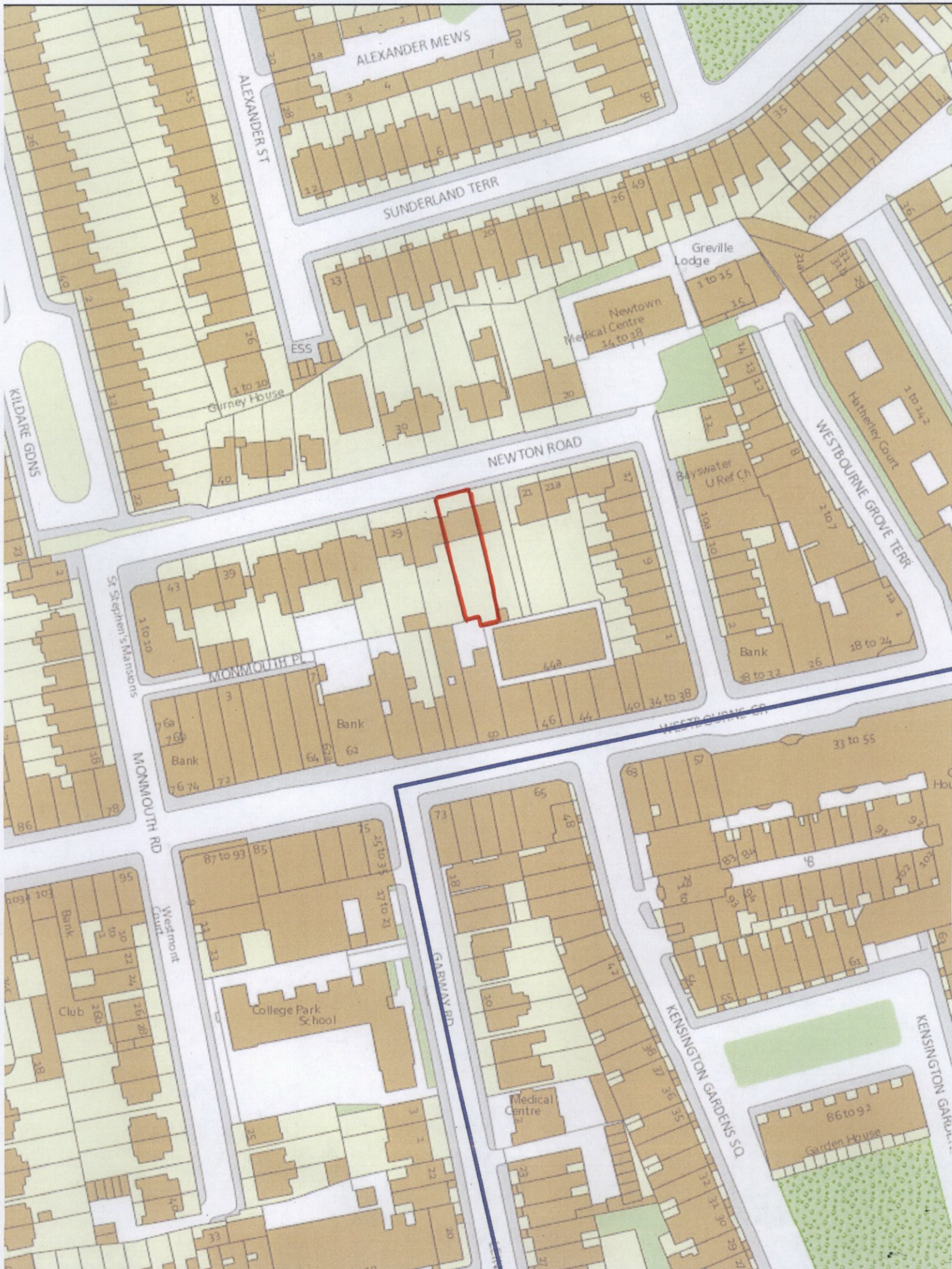


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 6 October 2015	Classification For General Release	
Report of Director of Planning		Wards involved Bayswater	
Subject of Report	25 Newton Road, London, W2 5JR		
Proposal	Rear lower ground and ground floor extension with associated changes to the garden level, alterations to fenestration, the rebuilding of the existing dormer comprising amendments to their form and design, the installation of a rooflight to the existing side flat roof, the installation of photovoltaic panels to the existing first floor flat roof, the re-paving of the front driveway and associated works.		
Agent	Allsop Gollings Architects		
On behalf of	Mrs H Newiss		
Registered Number	15/03081/FULL	TP / PP No	TP/3361
Date of Application	08.04.2015	Date amended/ completed	08.04.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Westbourne		
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.





