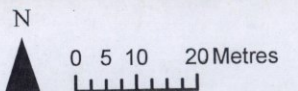
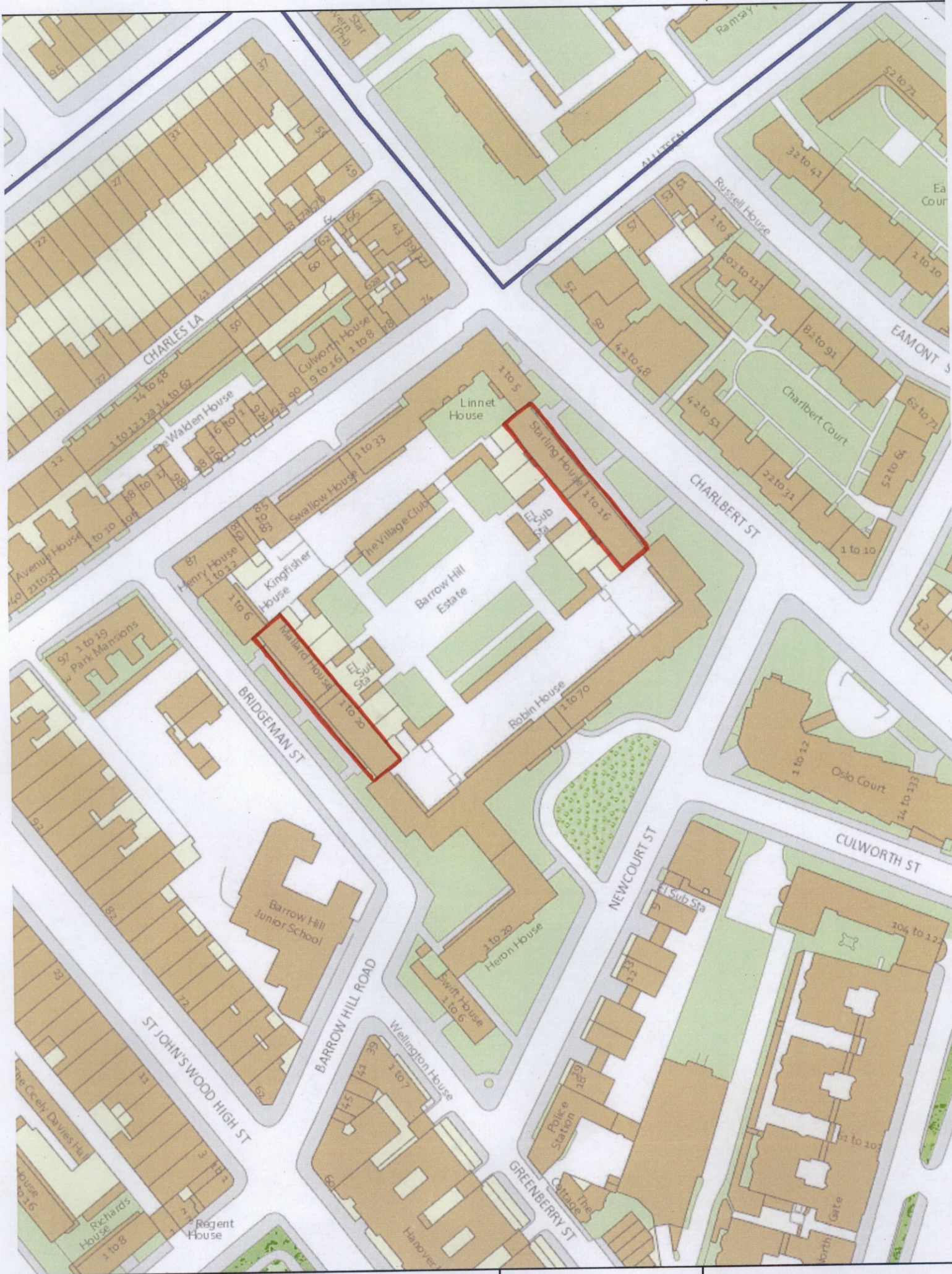


