

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 15 July 2014	Classification For General Release	
Report of Strategic Director Built Environment		Wards involved Regent's Park	
Subject of Report	22A Elm Tree Road, London, NW8 9JP		
Proposal	Excavation of basement floor below existing house with front and rear lightwells, alterations to fenestration to front and rear elevations, replacement of roof to side extension and garage and erection of single storey extension at rear ground floor level to enlarge existing dwellinghouse.		
Agent	Minale and Mann		
On behalf of	Minale and Mann		
Registered Number	14/02908/FULL	TP / PP No	TP/1719
Date of Application	26.03.2014	Date amended/ completed	01.05.2014
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





22A ELM TREE ROAD, NW8

2. SUMMARY

The application site comprises an unlisted late 20th century dwellinghouse located within the St. John's Wood Conservation Area. The application proposes the excavation of a basement floor below the existing house with front and rear lightwells and the erection of a single storey extension at rear ground floor level to enlarge the existing dwellinghouse.

Planning permission was previously granted by the Sub-Committee in October 2013 for a similar basement extension and rear ground floor extension, albeit smaller rear lightwells were proposed in the previously approved scheme (see previous decision letter and drawings in the background papers).

The key issues in this case are:

- The impact on the appearance of the building and the character and appearance of the St. John's Wood Conservation Area.
- The impact on the amenity of neighbouring residents.
- The impact on trees within the application site and in adjoining gardens.

The proposed development is considered to accord with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies and as such, it is recommended that conditional permission is granted.

3. CONSULTATIONS

ST. JOHN'S WOOD SOCIETY

Note that a neighbouring tree is under threat from the proposals. Ask that the Arboricultural Manager be consulted. Note that a number of similar schemes are taking place in this narrow road. Request that the impact of construction on neighbouring residents is ameliorated by ensuring the Construction Management Plan covers details such as spoil removal and skip positions. Concerned that construction vehicles may block emergency vehicles.

ARBORICULTURAL MANAGER

No objection to enlarged lightwells in current application and refers to comments on previous application which set out that (i) loss of Cypress trees is acceptable subject to planting of replacements; (ii) condition required to ensure adequate tree protection measures during construction to protect tree in rear garden of No.29 Cavendish Close; (iii) tree protection condition required to prevent construction works harming the Sycamore tree to the front of the site and (iv) satisfied that the extent of excavation would not have an adverse impact on trees and shrubs in the rear garden of No.24-26 Elm Tree Road.

BUILDING CONTROL

Ask that further structural information is provided to detail how the existing structure is to be supported. Any further report to be reported verbally.

ENVIRONMENTAL HEALTH

No objection.

HIGHWAYS PLANNING MANAGER

No objection.

THAMES WATER

No objection. Advice provided on water and waste water matters.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 8; Total No. of Replies: 1.

One letter received raising objection on the following grounds:

Design

- Existing dwelling and lightwells now proposed will dominate the curtilage to the detriment of the character and appearance of the conservation area.

Amenity

- Noise disturbance from use of lightwells and rooms served by the lightwells.
- A noise assessment should be produced to assess noise from these sources.

Other Matters

- Some documents from the previously approved application have been submitted and these contain drafting errors.
- Concern that current scheme will harm the Lime tree in the rear garden of No.29 Cavendish Close.
- Impact of basement on the trees and shrubs in the garden of No.24-26 Elm Tree Road and is not considered in the submitted Arboricultural Report.
- Submitted Construction Management Statement does not consider the cumulative effect of development in tandem with neighbouring developments that are already taking place.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site comprises a two storey late 20th century dwellinghouse. The building is not a listed building, but is located within the St. John's Wood Conservation Area.

4.2 Relevant History

4.2.1 22A Elm Tree Road (Application Site)

17 October 2013 – Permission granted for excavation of basement floor below existing house with front and rear lightwells and erection of single storey extension at rear ground floor level to enlarge existing dwellinghouse (see background papers for copy of decision letter and application drawings).

23 June 2014 – Certificate of Lawful Proposed Use or Development issued for alterations to windows and doors to front and rear elevations.

4.2.2 22B Elm Tree Road

14 September 2012 – Permission granted for the excavation of a single storey basement under the main house and the creation of front and rear lightwells (RN: 12/06285/FULL).

5. THE PROPOSAL

The application seeks permission for the excavation of a basement floor below the existing house with front and rear lightwells, alterations to fenestration to the front and rear elevations, replacement of the roof to side extension and garage and erection of single storey extension at rear ground floor level to enlarge the existing single dwellinghouse.

The basement extension proposed in the current scheme differs only marginally from that previously approved in so much that the rear lightwells are larger than previously approved. The rear extension at ground floor level is the same size as previously approved.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The enlargement of the existing dwellinghouse would accord with Policy H3 in the UDP and as such the proposals are considered acceptable in land use terms.

Environmental Health do not object to the proposals on the basis that whilst the accommodation at basement level would not be particularly well day lit, these rooms would form part of a much larger single family dwellinghouse, with well lit habitable rooms at ground and first floor level. Therefore, proportionately the enlarged dwellinghouse would continue to provide a good standard of residential accommodation.

6.2 Townscape and Design

In design terms the proposed extensions would have very limited impact on the appearance of the building and the character and appearance of the St. John's Wood Conservation Area.

The proposed basement extension would be located below the existing footprint of the building and that of the proposed ground floor extension and therefore the bulk and size of the basement extension would not be perceivable. Only the front and rear lightwells would be appreciable externally. The front lightwell would be covered by a grille, whilst the rear lightwell would be open with a glazed balustrade forming the means of enclosure. Given the small size of the front lightwell, which would be covered by a simple metal grille, and the discreet location and limited size of the rear lightwell, these structures would not harm the appearance of the building or the conservation area. The use of glazed balustrades to the rear is considered acceptable given the limited views of this part of the building and as the host building is a relatively modern addition to the conservation area.

The proposed rear extension would extend the existing rear extension along the boundary with No.22B Elm Tree Road. Whilst a further extension to an existing extension would not normally be acceptable, in this case the enlarged extension would be discreetly located against the side boundary and following remodelling would read as a single addition to the original building. The enlarged rear extension would remain in scale with the host building given its relatively generous size and would be identical in size to the extension previously approved in October 2013.

The alterations to the roof of the existing side addition and garage are considered to be uncontentious in design terms, subject to a sample of the fascia panel material being secured by condition. The replacement of the existing gate to the side passage is also uncontentious given that the replacement gate would be formed in timber and no higher than the boundary wall with No.24-26 Elm Tree Road.

The application drawings are annotated to show the painting of the brickwork to the existing building. Whilst this is not desirable in design terms, as the building is not listed and is in use as a single dwellinghouse, such redecoration does not require the benefit of planning permission and therefore permission could not be withheld on the basis of this proposed alteration.

In summary, subject to the recommended conditions the proposed basement extension, rear ground floor extension and other external alterations would accord with Policies S25 and S28 in Westminster's City Plan: Strategic Policies and Policies DES 1, DES 5 and DES 9 in the UDP.

6.3 Amenity

As per the scheme approved in October 2013, the proposed ground floor level rear extension would require some increase in the height of the boundary wall with No.22B Elm Tree Road, however, this would not cause a loss of light or increased sense of enclosure to the windows or rear garden of this neighbouring property. The proposed extensions would not have any other significant impacts in terms of loss of light or increased sense of enclosure.

The new windows proposed would face the rear garden of the application site at ground floor level and would be confined within the lightwells at basement level. As such, the application is considered to accord with Policy S29 in Westminster's City Plan: Strategic Policies and Policy ENV13 in the UDP in overlooking terms.

