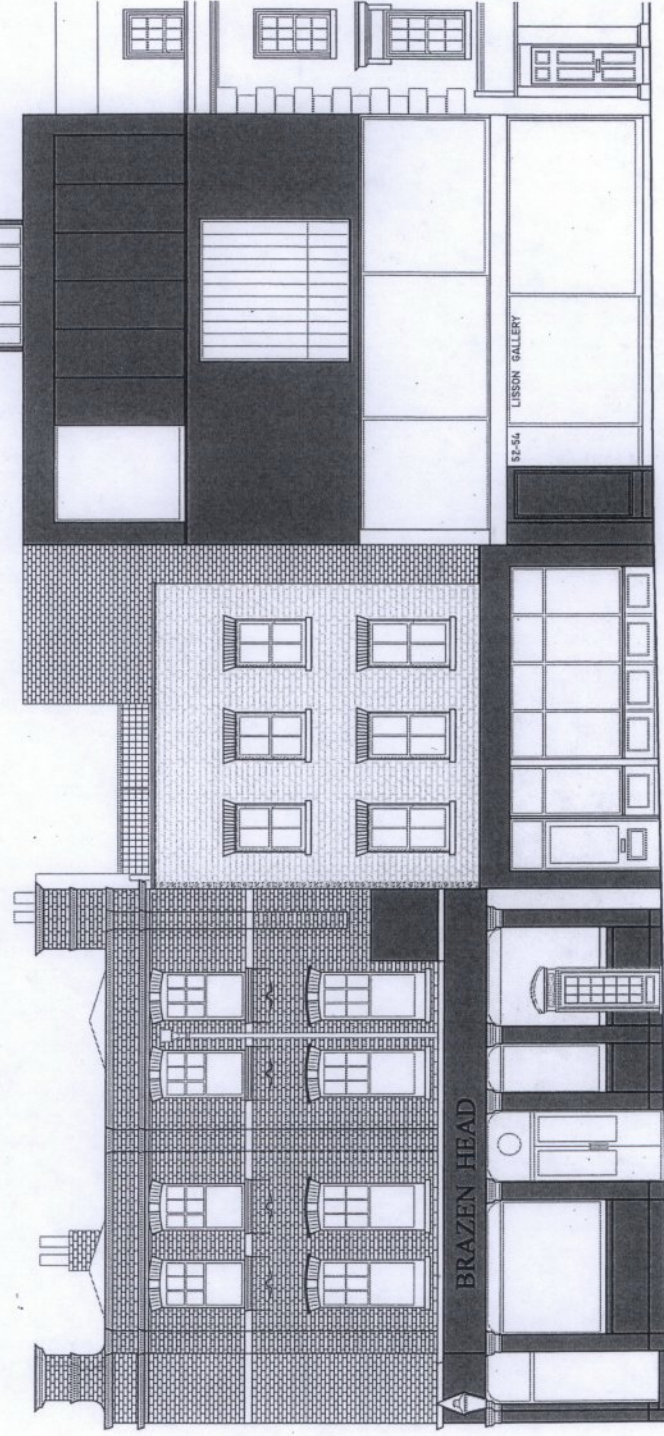
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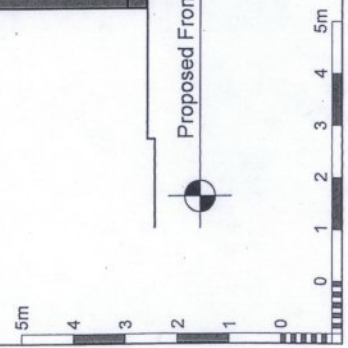
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Bell Street Elevation
1:200



Proposed Front Elevation



A	Planning Request	VF	15.07.15
REV.	AMENDMENT	BY:	DATE

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FAX 020 7739 9944
architects@brooksmurray.com

CLIENT:
Springcroft Construction

JOB:

The Brazen Head
69 Lisson Street, NW1 5DA

DRAWING TITLE:
Proposed
Front Elevation

SCALE:
1:100 @ A3

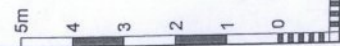
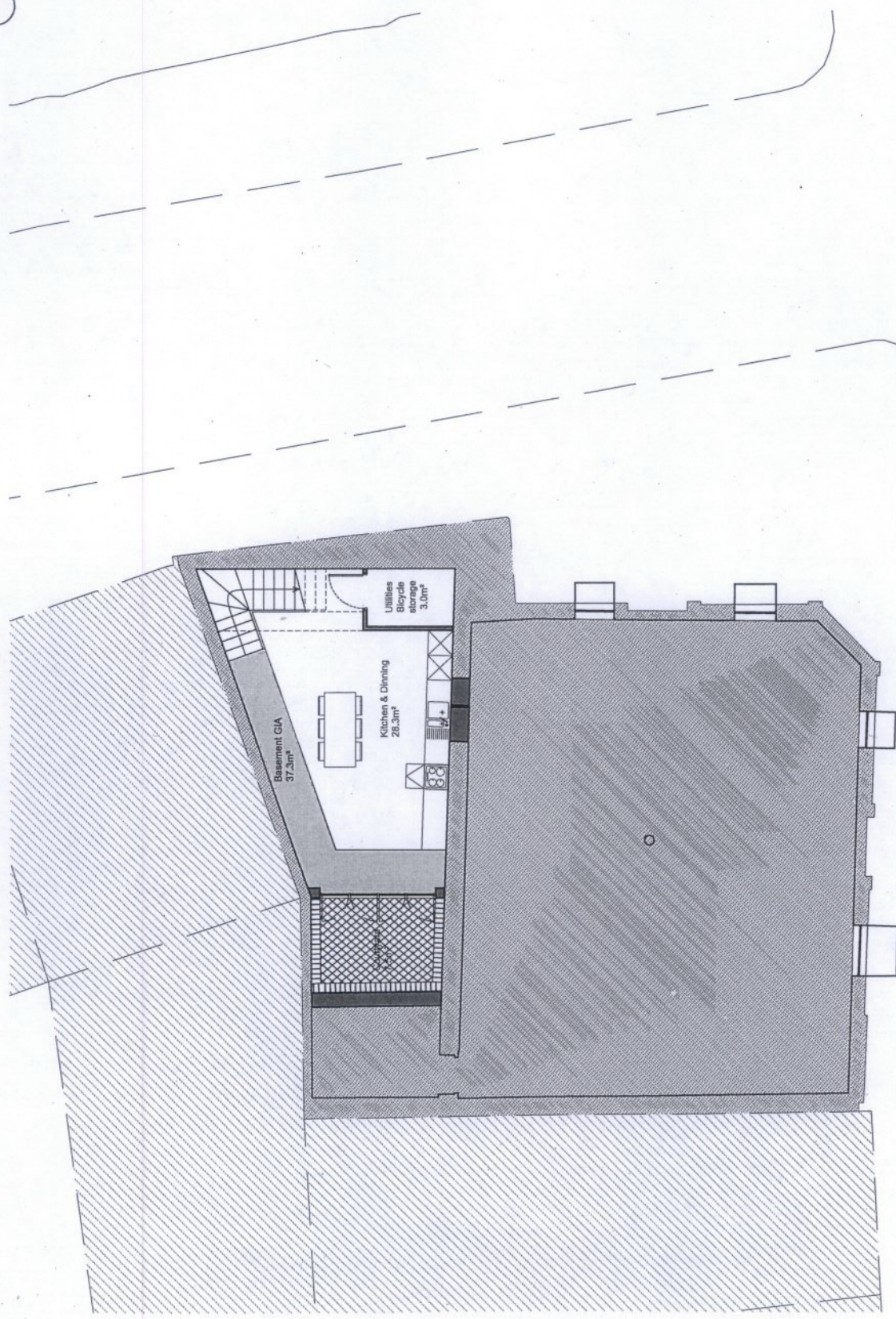
DATE:
Dec 2014

STATUS:
Planning

DRAWN BY:	VF
ISSUED BY:	VF
DRAWING NUMBER:	985.10.201
REV:	A

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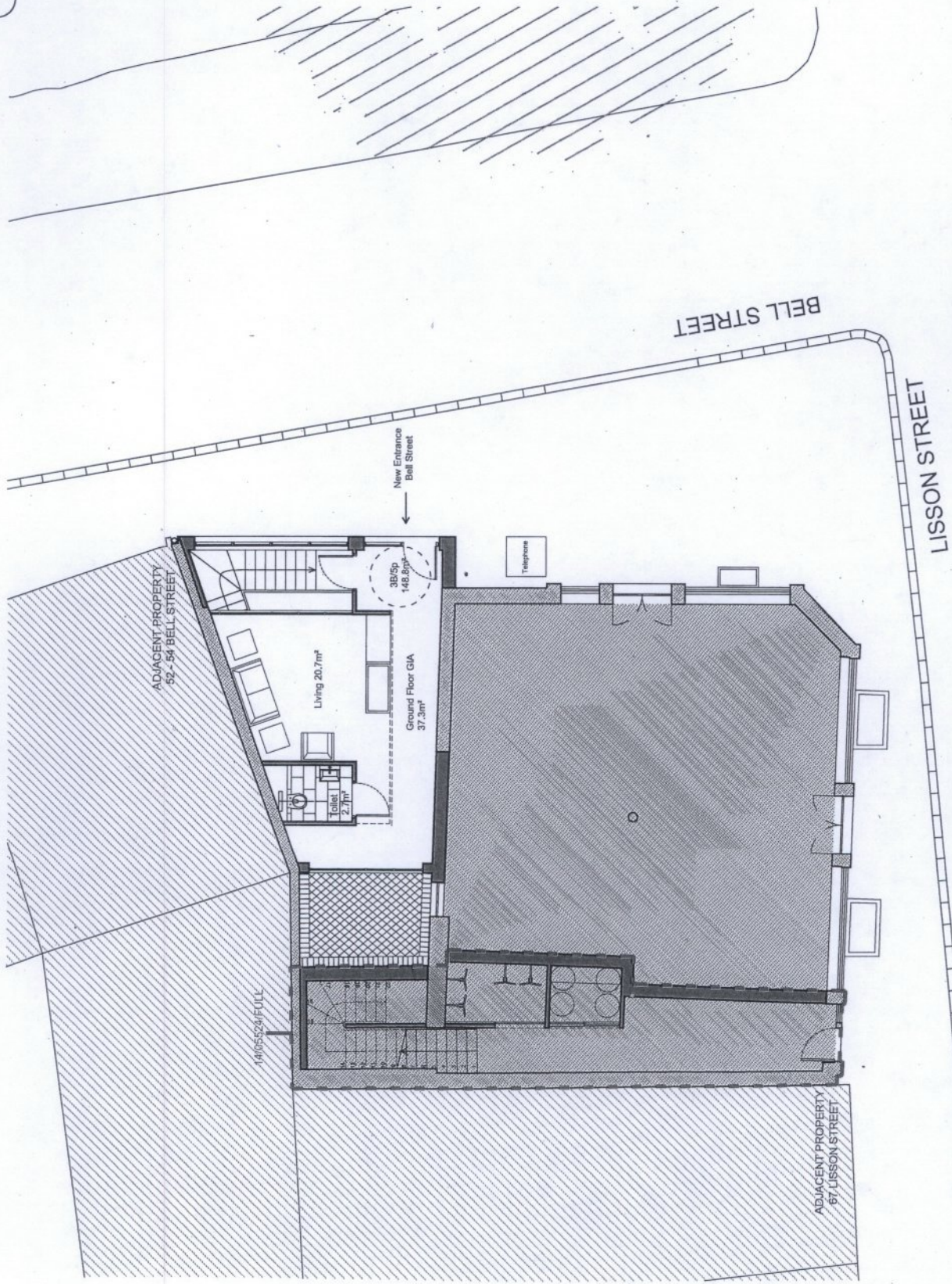