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 6 October 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Regent's Park	
<b>Subject of Report</b>	<b>Barrow Hill Estate, Allitsen Road, London, NW8 7BB</b>		
<b>Proposal</b>	Part retrospective application for the removal of existing trunking and conduit from the facades of Mallard House Bridgeman Street and Starling House Charlbert Street and the installation of replacement trunking, conduits and light fittings.		
<b>Agent</b>	Robert Rigby Architects Limited		
<b>On behalf of</b>	Citywest Homes Limited		
<b>Registered Number</b>	15/02600/COFUL	<b>TP / PP No</b>	TP/2490
<b>Date of Application</b>	24.03.2015	<b>Date amended/ completed</b>	14.07.2015
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	St John's Wood		
<b>Development Plan Context</b> - 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		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992.





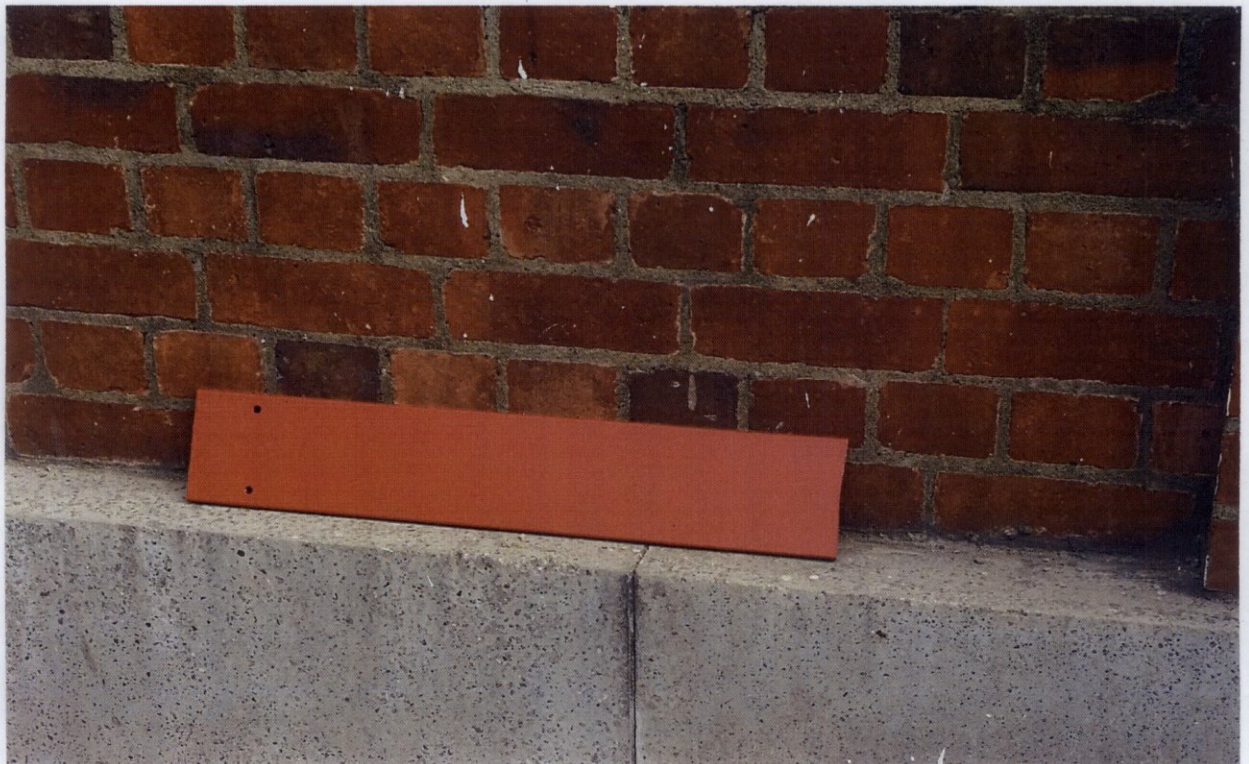




Mallard House, Bridgeman Street (top) and Starling House, Charlbert Street (bottom)