The proposed basement does not include the installation of mechanical plant and the basement is capable of being naturally ventilated via the proposed lightwells.

As per the previously approved scheme, objection has been raised on grounds of noise disturbance from the proposed basement extension, which is annotated to suggest that it will be used variously as an 'adult entertainment space', a cigar lounge, a playroom and a spa/ sauna. The objectors are concerned that such uses, along with associated use of the enlarged lightwells proposed at basement level, would give rise to significant noise disturbance being caused to neighbours. However, as set out in the Sub-Committee report for the previously approved scheme, the precise use to which the basement extension is put to cannot reasonably be controlled or restricted by the City Council as local planning authority, given that the scheme does not propose a material change of use. The uses of the basement extension suggested on the application drawings would all be uses ancillary to the current lawful use as a single dwellinghouse. Officers are satisfied that windows and doors of domestic specification would be sufficient to contain noise from these ancillary residential uses, particularly given the distance to neighbouring windows.

In terms of the use of the proposed lightwells, whilst these are now proposed to be larger than previously approved, they would remain modest in scale and would be unlikely to be used by large groups of people. Notwithstanding this, they would take the place of existing garden areas and therefore the use of these lightwells would cause no more noise disturbance than could be caused at present by use of the existing rear garden. Consequently, it is not considered that permission could reasonably be withheld on grounds of increased noise disturbance.

In this context, as per the approved scheme, it is not considered that the proposals would cause a material increase in noise disturbance to neighbours and therefore the development would accord with Policy ENV6 in the UDP and Policy S32 in the City Plan.

6.4 Transportation/Parking

The proposed basement and rear ground floor extensions do not give rise to any significant considerations in transportation or parking terms. The submitted drawings show part of the rear of the existing ground floor garage is to be retained within the rebuilt side extension and therefore the scheme accords with Policy TRANS23 in the UDP. A condition is recommended to ensure the retention of the garage to provide parking for the occupiers of this dwellinghouse.

6.5 Access

The proposed alterations and extensions would not alter the existing access to this private dwellinghouse.

6.6 Economic Considerations

Not applicable.

6.7 Other UDP/ Westminster Policy Considerations

None relevant.

6.8 London Plan

The proposed development does not raise strategic issues.

6.9 National Policy/Guidance Considerations

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

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

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

6.10 Planning Obligations

The proposals are of insufficient scale to generate planning obligations.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The proposals would require the removal of two Cypress trees at the boundary with No.22B Elm Tree Road, however, as per the approved scheme the Arboricultural Manager does not object to their loss subject to their replacement and a condition is recommended to secure this.

A trial excavation was carried out at the rear boundary of the application site during the course of the previously approved scheme and this revealed the depth of the rear boundary wall foundations. This confirmed that the wall is currently acting as a root barrier. However, given the proximity of the Lime tree in the rear garden of No.29 Cavendish Close to this wall, it is still advisable to set the proposed basement back from the rear boundary and provide tree protection measures in this rear corner of the garden. In this context, the initially submitted lightwell to the rear of the new ground floor rear extension has been reduced in size during the course of the application to address the Arboricultural Manager's initial concerns. As per the previously approved scheme, a condition requiring details of tree protection measures is recommended.

To the front of the application site is a Sycamore tree that is subject to a Tree Preservation Order. The Arboricultural Manager recommended during the course of the previous application that a condition requiring the submission of details of tree protection measures around this tree during construction works. However, the tree is some distance from the

proposed development and is located outside the application site. Furthermore, there are no proposals to remove or replace the existing communal hard surfaced driveway (shared with Nos.22A, 22B and 22C) and as such, it is unlikely that the development itself or the construction of the development would harm this tree. As such, as per the previously approved scheme, a tree protection condition in respect of this tree has not been included in the draft decision letter.

The neighbouring occupiers at No.24-26 Elm Tree Road identify that there are shrubs and trees on their side of the side boundary between the two properties and that these have not been assessed in the submitted Arboricultural Report. This concern was previously expressed during the course of the previously approved scheme. During the course of the previously approved scheme the Arboricultural Manager considered this concern and advised that given the proposed basement extension would be set away from the boundary in this location and would be below the existing building, it would not have a detrimental impact on the trees in the rear garden of No.24-26. Furthermore, the side boundary is likely to be acting as a root barrier restricting root penetration into the application site. The Arboricultural Manager has advised that despite the increased size of the lightwells now proposed, she is content that the current scheme would not harm the trees in the rear garden of No.24-26.

The proposed basement would be largely located below the existing building and as such, the majority of the existing rear garden would be retained to allow for mature planting and natural drainage of the site.

The proposals are considered acceptable in arboricultural and landscaping terms and would accord with Policies ENV16 and ENV17 in the UDP.

6.12 Other Issues

6.12.1 Structural Considerations

This issue is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions and objection has been received in this case on structural stability grounds in relation to the impact of the lightwell excavation on the existing building and nearby boundary walls. Generally residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings/ structures and occupiers. Many also cite potential effects on the water table and the potential increase in the risk of flooding.

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

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

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

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

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

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

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

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

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

The applicant's initially submitted Construction Method Statement has been considered by our Building Control officers who do not disagree that a basement on this site is not feasible, but have asked for further details of the proposed method of construction. These details have now been provided by the applicant and are under consideration by Building Control officers. Their comments will be reported verbally to the Committee. The purpose of this exercise is not to approve or condition that the works shall necessarily be carried out in accordance with the structural report and the addendum information that has been submitted. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

6.12.2 Construction Management

Concern has been expressed by neighbours that the submitted Construction Method Statement, which includes a short section on construction management, does not

adequately deal with the cumulative impact of a number of similar construction projects being undertaken at the same time in Elm Tree Road. These concerns are understandable given the limited dimensions of the public highway in Elm Tree Road, however, permission cannot reasonably be withheld on this ground. Rather, given the brevity of the construction management plan (CMP) submitted with the application, it is recommended that a detailed CMP is secured by pre-commencement condition. It will be expected that when a CMP is submitted by the applicant to satisfy this condition, that the details will consider the cumulative effect of the construction works in combination with any other construction works that are underway at the same time.

In addition to the recommended CMP condition, a further condition is recommended to restrict the hours of construction works, particularly noisy works of excavation.

6.12.3 Other Matters

A small number of inaccuracies were noted by objectors in the supporting documents displayed on the Council's website. However, these errors were contained within documents relating to the previously approved scheme that were displayed in error with documents relating to the current scheme. The documents have now been removed from the online documents for the current application.

7. CONCLUSION

The proposed development is considered acceptable in land use, design and conservation, amenity and environment terms and would accord with Policies S14, S25, S28, S29 and S32 in Westminster's City Plan: Strategic Policies and DES1, DES5, DES9, ENV6, ENV13, ENV16, ENV17 and H3 in the adopted UDP. It is therefore recommended that conditional permission is granted.

BACKGROUND PAPERS

1. Application form.
2. Previous decision letter dated 17 October 2013 and associated approved drawings.
3. Email from the St. John's Wood Society dated 2 June 2014.
4. Email from Building Control dated 7 May 2014.
5. Email from Thames Water dated 7 May 2014.
6. Memo from Environmental Health dated 12 May 2014.
7. Memo from the Highways Planning Manager dated 13 May 2014.
8. Email from the Arboricultural Manager dated 25 June 2014 referring to earlier memos dated 29 August 2014 and 26 September 2013.
9. Letter from Nigel Moor Planning Consultant on behalf of the occupiers of Nos.24-26 Elm Tree Road dated 21 May 2014.