Proposed Basement

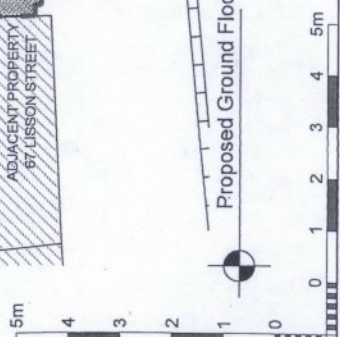
A	REV. AMENDMENT	BY:	DATE
BROOKS / MURRAY ARCHITECTS 8-10 NEW NORTH PLACE LONDON EC2A 4JA TEL: 020 7739 9955 FAX: 020 7739 9944 architects@brooksmurray.com			
CLIENT: Springcroft Construction			
JOB: The Brazen Head 69 Lisson Street, NW1 5DA			
DRAWING TITLE: Proposed Basement Floor			
SCALE: 1:100 @ A3			
DATE: Dec 2014			
STATUS: Planning		DRAWN BY: VF	
DRAWING NUMBER: 985.10.101		REV. ISSUED BY: - VF	

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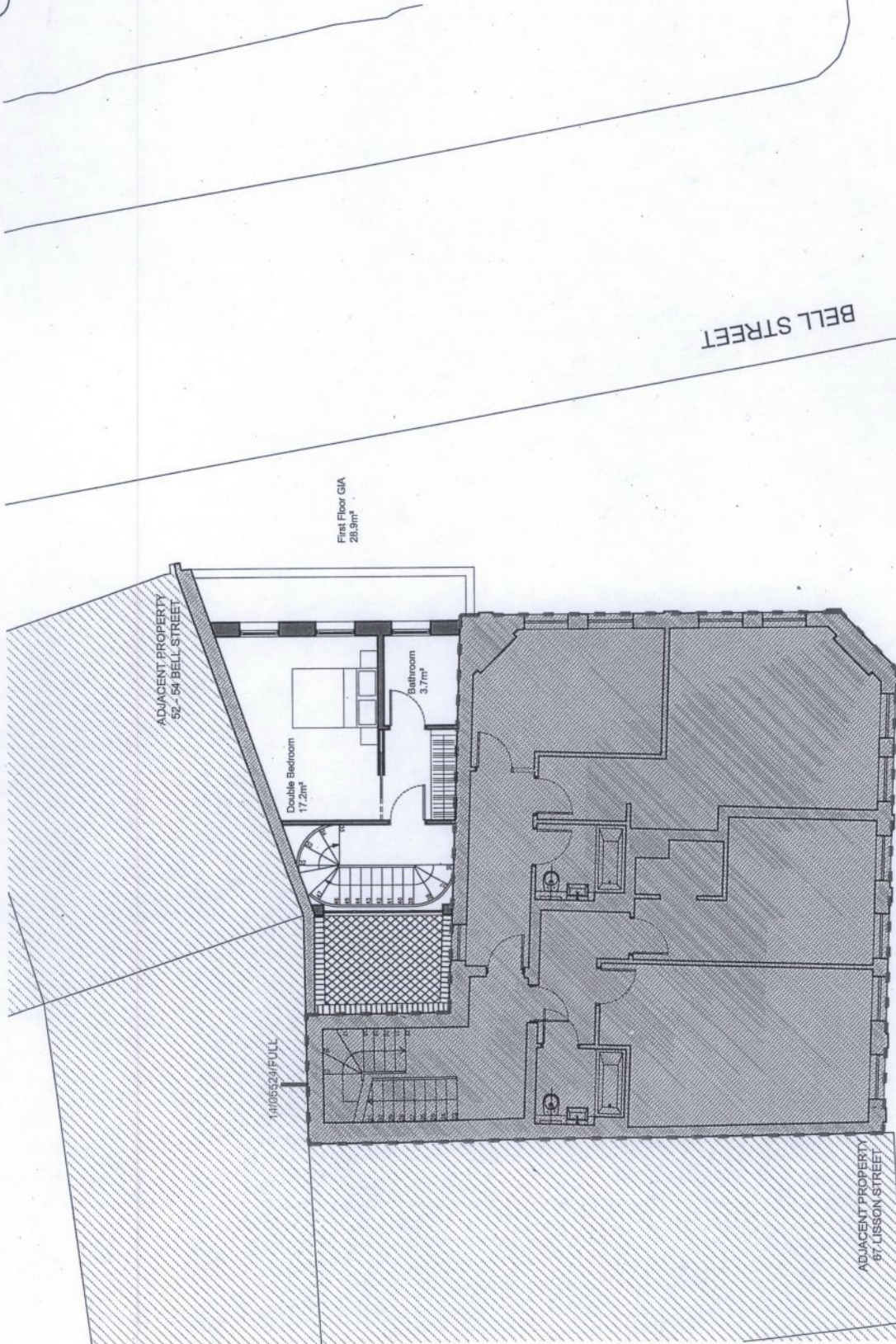


