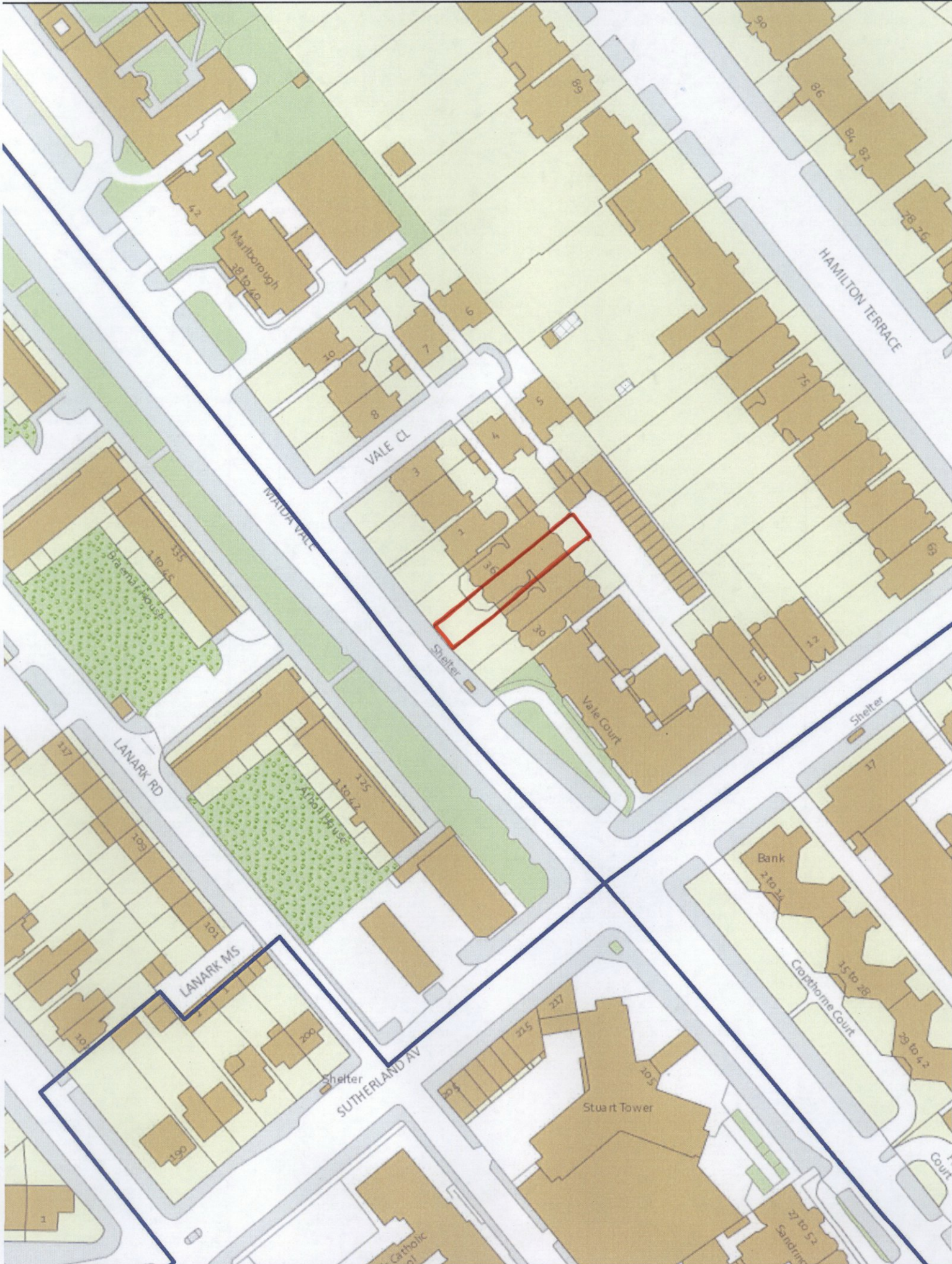


|                                                                                                                                                                   |                                                                                        |                                              |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|----------------------------------------------|------------|
| <b>CITY OF WESTMINSTER</b>                                                                                                                                        |                                                                                        |                                              |            |
| <b>PLANNING APPLICATIONS COMMITTEE</b>                                                                                                                            | <b>Date</b><br>1 September 2015                                                        | <b>Classification</b><br>For General Release |            |
| <b>Report of</b><br>Director of Planning                                                                                                                          |                                                                                        | <b>Wards involved</b><br>Abbey Road          |            |
| <b>Subject of Report</b>                                                                                                                                          | <b>Flat 6, 34 Maida Vale, London, W9 1RS</b>                                           |                                              |            |
| <b>Proposal</b>                                                                                                                                                   | Replacement timber doubled glazed bay windows and doors (first floor front elevation). |                                              |            |
| <b>Agent</b>                                                                                                                                                      | Mr Peter Freeman                                                                       |                                              |            |
| <b>On behalf of</b>                                                                                                                                               | Mr Peter Freeman                                                                       |                                              |            |
| <b>Registered Number</b>                                                                                                                                          | 15/06764/FULL                                                                          | <b>TP / PP No</b>                            | TP/10301   |
| <b>Date of Application</b>                                                                                                                                        | 24.07.2015                                                                             | <b>Date amended/ completed</b>               | 24.07.2015 |
| <b>Category of Application</b>                                                                                                                                    | Other                                                                                  |                                              |            |
| <b>Historic Building Grade</b>                                                                                                                                    | Unlisted                                                                               |                                              |            |
| <b>Conservation Area</b>                                                                                                                                          | St John's Wood                                                                         |                                              |            |
| <b>Development Plan Context</b><br>- London Plan July 2011<br>- Westminster's City Plan: Strategic Policies 2013<br>- Unitary Development Plan (UDP) January 2007 | Outside London Plan Central Activities Zone<br>Outside Central Activities Zone         |                                              |            |
| <b>Stress Area</b>                                                                                                                                                | Outside Stress Area                                                                    |                                              |            |
| <b>Current Licensing Position</b>                                                                                                                                 | Not Applicable                                                                         |                                              |            |