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

DRAFT DECISION LETTER

- Address:** 22A Elm Tree Road, London, NW8 9JP
- Proposal:** Excavation of basement floor below existing house with front and rear lightwells, alterations to fenestration to front and rear elevations, replacement of roof to side extension and garage and erection of single storey extension at rear ground floor level to enlarge existing dwellinghouse.
- Plan Nos:** Site location plan, 00_PD01_EP_02, 00_PD02_EP_02, 00_PD03_EE_02, 00_PD04_EE_02, 00_PD05_EE_02, 00_PD06_EE_02, 00_PD07_ES_02, 00_PD08_PP_02, 00_PD09_PP_02, 00_PD10_PP_02, 00_PD12_PE_02, 00_PD13_PE_02, 00_PD14_PE_02, 00_PD15_PE_02, 00_PD16_PS_02, Supporting Design and Access Statement 24 June 2014, Construction Method Statement dated March 2014 and letter from Behan Partnership dated 8 April 2014 (for information only - see Informative 2), Ground Sure report dated 29 May 2013 (ref: HMD-445-869132) (for information only - see Informative 2) and Arboricultural Assessment dated 3 June 2013 (containing drawing TP1714/1305/TCP).
- Case Officer:** Oliver Gibson **Direct Tel. No.** 020 7641 2680

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 of 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 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 The metal grilles hereby approved shall be finished in a black colour and thereafter retained 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)

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

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

Reason:

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

- 6 You must plant new trees to replace the cypresses T1 and T2 in the first planting season after you complete the development. You must apply to us for our approval of the position, size and species of the replacement trees. You must also replace any replacement tree which dies, is removed or becomes seriously damaged or diseased within five years of the date we give our approval for the replacement trees, in the next planting season with another of similar size and species to the one originally planted.

Reason:

To protect the trees and the character and appearance of this part of the St. John's Wood

Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 7 **Pre Commencement Condition.** You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing TP1714/1305/TCP. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

To make sure that the tree adjacent to the entrance to the site is adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 8 You must only use the garage area shown on drawing 00_PD09_PP_03 for people living in this property to park their private motor vehicles. (C22EB)

Reason:

To provide parking spaces for people using the development as set out in STRA 25 and TRANS23 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

- 9 You must not use the new roof of the ground floor side extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

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)

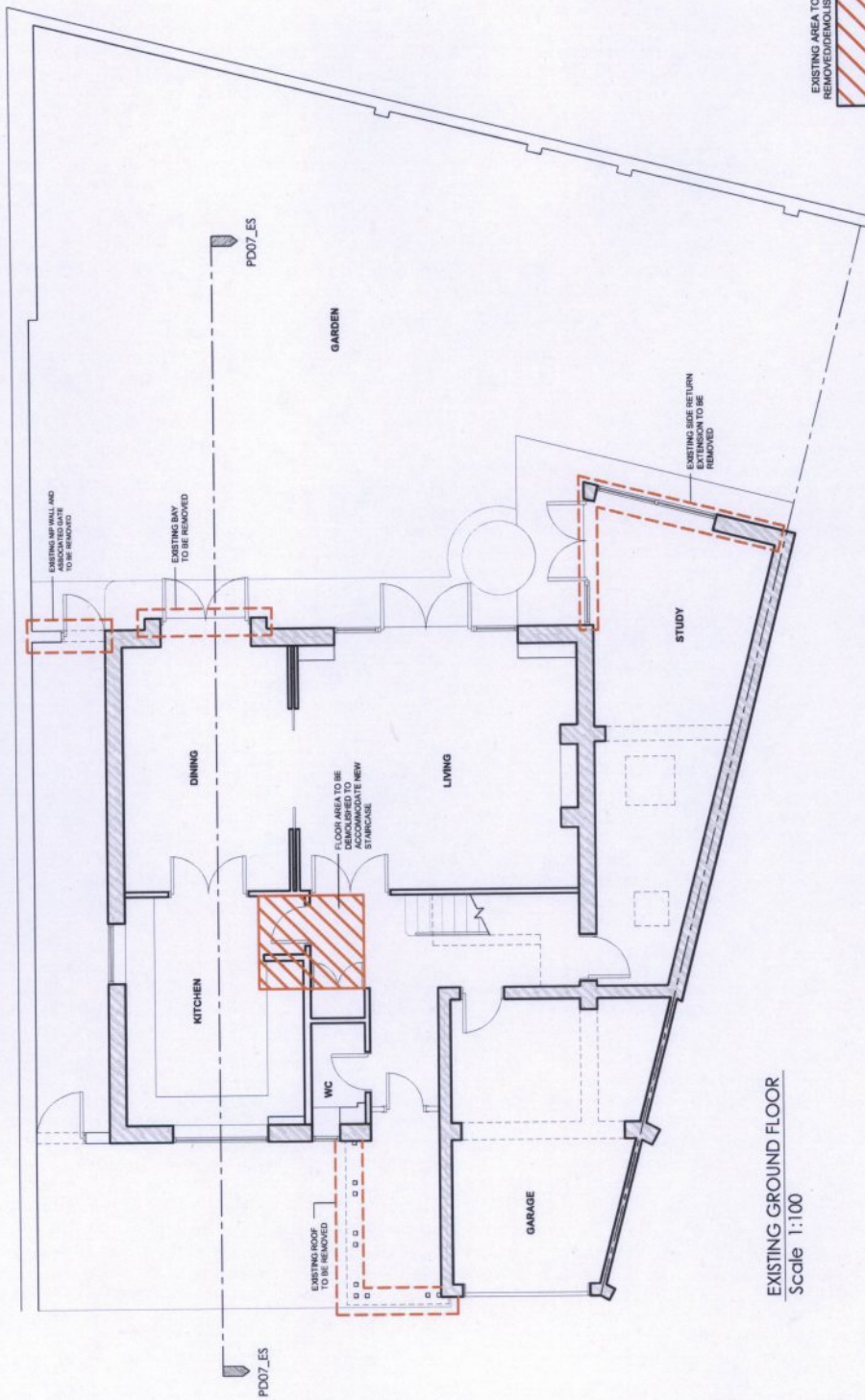
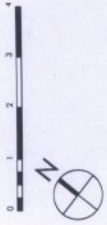
- 10 You must apply to us for approval of a sample of the material you will use for the new non-reflective fascia panel. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved material. (C26BC)

Reason:

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

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This permission is based on the drawings and reports submitted by you including the construction method statement. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 3 You are advised that in respect of Condition 7, we are likely to accept the same tree protection measures as were previously agreed as part of the planning application granted permission on 17 October 2013 (13/05786/FULL).