A	REV.	AMENDMENT	BY:	DATE
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TEL 020 7739 9965 FAX 020 7739 9944 architects@brooksmurray.com				
CLIENT: Springcroft Construction				
JOB:				
The Brazen Head 69 Lisson Street, NW1 5DA				
DRAWING TITLE: Proposed Ground Floor				
SCALE: 1:100 @ A3				
DATE: Dec 2014				
STATUS: Planning		DRAWN BY: VF		
DRAWING NUMBER: 985.10.102		ISSUED BY: VF		



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FAX 020 7739 9944
architects@brooksmurray.com

CLIENT:
Springcroft Construction

JOB:
The Brazen Head
69 Lisson Street, NW1 5DA

DRAWING TITLE:
Proposed
First Floor

SCALE:
1:100 @ A3

DATE:
Dec 2014

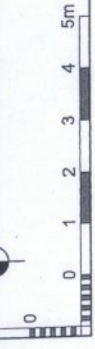
STATUS:
Planning

DRAWN BY:
VF

ISSUED BY:
VF

DRAWING NUMBER: 985.10.103
REV: A

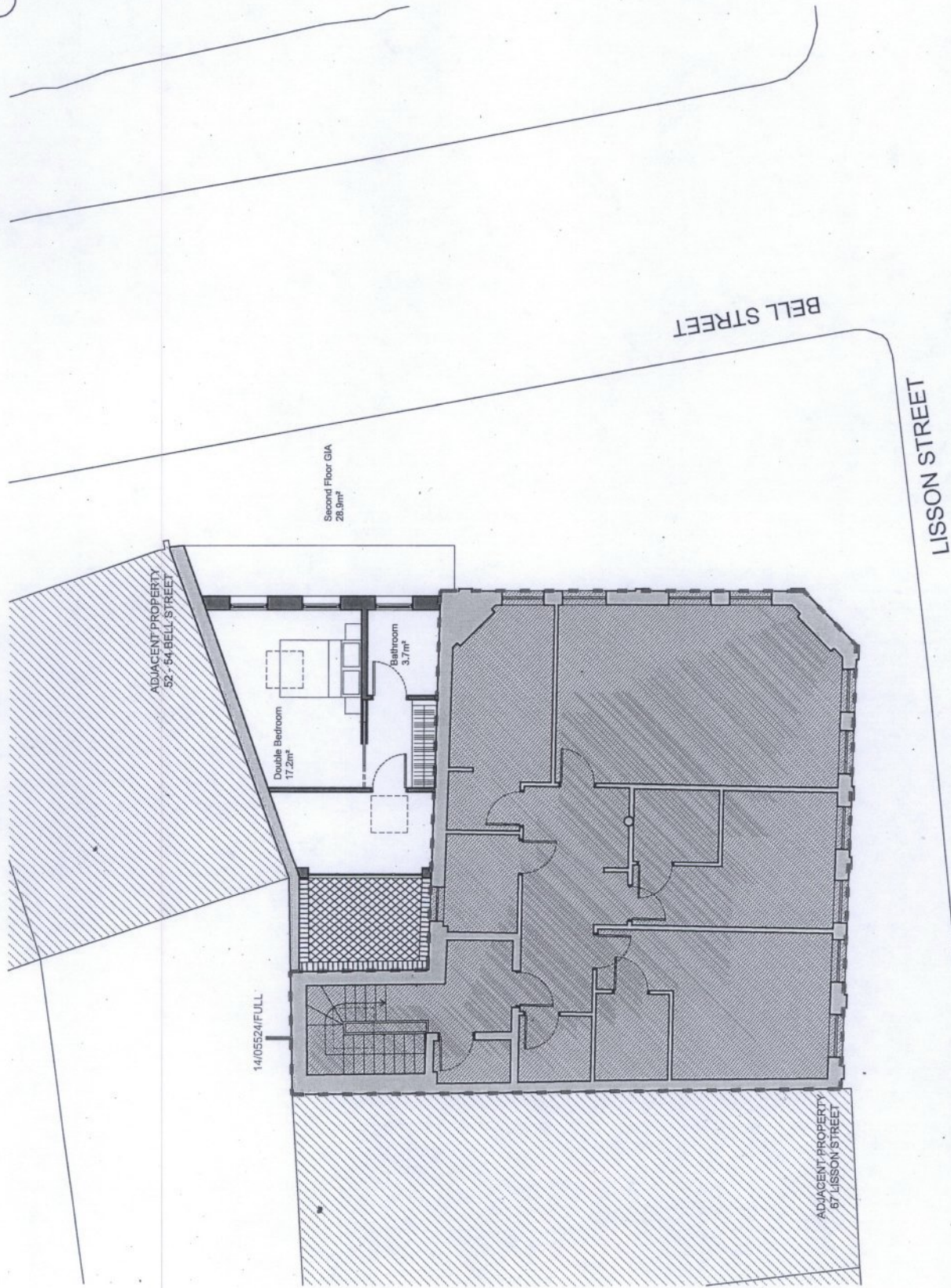
Proposed First Floor



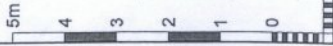
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CLIENT:		Springcroft Construction	
JOB:		The Brazen Head 69 Lisson Street, NW1 5DA	
DRAWING TITLE: Proposed Second Floor			
SCALE:		1:100 @ A3	
DATE:		Dec 2014	
STATUS:		DRAWN BY: VF	
DRAWING NUMBER:		REV: A	
985.10.104		ISSUED BY: VF	



Proposed Second Floor

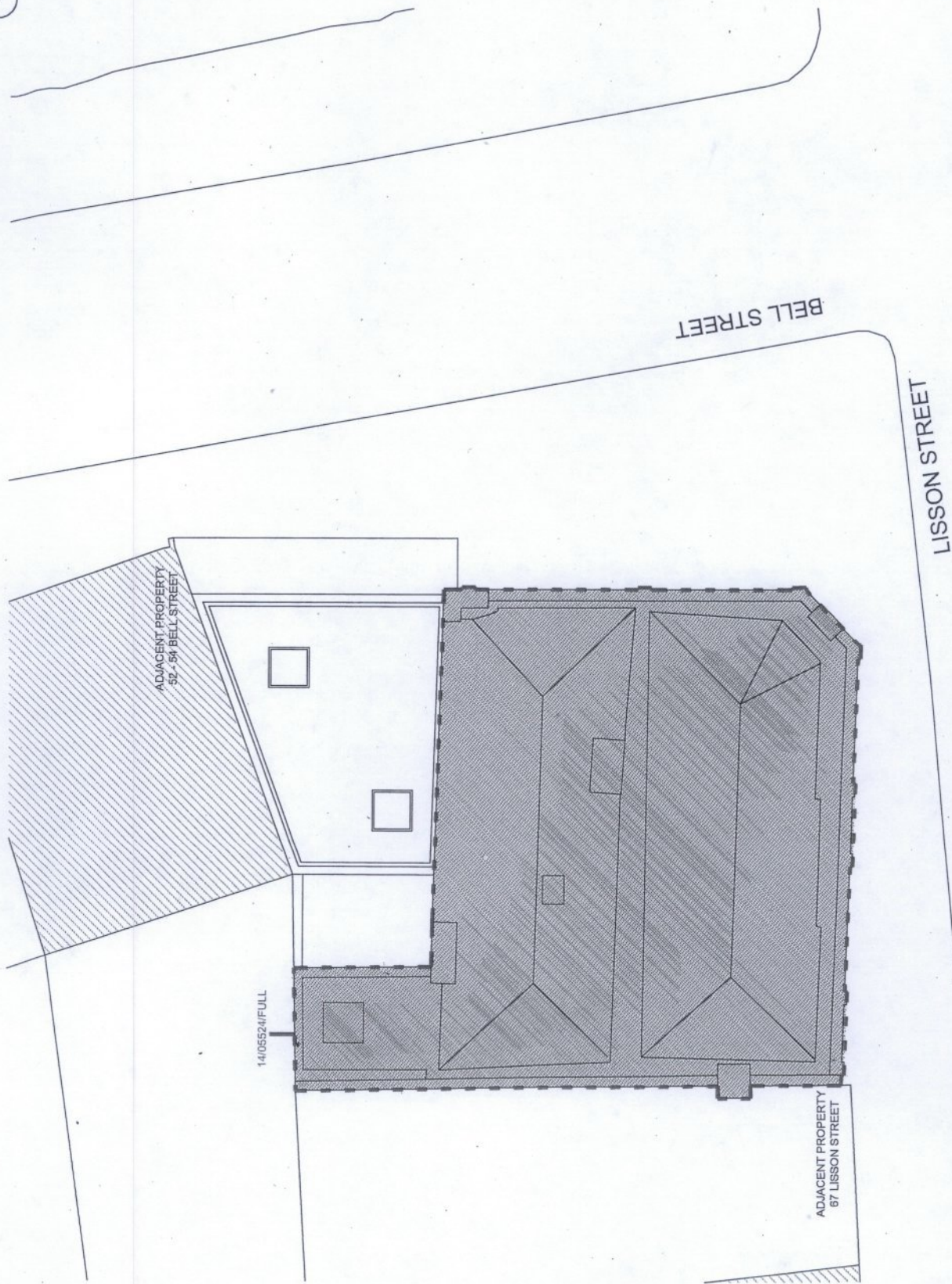
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1