## 1. RECOMMENDATION

Grant conditional permission.









FLAT 6, 34 MAIDA VALE, W9



## 2. SUMMARY

This planning application has been submitted by Councillor Freeman and relates to the replacement of the single glazed windows and doors to the first floor front bay with new timber doubled glazed windows and doors to match the existing fenestration pattern.

The replacement windows and doors to the bay are considered to respect the host building and comply with Policies S25 and S28 in the City Plan and DES5 and DES9 in the UDP. The application is recommended for conditional approval.

## 3. CONSULTATIONS

ST JOHN'S WOOD SOCIETY  
No objections.

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY  
Provided the replacement units use low reflective glass to minimise the appearance of double glazed units and the sections and profiles match the existing, no objections.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS  
No. Consulted: 8; Total No. of Replies: 0.  
Any responses received will be reported verbally to Committee.

ADVERTISEMENT/SITE NOTICE: Yes

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

This application relates to the first floor flat (No. 6) in this unlisted Edwardian building located on the east side of Maida Vale. The building is located within the St John's Wood Conservation Area.

This building is a lateral conversion with No. 36 and comprises of eight flats.

### 4.2 Planning History

None relevant in the determination of this planning application.

## 5. THE PROPOSAL

This proposal is for replacement double glazed timber windows and doors to the front bay of this flat. This application is being reported to Committee for a decision, as it has been submitted by Councillor Freeman.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

Not relevant in the determination of this planning application.

## **6.2 Townscape and Design**

The proposed replacement double glazed windows and doors are timber and will match the fenestration pattern of the existing. The proposal is considered acceptable in design terms and complies with Policies DES1, DES5 and DES9 in the adopted UDP and S25 and S28 in the City Plan.

## **6.3 Residential Amenity**

This application raises no amenity issues for existing residents in the building or adjoining.

## **6.4 Transportation and Parking**

Not relevant in the determination of this application.

## **6.5 Equalities and Diversities**

Not relevant in the determination of this application.

## **6.6 Economic Considerations**

Not relevant in the determination of this application.

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

None relevant.

## **6.8 London Plan**

This application raises no strategic issues.

## **6.9 Central Government Advice**

Regard has been had to the detailed advice set out in the National Planning Policy Framework (NPPF).

## **6.10 Planning Obligations**

Not relevant in the determination of this application.

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

Not relevant in the determination of this application.

## **6.12 Conclusion**

It is recommended to grant conditional permission.

**BACKGROUND PAPERS**

1. Application form.
2. Response from the St John's Wood Society dated 11.8.2015.
3. Response from the Paddington Waterways and Maida Vale Society dated 14.8.2015.

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:** Flat 6, 34 Maida Vale, London, W9 1RS

**Proposal:** Replacement timber doubled glazed bay windows and doors (first floor front elevation).

**Plan Nos:** Site location plan, Manufacturer's specifications of the replacement windows and doors, survey manual, photographs x 2.

**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 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.

Noisy work must not take place outside these hours. (C11AA)

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

**Reason:**

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

- 4 All new windows and doors shall be painted white and maintained in that colour.

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the

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

**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.



|                                 |                                                  |                               |               |
|---------------------------------|--------------------------------------------------|-------------------------------|---------------|
| <b>Customer Name:</b>           | Mr P Freeman                                     | <b>Purchase Agreement No.</b> | SO2708AT      |
| <b>Customer Address:</b>        | Flat 6, 34 Maidavale, Maida Vale, LONDON, W9 1RS |                               |               |
| <b>Home Telephone:</b>          |                                                  | <b>Daytime Telephone:</b>     |               |
| <b>Customer Service Centre:</b> | Southern (44)                                    | <b>Surveyor Name:</b>         | Mr Dan Brooks |
| <b>Surveyor Name:</b>           | Mr Dan Brooks                                    | <b>Surveyor Code:</b>         | DB105         |

Any illustrations are to show openings and design styles as viewed from inside, and are not drawn in proportion or to scale with each other