EXISTING GROUND FLOOR
Scale 1:100

DRAWING NUMBER:
00_PD01_EP_02

REVISION: 02
PROJECT: 89

DATE: 30.04.14
SCALE: 1:100 @ A3

PROJECT:
22A ELM TREE ROAD

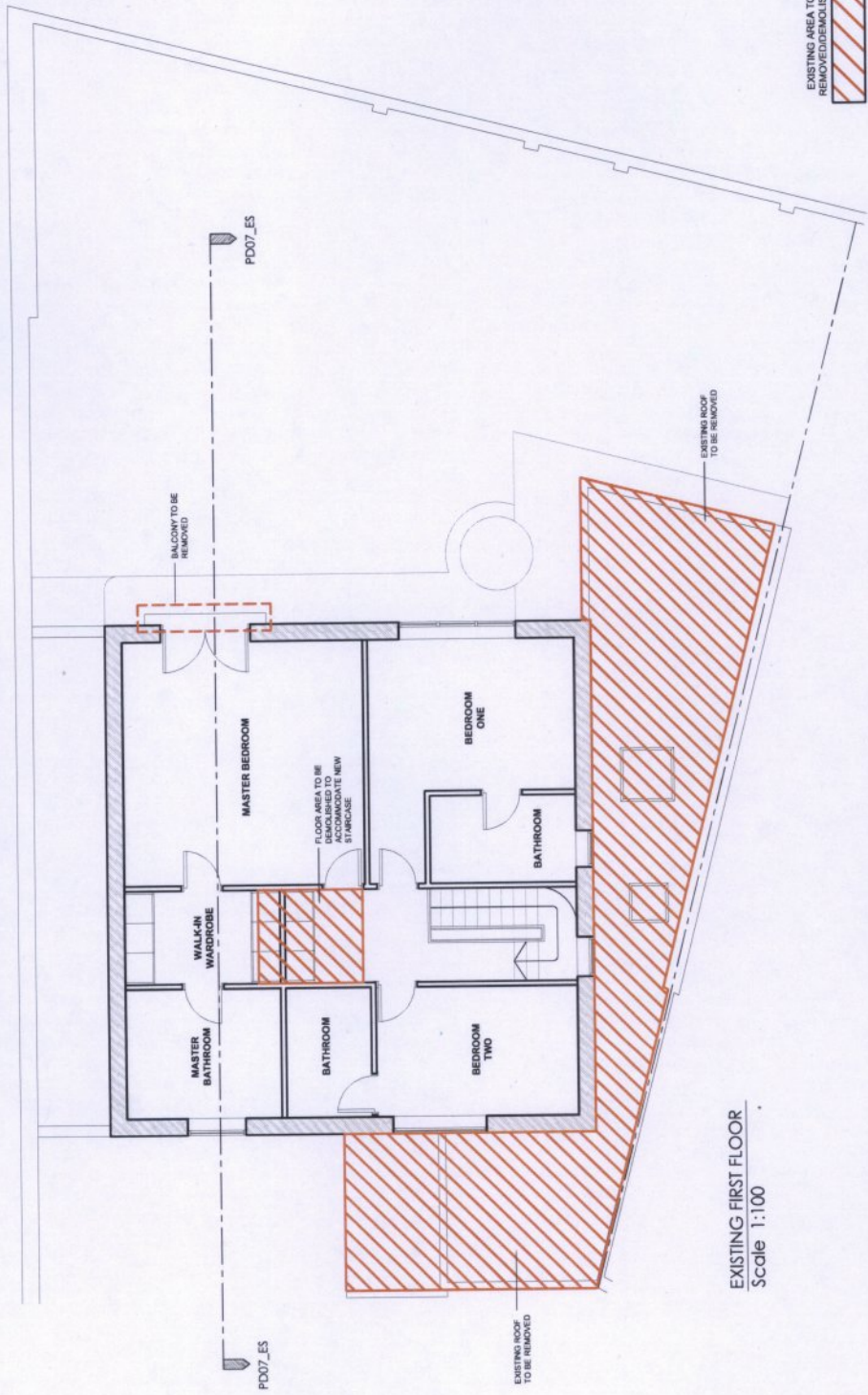
DRAWING: EXISTING GROUND FLOOR

NOTES:

REV.	DATE	DESCRIPTION
00	27.03.14	PLANNING
01	17.04.14	PLANNING
02	30.04.14	PLANNING


DRAWING STATUS:
UNLESS OTHERWISE STATED, THIS DRAWING IS FOR INFORMATION ONLY
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BATTERSEA, LONDON
TEL: 0203 176 4489
WWW.M+MARCHITECTS.COM



EXISTING FIRST FLOOR
Scale 1:100

EXISTING AREA TO BE
REMOVED/DEMOLISHED



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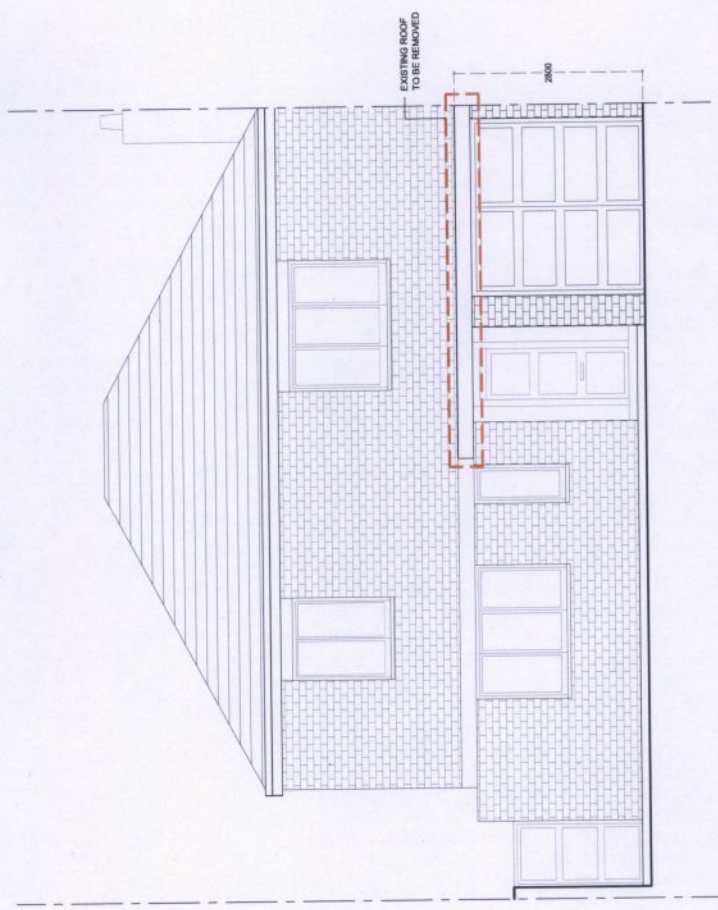
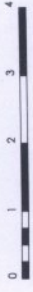
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NOTES:

REV.	DATE	DESCRIPTION
00	27.03.14	PLANNING
01	17.04.14	PLANNING
02	30.04.14	PLANNING

DRAWING: EXISTING FIRST FLOOR
PROJECT: 22A ELM TREE ROAD

DATE: 30.04.14	REVISION: 02	DRAWING NUMBER: 00_PD02_EP_02
SCALE: 1:100 @ A3	PROJECT: 89	



EXISTING FRONT ELEVATION
Scale 1:75

NOTES:

REV.	DATE	DESCRIPTION
00	27.03.14	PLANNING
01	17.04.14	PLANNING
02	30.04.14	PLANNING

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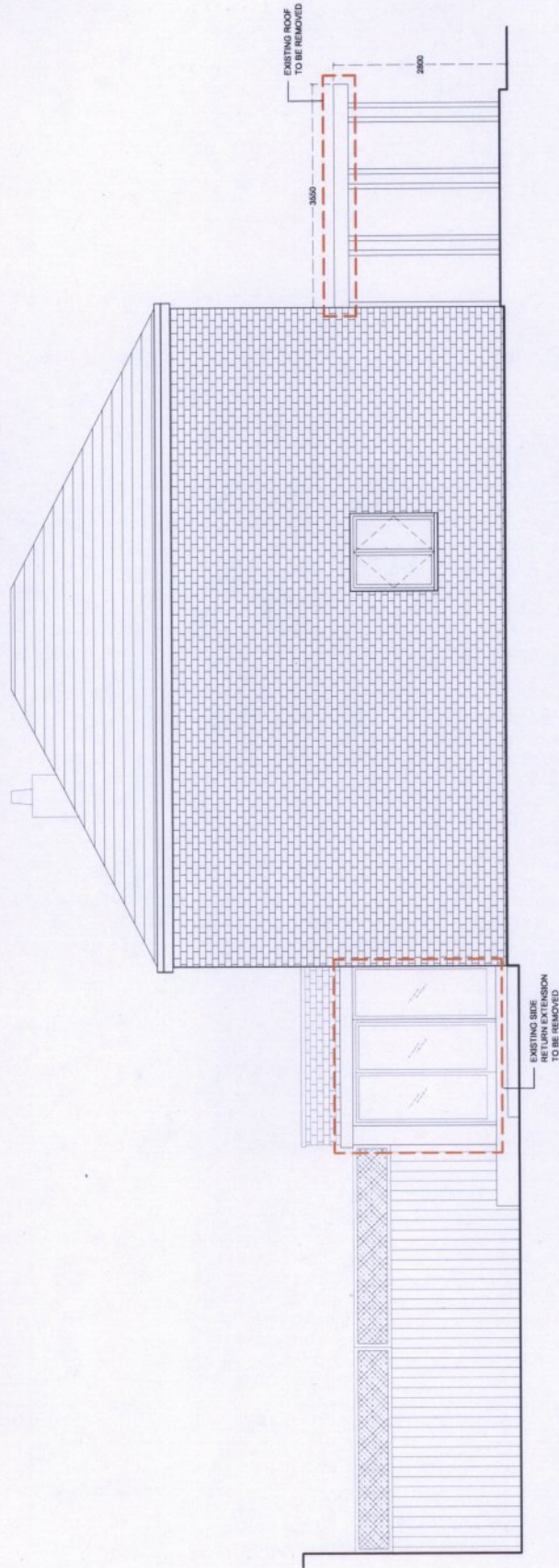
DRAWING: EXISTING FRONT ELEVATION

PROJECT: 22A ELM TREE ROAD

DATE: 30.04.14
SCALE: 1:75 @ A3

REVISION: 02
PROJECT: 89

DRAWING NUMBER: 00_PD03_EE_02



EXISTING SIDE ELEVATION
Scale 1:75

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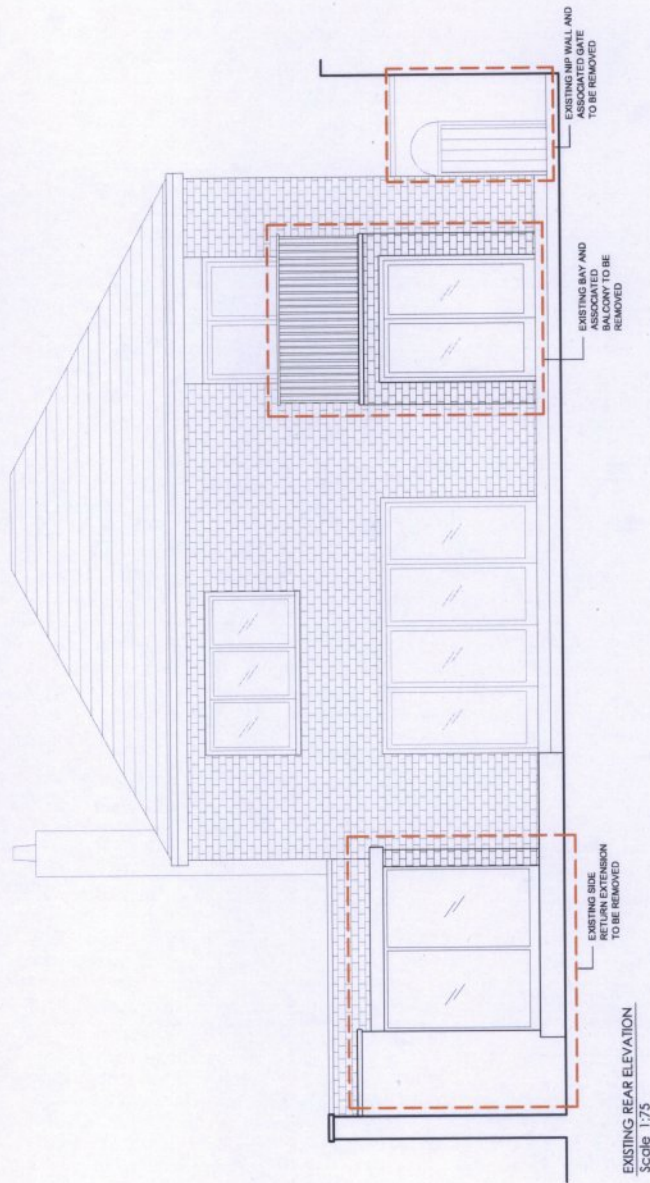
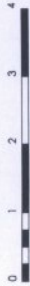
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00	27.03.14	PLANNING
01	17.04.14	PLANNING
02	30.04.14	PLANNING

DRAWING: EXISTING SIDE ELEVATION
PROJECT: 22A ELM TREE ROAD

DATE: 30.04.14
SCALE: 1:75 @ A3

REVISION: 02
PROJECT: 89

DRAWING NUMBER:
00_PD04_EE_02



EXISTING REAR ELEVATION
Scale 1:75

DRAWING: EXISTING REAR ELEVATION

PROJECT:

22A ELM TREE ROAD

DATE: 30.04.14

REVISION: 02

DRAWING NUMBER:
00_PD05_EE_02

SCALE: 1:75 @ A3

PROJECT: 89

NOTES:

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02	30.04.14	PLANNING

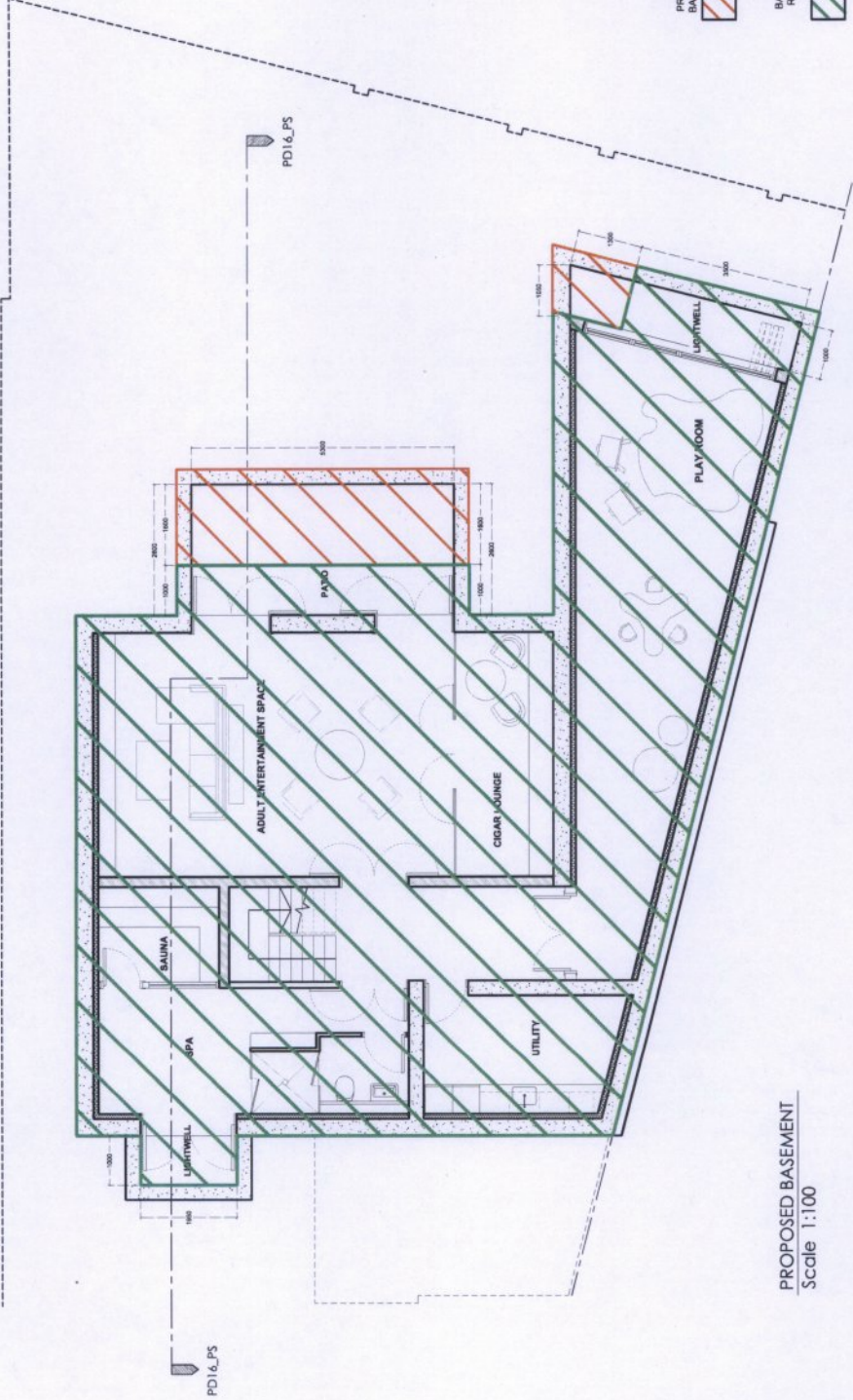
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PROPOSED ADDITIONAL
BASEMENT EXCAVATION

APPROVED
BASEMENT EXTENSION
REFERENCE NUMBER
13/05/188 / FULL

PROPOSED BASEMENT
Scale 1:100

DRAWING: PROPOSED BASEMENT

PROJECT: 22A ELM TREE ROAD

DATE: 20.06.14

SCALE: 1:100 @ A3

REVISION: 03

DRAWING NUMBER: 00_PD08_PP_03

PROJECT: BY

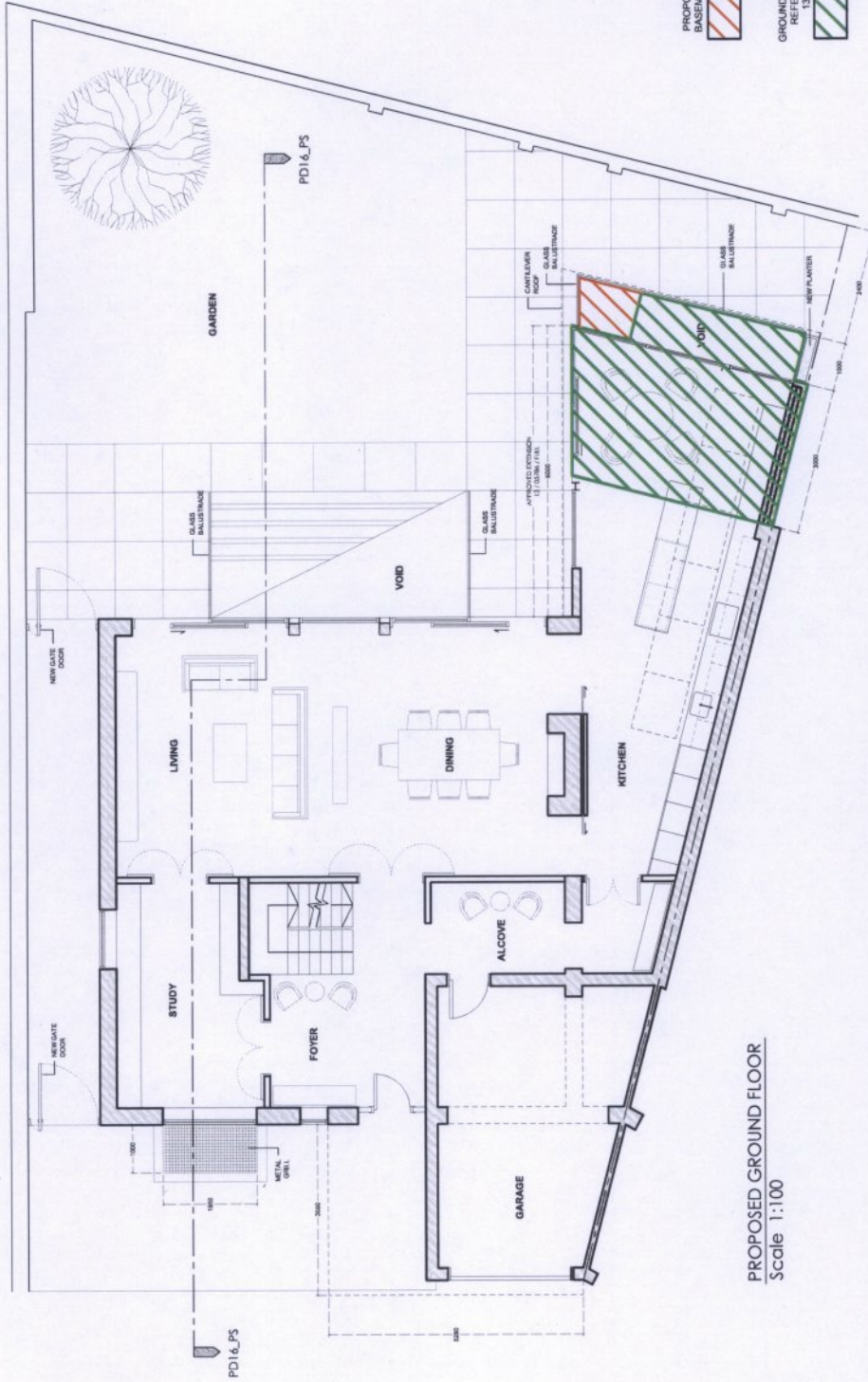
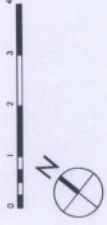
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REV.	DATE	DESCRIPTION
01	17.04.14	PLANNING
02	30.04.14	PLANNING
03	20.06.14	PLANNING

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PROPOSED GROUND FLOOR
Scale 1:100

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NOTES:

REV.	DATE	DESCRIPTION
01	17.04.14	PLANNING
02	30.04.14	PLANNING
03	20.06.14	PLANNING

DRAWING: PROPOSED GROUND FLOOR

PROJECT: 22A ELM TREE ROAD

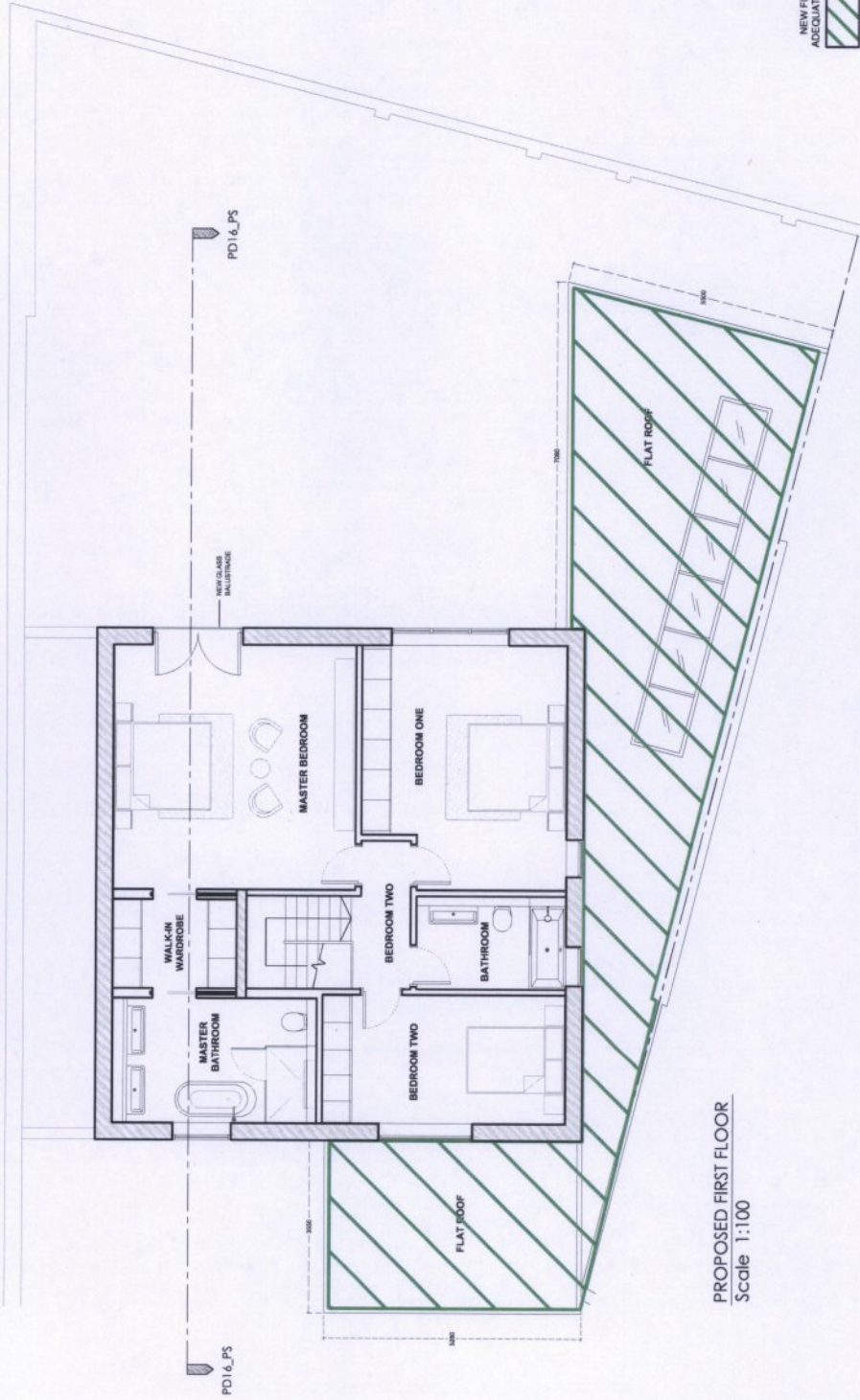
DATE: 20.06.14

REVISION: 03

DRAWING NUMBER:
00_PD09_PP_03

SCALE: 1:100 @ A3

PROJECT: 89



PROPOSED FIRST FLOOR
Scale 1:100

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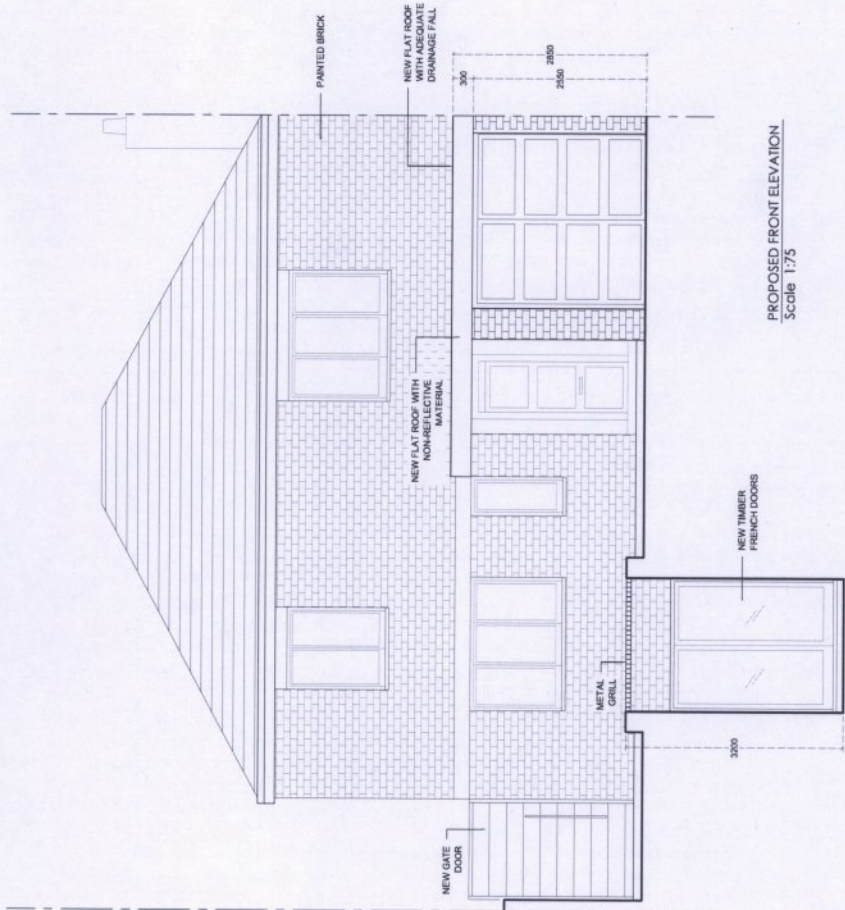


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REV.	DATE	DESCRIPTION
00	27.03.14	PLANNING
01	17.04.14	PLANNING
02	30.04.14	PLANNING