ADJACENT PROPERTY
52-54 BELL STREET

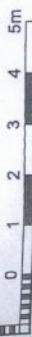
14/05524/FULL

ADJACENT PROPERTY
67 LISSON STREET

BELL STREET

LISSON STREET

Proposed Roof Plan



A	Planning Request	VF	15.07.15
REV:	AMENDMENT	BY:	DATE
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CLIENT:	Springcroft Construction		
JOB:	The Brazen Head 69 Lisson Street, NW1 5DA		
DRAWING TITLE:	Proposed Roof Plan		
SCALE:	1:100 @ A3		
DATE:	Dec 2014		
STATUS:	Planning		
DRAWING NUMBER:	REV:	ISSUED BY:	
985.10.105	A	VF	
DRAWN BY:		VF	

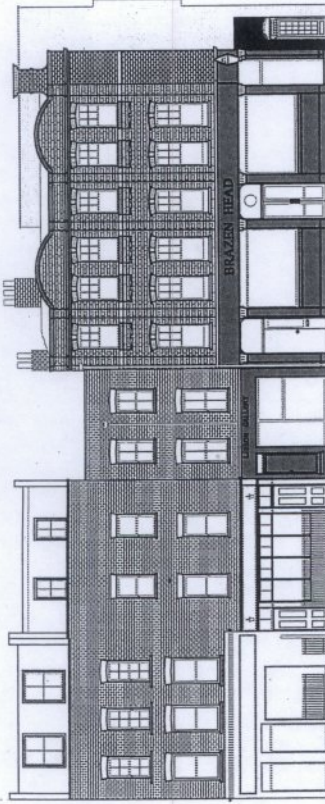
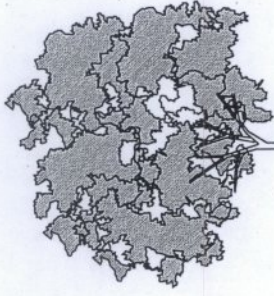
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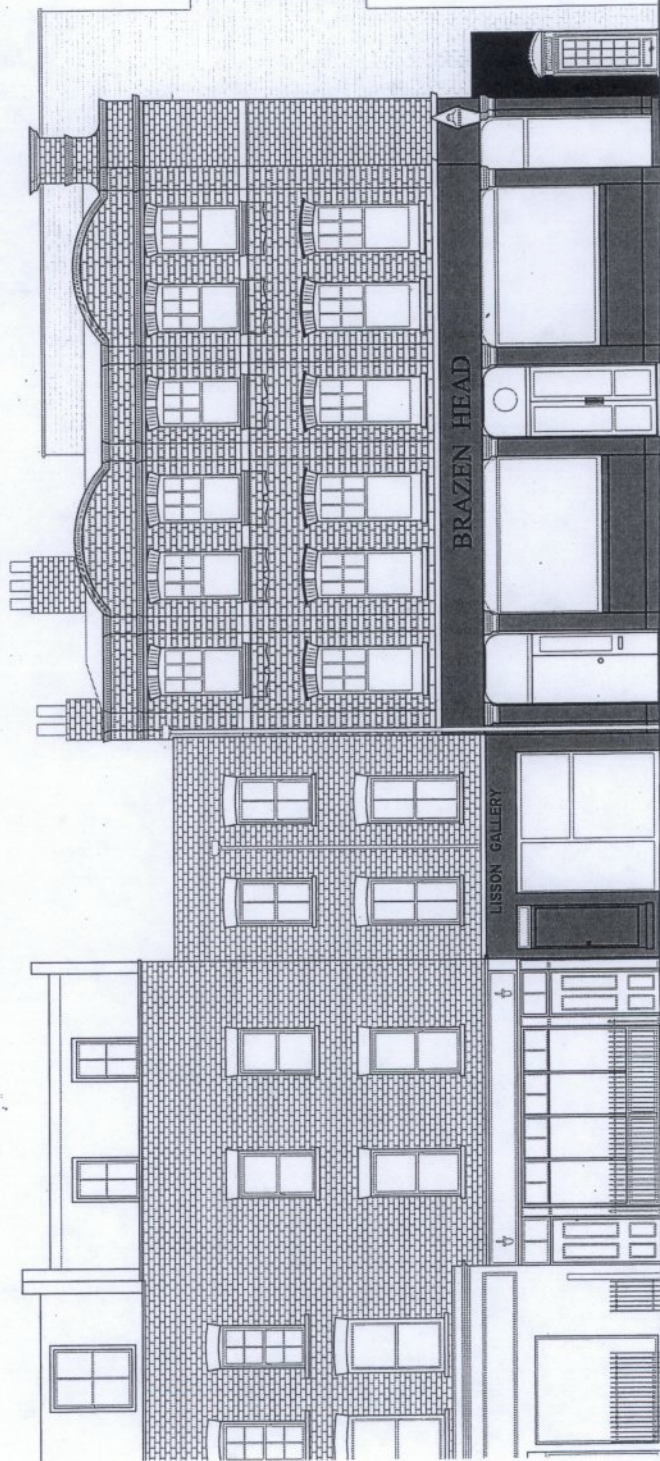
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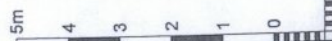
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Lisson Street Elevation
1:200