**BARROW HILL ESTATE, ALLITSEN ROAD, NW8**





Sample trunking

BARROW HILL ESTATE, ALLITSEN ROAD, NW8



## 2. SUMMARY

The Barrow Hill Estate is formed of blocks of flats and maisonettes arranged in a square plan. The Estate dates from the inter-war period and are characterised as attractive examples of inter war social housing with a distinct horizontal character. The buildings are not listed but they are located within the St John's Wood Conservation Area. This application relates to Starling House and Mallard House. Starling House forms the north-east side of the square, whilst Mallard House is directly opposite forming the south-west side. The works proposed are on the external facade only.

The key issues in this case are:

- The impact of the proposals on the appearance of the buildings and the character and appearance of the St John's Wood Conservation Area.
- The impact of the proposed lighting on residential amenity.

The proposed development is considered to comply with the relevant design and amenity policies set out in Westminster's City Plan: Strategic Policies (the City Plan) and the Unitary Development Plan (UDP). As such, it is recommended that permission is granted subject to the conditions set out in the draft decision letter.

## 3. CONSULTATIONS

### COUNCILLOR ROBERT RIGBY

Objects in support of residents on the following grounds: (i) trunking and light fittings will harm the appearance and setting of the buildings; (ii) trunking is intrusive; (iii) lighting is large and industrial in design; (iv) light spillage is intrusive as individual flats suffer from light pollution.

### ST. JOHNS WOOD SOCIETY

No Objection.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 33; Total No. of Replies: 5.

Five emails/ letters received raising objection on all or some of the following grounds:

- Trunking spoils the whole façade as its shiny and black. A more appropriate solution would be to colour the trunking to blend in with the brick work.
- Light fittings are unsympathetic to the façade as they are bulky in design and industrial in appearance.
- Light fittings should be relocated to sit on the inside wall of the balcony.
- Relocation of light fittings to sit on the inside wall will reduce the width of the walkway potentially causing health and safety issues.
- Not opposed to lights on the elevation however they should be of a more suitable design.
- Lighting is bright and intrusive.

ADVERTISEMENT/ SITE NOTICE: Yes.

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

The Barrow Hill Estate is formed of blocks of flats and maisonettes arranged in a square plan. The Estate dates from the inter-war period and are characterised as attractive examples of inter war social housing with a distinct horizontal character. The buildings are not listed but they are located within the St. John's Wood Conservation Area.

This application relates to Starling House and Mallard House. Starling House forms the north-east side of the square, whilst Mallard House is directly opposite forming the south-west side. The works proposed are on the external facade only.

## **4.2 Relevant History**

9 May 2012 – Permission granted for the Replacement timber framed double glazed windows to Mallard House (11/10256/COFUL).

9 May 2012 – Permission granted for replacement timber framed double glazed windows to Starling House (11/10260/COFUL).

19 February 2001 – Permission granted for installation of metal trunking in connection with renewal of electrical mains and switch gear at Heron, Kingfisher, Linnet, Mallard, Starling, Swift and Swallow Houses (00/04748/COFUL).

## **5. THE PROPOSAL**

Permission is sought, part-retrospectively, for the removal of existing trunking and conduits from the facades of Mallard House and Starling House and the installation of replacement trunking, conduits and light fittings to the external elevations.

On Mallard House the light fittings are to be positioned underneath the canopies over entrance doorways at ground floor level and on the inside wall of the balcony at second floor level. The trunking will run above the canopies at ground floor level and above the fenestration on the south side of the elevation at second floor level.

Similarly, the light fittings will be positioned underneath the entrance doorway canopies at ground floor level and on the inside wall of the balcony at second floor level on Starling House and the trunking will run above the canopies at ground floor level and above the fenestration at second floor level.