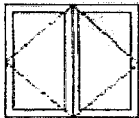
1) Lounge Window-Timber Casement Windows  
 T4, 736 mm. wide x 580 mm. high, External Finish: Arctic White, Glass Whole Frame: 4mm Clear, Grgn/Lead Style Lvl 1: Authentic Georgian, Internal Finish: Arctic White, Sealed Unit Type: Energy Saver Plus, Spacer Colour: Black, Toughened Glass, Window Boards: D:Matching Paint Finish



2) Lounge Door 1-Timber French Doors  
 TF20, 760 mm. wide x 2050 mm. high, Door Handle Style: Modern, External Finish: Arctic White, Furniture Finish: Chrome, Glass Whole Frame: 4mm Clear, Internal Finish: Arctic White, Profile Style: Flush, Sealed Unit Type: Energy Saver Plus, Spacer Colour: Black



3) Lounge Window 2-Timber Casement Windows  
 T4, 1434 mm. wide x 580 mm. high, External Finish: Arctic White, Glass Whole Frame: 4mm Clear, Grgn/Lead Style Lvl 1: Authentic Georgian, Internal Finish: Arctic White, Sealed Unit Type: Energy Saver Plus, Spacer Colour: Black, Toughened Glass, Window Boards: D:Matching Paint Finish



4) Lounge Door 2-Timber French Doors  
 TF24, 1460 mm. wide x 2050 mm. high, B Dimension: 730, Door Handle Style: Modern, Door Hinge Finish: Gold, External Finish: Arctic White, Feature Panel: 1, Furniture Finish: Gold, Glass Whole Frame: 4mm Clear, Hung: Right, Internal Finish: Arctic White, Opening: In, Profile Style: Storm Proof, Sealed Unit Type: Energy Saver Plus, Spacer Colour: Black



5) Lounge Window 3-Timber Casement Windows  
 T4, 736 mm. wide x 580 mm. high, External Finish: Arctic White, Glass Whole Frame: 4mm Clear, Grgn/Lead Style Lvl 1: Authentic Georgian, Internal Finish: Arctic White, Sealed Unit Type: Energy Saver Plus, Spacer Colour: Black, Toughened Glass, Window Boards: D:Matching Paint Finish



6) Lounge Door 3-Timber French Doors  
 TF20, 760 mm. wide x 2050 mm. high, Door Handle Style: Modern, External Finish: Arctic White, Furniture Finish: Chrome, Glass Whole Frame: 4mm Clear, Internal Finish: Arctic White, Profile Style: Flush, Sealed Unit Type: Energy Saver Plus, Spacer Colour: Black



7) Lounge Building Works-Building Works  
 BS1, ,



8) Lounge Building Works 2-Access Equipment  
 BD1, , Elevation: Front, Full Scaffolding: Yes, Minimum Available Depth(mm): 670, No of Storeys: 2, To Fit Windows: Yes, Working Platform Height(m): 3

*J.L. / P.L. / H.S. !!*



Everest Core Products

SY022-201505191804

Date: 19/05/2015

PURCHASE AGREEMENT - (1 of 1)

Between the company Everest Limited, Cuffley, Hertfordshire EN6 4SG and the Customer who is:-

|                  |                                                 |               |                          |
|------------------|-------------------------------------------------|---------------|--------------------------|
| Customer Name    | : Mr Peter Freeman                              | Email:        | pafreeman@btinternet.com |
| Customer Address | : Flat 6, 34 Maida Vale, London, London, W9 1RS |               |                          |
| Install Address  | : Flat 6, 34 Maida Vale, London, London, W9 1RS |               |                          |
| Home Phone       | : [REDACTED]                                    | Work Phone:   |                          |
|                  |                                                 | Mobile Phone: |                          |

Illustrations are to show the openings and design styles as viewed from the inside. All colours are the best representation of actual colours although may vary due to the performance of the laptop and printer used.



1) Lounge - Door 1 (Front)

Timber French Doors, Design:TF25, Dimension:150cmx270cm, External Finish:Arctic White, Internal Finish:Arctic White. Opening:In, Hung:Left, Feature Panel:1, Door Handle Style:Modern, Door Handle Finish:Chrome, Hinge Finish:Chrome, Sealed Unit Type:Energy Saver Plus, Glass/Panel:4mm Clear, Grn Lead Style L0:Authentic Georgian, Hardwood Threshold:Upto 28cm



2) Lounge - Door 2 (Front)

Timber French Doors, Design:TF21, Dimension:80cmx270cm, External Finish:Arctic White, Internal Finish:Arctic White, Sealed Unit Type:Energy Saver Plus, Glass/Panel:4mm Clear, Grn Lead Style L0:Authentic Georgian, Hardwood Threshold:Upto 28cm



3) Lounge - Door 3 (Front)

Timber French Doors, Design:TF21, Dimension:80cmx270cm, External Finish:Arctic White, Internal Finish:Arctic White, Sealed Unit Type:Energy Saver Plus, Glass/Panel:4mm Clear, Grn Lead Style L0:Authentic Georgian, Hardwood Threshold:Upto 28cm