DRAWING: PROPOSED FIRST FLOOR
PROJECT: 22A ELM TREE ROAD

DATE: 30.04.14
SCALE: 1:100 @ A3
REVISION: 02
PROJECT: 89
DRAWING NUMBER: 00_PD10_PP_02



PROPOSED FRONT ELEVATION
Scale 1:75

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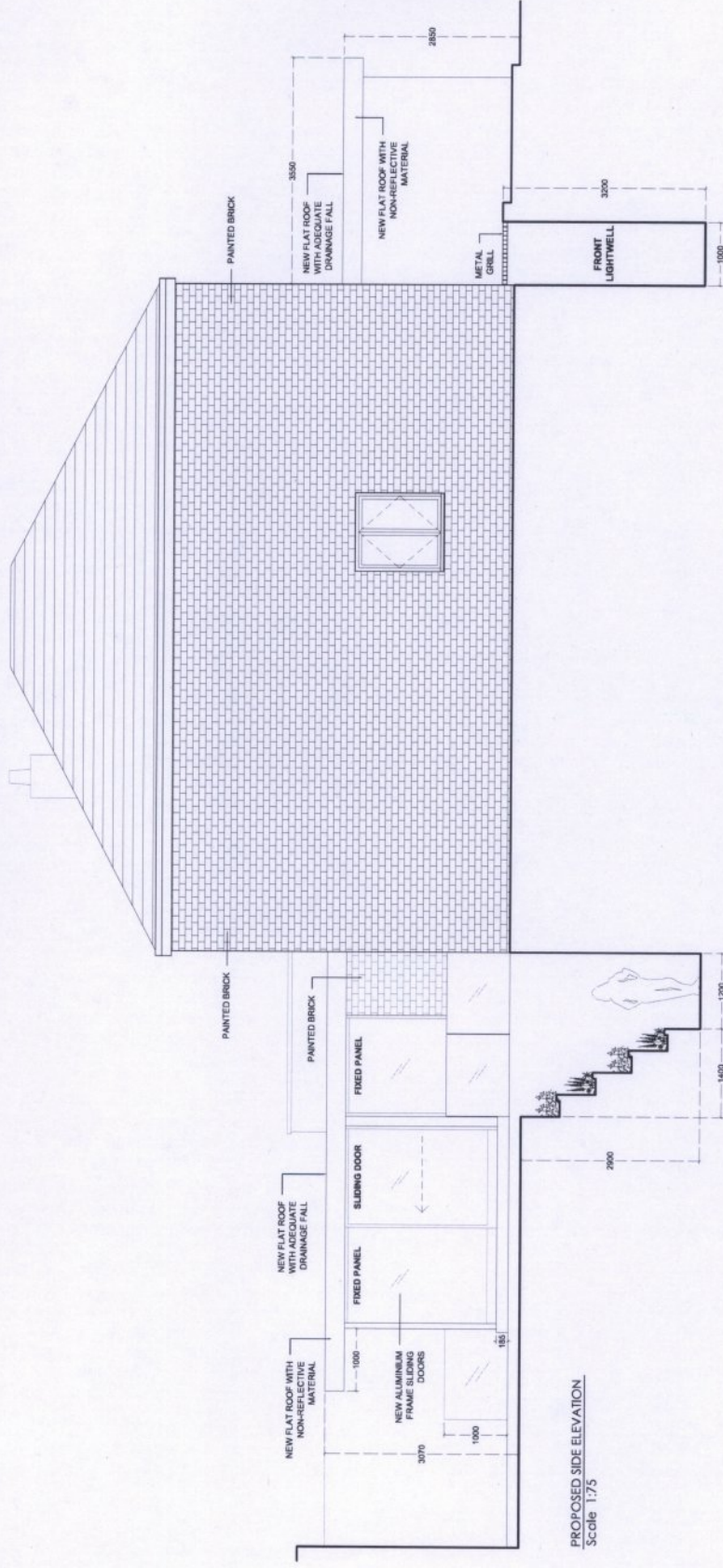
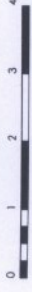
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NOTES:

REV.	DATE	DESCRIPTION
01	17.04.14	PLANNING
02	30.04.14	PLANNING
03	20.06.14	PLANNING

DRAWING: PROPOSED FRONT ELEVATION
PROJECT: 22A ELM TREE ROAD

DATE: 20.06.14
SCALE: 1:75 @ A3
REVISION: 03
PROJECT: 89
DRAWING NUMBER:
00_PD12_PE_03



PROPOSED SIDE ELEVATION
Scale 1:75



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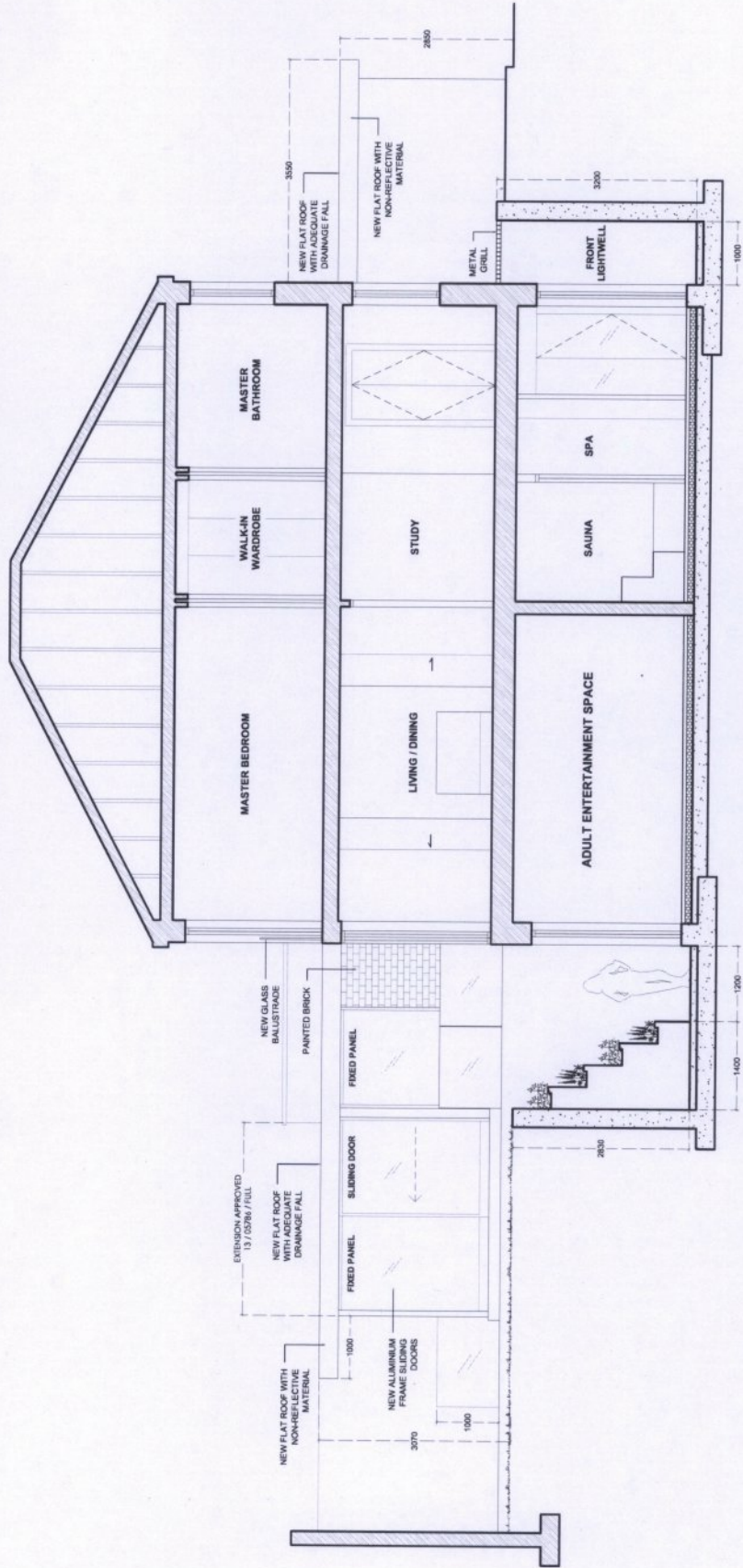
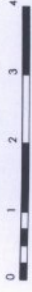
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03	20.06.14	PLANNING

DRAWING: PROPOSED SIDE ELEVATION
PROJECT: 22A ELM TREE ROAD

DATE: 20.06.14
SCALE: 1:75 @ A3

REVISION: 03
PROJECT: 89

DRAWING NUMBER:
00_PD13_PE_03



PROPOSED SECTION PD1.6
Scale 1:75

DRAWING NUMBER:
00_PD1.6_PS_03

REVISION: 03
PROJECT: 89

DATE: 20.06.14
SCALE: 1:75 @ A3

PROJECT:
22A ELM TREE ROAD

DRAWING: PROPOSED SECTION

NOTES:

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