## **6. DETAILED CONSIDERATIONS**

### **6.1 Land Use**

The proposals do not raise land use issues.

### **6.2 Townscape and Design**

#### **6.2.1 Installation of Trunking**

Both Starling and Mallard House previously had trunking and conduits previously running along the full length of the elevation at second floor level and at ground floor level in sections. The trunking contained a mixture of white and black lengths and had additional wiring connecting to it. This application seeks to consolidate all services and wiring into new trunking, which is to be positioned where the previous trunking ran. The proposed trunking is of a larger scale (in terms of its width) than the existing trunking due to the number of services it has to accommodate and it is constructed in galvanised steel.

Consultation responses have raised concern with the proposed trunking on grounds that it spoils the appearance of the façade, as it is painted glossy black which makes it appear shiny. A number of the consultation responses suggest that, in order to mitigate the visual impact, the trunking should be painted to match the colour of the brickwork. In response to this the applicant has produced a sample panel of painted trunking, as demonstrated in the accompanying photographs. However as the brickwork is not uniform in its colouring, finding a

sympathetic and appropriate colour match for the trunking was not possible. It is considered that painting the trunking a 'brick' colour would make the trunking more visually intrusive than having it painted black and therefore this approach would fail to preserve the character and appearance of the conservation area.

Consequently it is proposed to paint the trunking black. This approach is considered to be acceptable in design terms as it will match the rainwater goods and therefore visually reduce the number of additions to the elevation. Whilst it would have been preferable for the services to run internally, given the pre-existing treatment of the services the proposed alterations are not considered to adversely harm the character and appearance of the building and its setting.

### **6.2.2 Installation of Lighting**

When initially installed the light fittings were positioned on the elevation at ground and second floor levels, next to the entrance doors. Following concerns raised by the residents prior to the submission of the planning application, the submitted plans show the lights affixed to the underside of the door canopies at ground floor level and on the internal wall elevations of the balconies at second floor level.

During the course of the application objections to the light fittings were received on the grounds that they are industrial in appearance and of a scale which is unsympathetic to the façade, with some respondents recommending that they be relocated to the proposed locations. At the time of the application site visit the light fittings were still in their initially installed locations and it is assumed that the consultation responses received correspond with the current unauthorised location of the lights, rather than the locations that are being applied for and that are shown on the submitted drawings.

Policy DES 7 (B)(2) of the UDP states that where light fitting are installed, 'it shall be done in a visually discreet manner, having regard to the character of buildings and land on or within which it is to be located'. Due to the proposed location of the lights, predominantly enclosed within the envelope of the building, they will not be highly visible within the street scene and are not considered to contribute to clutter on the building. A consultation response has drawn attention to the fact that the width of the balcony will be reduced when the lights are installed, however the impact of this is not considered to be so adverse as to warrant a refusal. Therefore their introduction is considered to have a limited impact on the appearance of the building and the character and appearance of the Conservation Area will be preserved.

Both the introduction of trunking and light fittings are acceptable in design terms and are considered to comply with Policies DES 1, DES 5, DES 7 and DES 9 of the UDP and Policies S25 and S28 in the UDP.

### **6.3 Amenity**

Consultation responses have been received objecting to the introduction of light fittings on the ground that the light generated is bright and obtrusive, consequently causing light pollution. Whilst DES 7(B) primarily relates to floodlighting, in the reasons given for the policy it is advised that lights should be located behind balustrades and parapets in order to reduce their visibility. Policy ENV 10 in the UDP recognises the importance of security lighting, however it encourages measures to minimise light spillage.

The proposed location of the lights is considered to be in accordance with policies DES 7 and ENV 10 as the lights, where possible, have been concealed reducing the amount of light spill. If the impact of the light fittings is assessed in context, within an urban setting, It is not considered that the proposals would result in any significant impact on the amenity currently enjoyed by the occupants and the proposals comply with the relevant policies in the City Plan and UDP.