Proposed Side Elevation



A	Planning Request	VF	15.07.15
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8-10 NEW NORTH PLACE
LONDON EC2A 4JA

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FAX: 020 7739 9944

architects@brooksmurray.com

CLIENT:

Springcroft Construction

JOB:

The Brazen Head
69 Lisson Street, NW1 5DA

DRAWING TITLE:

Proposed
Front Elevation

SCALE:

1:100 @ A3

DATE:

Dec 2014

STATUS:

Planning

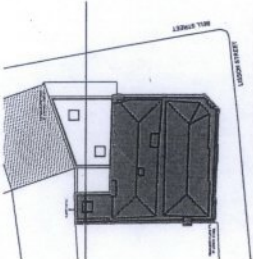
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VF

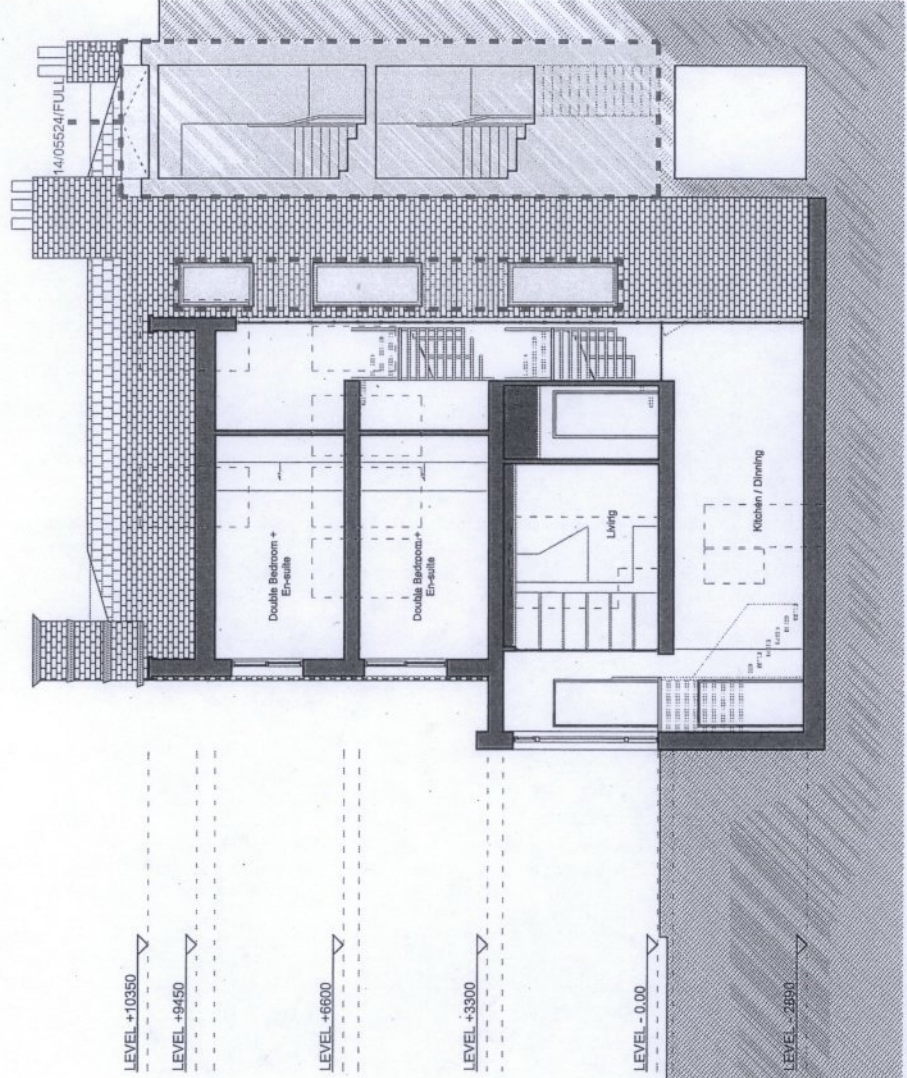
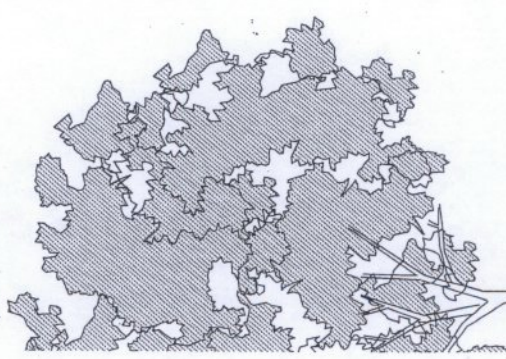
DRAWING NUMBER: REV. ISSUED BY:

985.10.202 A

VF



Section Location



LEVEL +10350
 LEVEL +9450
 LEVEL +6600
 LEVEL +3300
 LEVEL -0.00
 LEVEL -2890

5m
4
3
2
1
0

0 1 2 3 4 5m

Proposed Section AA

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CLIENT:		Springcroft Construction	
JOB:		The Brazen Head 69 Lisson Street, NW1 5DA	
DRAWING TITLE: Proposed Section AA			
SCALE:		1:100 @ A3	
DATE:		Dec 2014	
STATUS:		DRAWN BY: VF	
DRAWING NUMBER:		REV: ISSUED BY: VF	
985.10.601		A	

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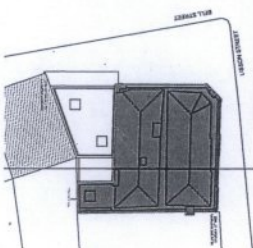
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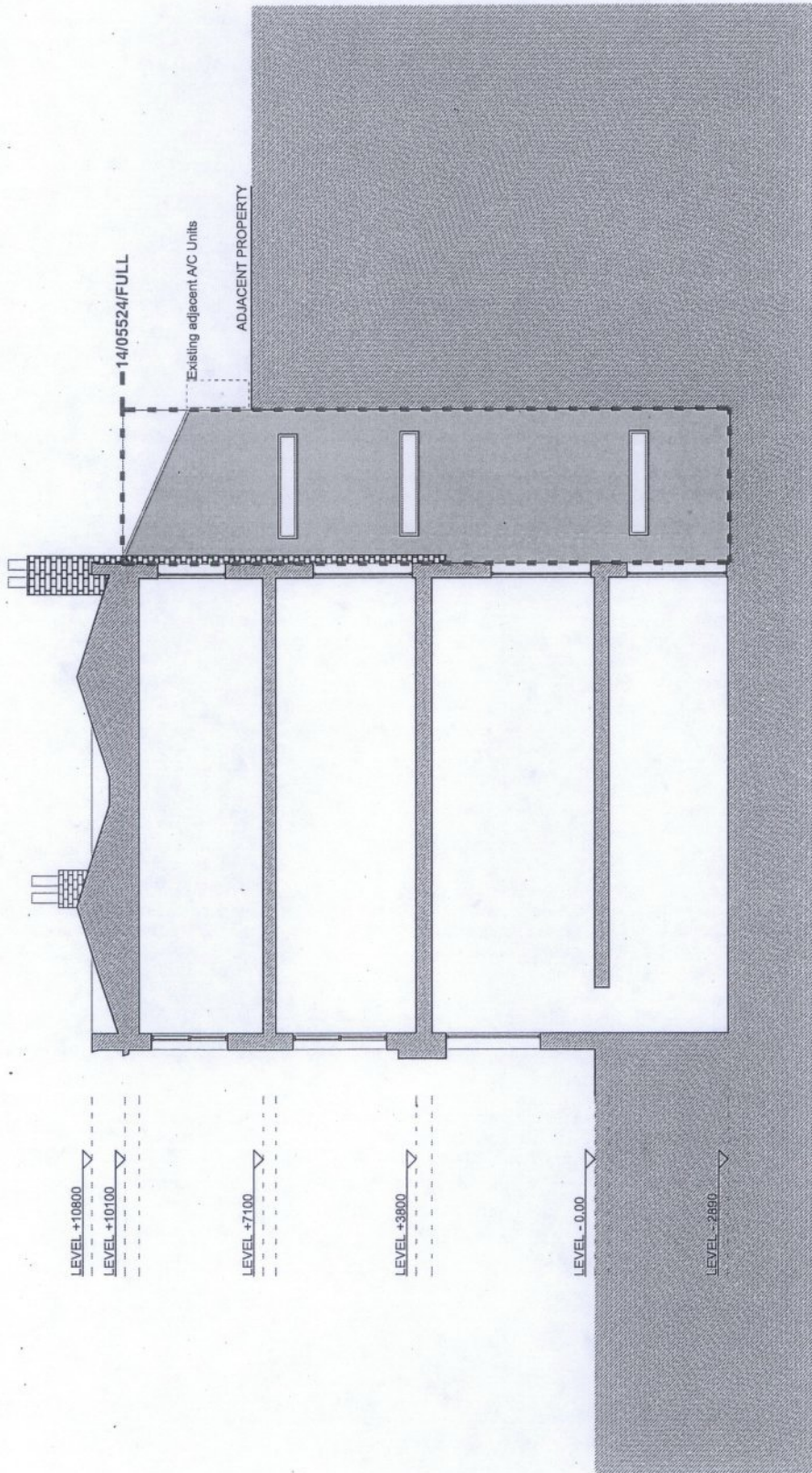
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A	Planning Request	VF	15.07.15
REV.	AMENDMENT	BY:	DATE
BROOKS / MURRAY ARCHITECTS			
8-10 NEW NORTH PLACE LONDON EC2A 4JA			
TEL 020 7739 9955 FAX 020 7739 9944 architects@brooksmurray.com			
CLIENT: Springcroft Construction			
JOB: The Brazen Head 69 Lisson Street, NW1 5DA			
DRAWING TITLE: Proposed Section CC			
SCALE: 1:100 @ A3			
DATE: Dec 2014			
STATUS: Planning		DRAWN BY: VF	
DRAWING NUMBER: 985.10.603		ISSUED BY: VF	



Section Location



Proposed Section CC