**6.4 Highways and Parking**

The proposals do not raise highways and parking issues.

**6.5 Economic Considerations**

None relevant.

**6.6 Access**

The proposals do not raise access issues.

**6.7 Other UDP/Westminster Policy Considerations**

Not applicable.

**6.8 London Plan**

The proposals do not raise strategic issues.

**6.9 Planning Obligations**

Not applicable.

**6.10 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.

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

Not applicable.

**6.12 Other Issues**

None relevant.



## 7. CONCLUSION

In summary, the proposed development is considered acceptable in design and amenity terms and would accord with the relevant policies in the City Plan and UDP. As such the application is recommended for approval, subject to the conditions set out in the draft decision letter.

## BACKGROUND PAPERS

1. Application form.
2. Letter from Councillor Rigby dated 29 July 2015.
3. Email from the St. John's Wood Society dated 14 August 2015.
4. Emails from the occupier of Flat 2 Starling House, Charlbert Street dated 23 July 2015, 25 July 2015 and 27 July 2015.
5. Email from the occupier of 5 Starling House, Charlbert Street dated 29 July 2015.
6. Email from the occupier of Flat 11, Starling House, Charlbert Street dated 29 July 2015.
7. Email from dated 31 July 2015 (no address given).
8. Email from the occupier of Flat 10 Starling House, Charlbert Street dated 3 August 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT OLIVER GIBSON ON 020 7641 2680 OR BY E-MAIL – [ogibson@westminster.gov.uk](mailto:ogibson@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** Barrow Hill Estate, Allitsen Road, London, NW8 7BB

**Proposal:** Part retrospective application for the removal of existing trunking and conduit from the facades of Mallard House Bridgeman Street and Starling House Charlbert Street and the installation of replacement trunking, conduits and light fittings.

**Plan Nos:** 1488/001; 1488/002; 1488/010; 1488/011; 1488/100 Rev A; 1488/101 Rev A; specification of proposed wall light fitting 'LED Knight Round'; 'Flytec' cable trunking specification; and 'Conlok' conduit system specification.

**Case Officer:** Rebecca Mason

**Direct Tel. No.** 020 7641 7540

**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 The trunking hereby approved shall be painted or otherwise finished in a black colour and permanently maintained in this colour and finish.



**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):**

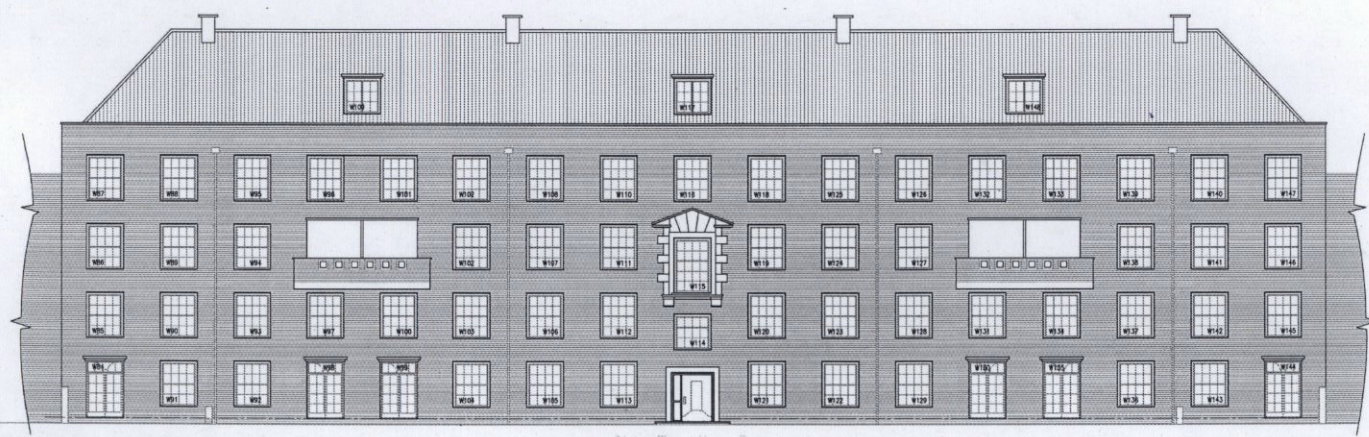
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic 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.

All dimensions are to be checked on site before work commences.  
 Figure dimensions to be taken in preference to scaled dimensions.  
 If in doubt always site.  
 © Copyright reserved.



EXISTING EXTERNAL ELEVATION

NOTE:  
 Existing elevations do not show  
 current trunking layouts, surface  
 mounted cabling and light fittings



EXISTING INTERNAL ELEVATION



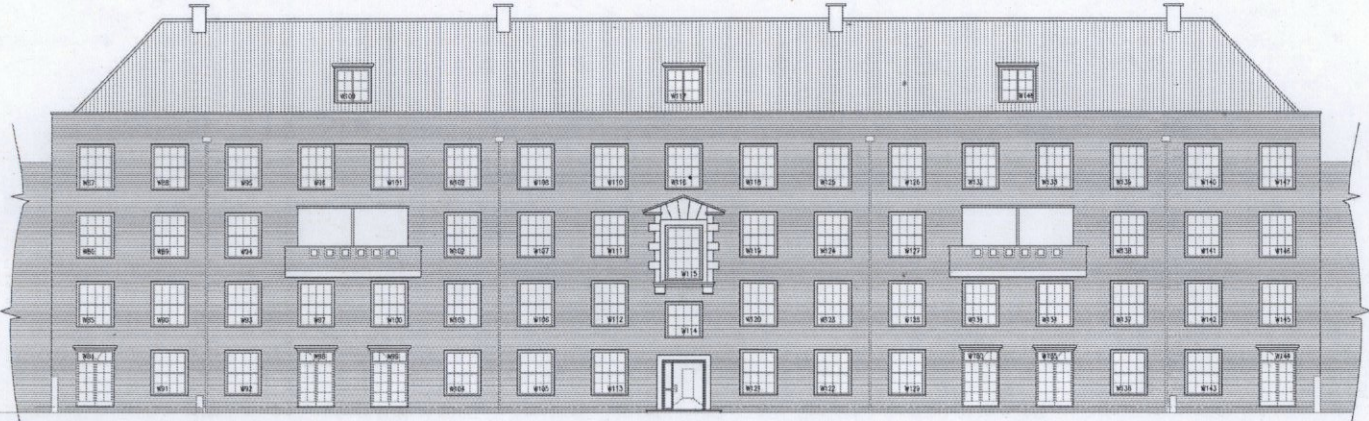
Rev.	Note	Date	Initial
0	PLANNING		
<b>robert rigby architects</b> <small>© Partner Road, Reading, Berkshire RG2 1EA            Telephone: 0118 957710            Fax: 0118 957710            E-Mail: <a href="mailto:enquiries@rigbyarchitect.com">enquiries@rigbyarchitect.com</a></small>			
Project: Starling House and Mallard House Barrow Hill Estate St. Johns Wood NW8			
Client: CITYWEST HOMES LIMITED			
Drawing Title: STARLING HOUSE EXISTING ELEVATIONS			
Scale:	1:100 (A1)	Drawn No.:	1488/010
Drawn by:	AC	Date:	MARCH 14



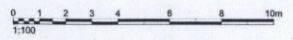


PROPOSED EXTERNAL ELEVATION

- New black painted trunking run at high level over doors and windows finished to match existing rainwater goods on the building
- Existing light fittings removed along with all existing redundant conduit and cabling
- New light Fittings located at low level opposite to the door with trunking run on the inside face of brick balcony so to not be visible from public area
- New black painted trunking run at high level over doors and windows with conduit drops to new light fittings - Trunking and conduit finished to match existing rainwater goods on the building
- Existing light fittings removed along with all existing redundant conduit and cabling
- New light Fittings fitted to the underside of the existing door canopies



PROPOSED INTERNAL ELEVATION



LOCATION OF SP AND FIT LIGHT FITTINGS			
ALLIED FOLLOWING PRESENTS			
Rev.	Note	Date	By
A			AC
<p><b>PLANNING</b></p> <p>robert rigby architects</p> <p>12 Palmer Road, Potters Bar, Herts SG8 1EA                      Telephone: 01832 7710 40                      Fax: 01832 6779 30                      E-Mail: enquiries@rigbyarchitects.com</p>			
<p>Project: Starling House and Mallard House                      Barrow Hill Estate                      St. Johns Wood NW8</p>			
<p>Client:                      CITYWEST HOMES LIMITED</p>			
<p>Drawing Title:                      STARLING HOUSE                      PROPOSED ELEVATIONS</p>			
Scale:	1:100 @ A1	Drawn by:	AC
Drawn by:	AC	1488/100	Rev.:
Date:	MARCH 14		A

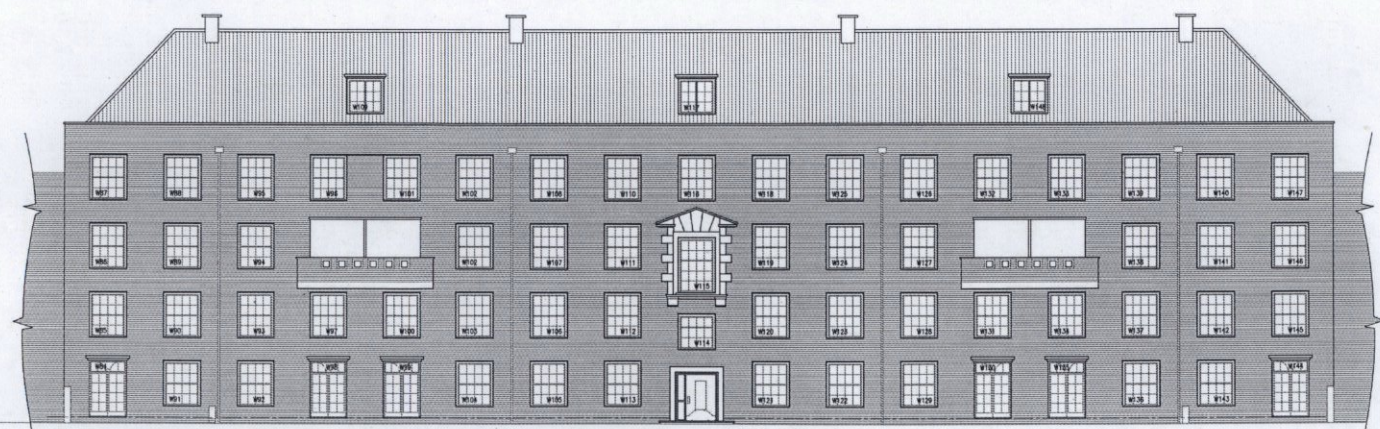


All dimensions are to be checked on site before work commences.  
 Figured dimensions to be taken in preference to scaled dimensions.  
 If in doubt please ask.  
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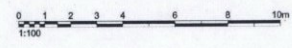



EXISTING EXTERNAL ELEVATION

NOTE:  
 Existing elevations do not show  
 current trunking layouts, surface  
 mounted cabling and light fittings



EXISTING INTERNAL ELEVATION



Rev	Note	Date	Initial
<b>PLANNING</b>			
robert rigby architects			
			
43 Parkway Place, Pinner, Middlesex HA8 7SA Telephone: 0181 85170 30 Fax: 0181 85770 35 E-Mail: <a href="mailto:info@rrobby.com">info@rrobby.com</a>			
Project: Starting House and Mallard House Barrow Hill Estate St. Johns Wood NW8			
Client: CITYWEST HOMES LIMITED			
Drawing Title: MALFARO HOUSE EXISTING ELEVATIONS			
Scale:	1:100&A1	Drawn No:	
Drawn by:	JC	1488/011	Rev:
Date:	MAY01 14		



New black painted trunking run at high level  
 over doors and windows to match  
 existing rainwater goods on the building  
 New conduit

Existing light fittings removed along  
 with all existing redundant conduit and cabling

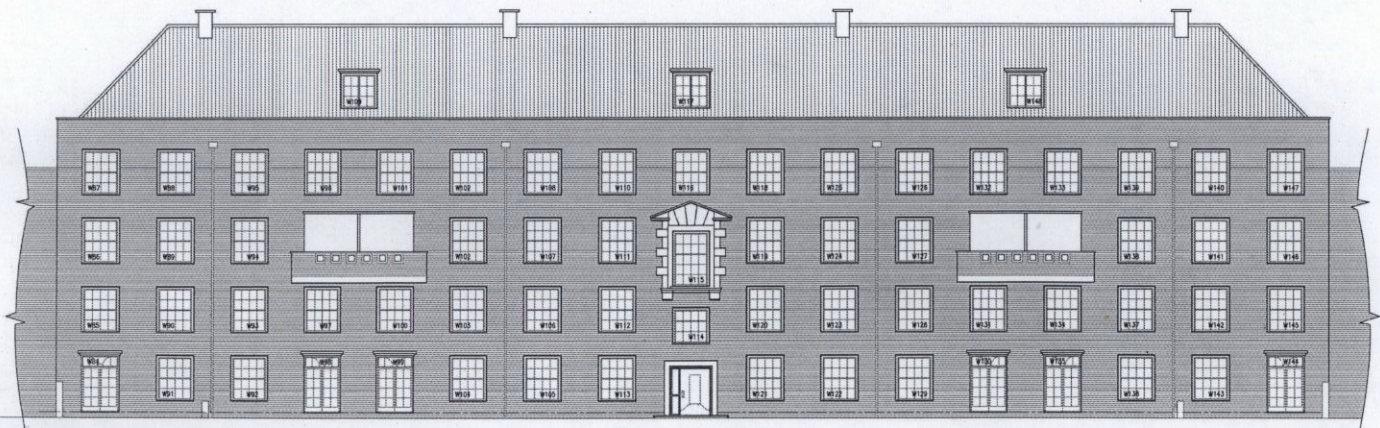
New light Fittings located at low level opposite  
 to the door with trunking run on the inside face of  
 brick balcony so to not be visible from public area

New black painted trunking run at high level  
 over doors and windows with conduit finished to new  
 light fittings - Trunking and conduit finished to match  
 existing rainwater goods on the building

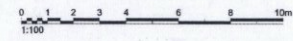
Existing light fittings removed along  
 with all existing redundant conduit and cabling

New light Fittings fitted to the underside  
 of the existing door canopies

PROPOSED EXTERNAL ELEVATION



PROPOSED INTERNAL ELEVATION



1. LOCATION OF SP. AND FF LIGHT FITTINGS ALL TO BE FOLLOWED UNLESS NOTED OTHERWISE			
Rev.	Date	Drawn By	AC
1	2008		
Scale			
PLANNING			
robert rigby architects			
12 Palmer Road, Hoxing, Stoke Newington, London N16 9EA			
Telephone: 0181 8677010			
Fax: 0181 8677010			
E-Mail: enquiries@rigbyarchitects.com			
Project: Starling House and Mallard House Barrow Hill Estate St. Johns Wood NW8			
Client: CITYWEST HOMES LIMITED			
Drawing Title: MALLARD HOUSE PROPOSED ELEVATIONS			
Scale:	1:100(A1)	Dwg. No.:	1488/101
Drawn by:	AC	Rev.:	A
Date:	MARCH 14		