25 NEWTON ROAD, W2

2. SUMMARY

The application relates to an unlisted semi-detached dwellinghouse which is located on the south side of Newton Road in the Westbourne Conservation Area. Planning permission is sought in respect of a rear lower ground and ground floor extension with associated changes to the garden level, alterations to fenestration, the rebuilding of the existing dormer comprising amendments to their form and design, the installation of a rooflight to the existing side flat roof, the installation of photovoltaic panels to the existing first floor flat roof, the re-paving of the front driveway and associated works.

The key issues in this case are:

- Design and the impact on the character and appearance of the original building and the Westbourne Conservation Area.
- The impact on the amenities of neighbouring occupiers.
- The impact on trees.

The proposal is considered to be acceptable and subject to suitably worded conditions, would comply with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan). It is therefore recommended for conditional approval.

3. CONSULTATIONS

BAYSWATER RESIDENTS ASSOCIATION

No objection subject to neighbour comments.

ARBORICULTURAL MANAGER

The current scheme would result in the loss of two trees on the site. Whilst this is regrettable, they are relatively small trees which could be easily replaced and no objection is raised on this basis. It is proposed that the olive tree is relocated to a position further back in the garden, but provision of a replacement crab apple tree or similar ornamental tree would be preferable as it would be more in keeping with the leafy character of the conservation area and in particular the character of Newton Road.

The applicants have submitted a tree survey in support of the application but it does not relate to the current proposal. It would be helpful if an Arboricultural Impact Assessment, which addresses any issues regarding the trees in relation to the current proposal, could be provided.

Concern is raised regarding the proximity of the development and particularly the water feature to the Magnolia tree T1. The tree has a slightly eccentric form and the trunk is in direct contact with the boundary wall but is an attractive specimen worthy of retention. More information on the depth and construction of the water feature should be provided. If it is a modest structure the impact on the roots of the tree are likely to be minimal. If the structure extends to the full depth of the extension then further investigation to determine if any significant roots are present may be required. An outline methodology of the ways in which this tree would be protected would also be useful.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 15; Total No. of Replies: 0.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site is occupied by an unlisted semi-detached Victorian dwellinghouse, located on the south side of Newton Road. The application site is within the Westbourne Conservation Area.

4.2 Relevant History

29 January 2015 – Planning application withdrawn for erection of two storey extensions at lower ground and ground floor levels, alterations to the existing rear elevation's fenestration, removal of trees and planting of replacement trees and replacement of rear dormer (14/12083/FULL). The application was withdrawn following officer advice that the proposed rear extension and associated alterations to the rear elevation were unacceptable in design terms. The current application seeks to overcome these previous concerns raised by officers.

25 May 1999 – Permission granted for alterations and extension to existing side extension to create additional residential accommodation (99/02775/FULL).

5. THE PROPOSAL

Planning permission is sought for the erection of a rear lower ground and ground floor extension with associated alterations to the garden level, alterations to fenestration, rebuilding of the existing dormers comprising amendments to their form and design, installation of a rooflight in the existing side flat roof, installation of photovoltaic panels to the first floor flat roof, re-paving of the front driveway and associated works.

6. DETAILED CONSIDERATIONS

6.1 Land Use

Policy H3 in the UDP out that extensions to residential properties are acceptable in principle provided they are in keeping with the character of the building and area and have no adverse amenity effect.

6.2 Townscape and Design

The building is unlisted and is located inside the Westbourne Conservation Area. The building was originally built as a semi-detached property which together with the adjoining building on the immediate east formed a villa style composition. A large infill extension has since been constructed into the gap between this building and the immediate building on the west side, blurring somewhat the distinction between this very likely originally separate structure and the building to the west, although the overhanging roof form still remains defining the original building footprint. Both front and rear elevations still retain a good sense of their original character, with no rear extensions currently being present on the building.

The most contentious aspect of the proposals is for the part one part two storey high rear extension. This is to be separated into two distinct but complimentary structures, one a lower profile and horizontally orientated structure to the west side of the rear elevation, and the other a higher element containing a double height volume which consists in an almost fully glazed rear elevation framed in brickwork. These structures are quite dramatic additions to the building; however, in the particular circumstances of this case they are considered acceptable. The higher element has a verticality of proportion and a width which to some limited degree

reflects the existing rear extension to the other half of the villa, and it matches the projection from the building of that rear extension to the other half of the villa. The proposed western element of the rear extension keeps a low profile, has a green roof above, a greater degree of solidity and projects only marginally further than the rear extension of the next building to the west. Furthermore, it replaces very large and unattractive set of doors to the rear elevation. The significantly glazed appearance is a contentious point. However, given that the glazed elements are to be framed in brickwork to match the existing brickwork to the rear elevation, which will help integrate their appearance, and as to the rear of this terrace almost all of the buildings have large and often equally dramatically styled modern extensions, it is considered that the overall bulk, form and scale of the proposed rear extensions are acceptable.

The works to the front elevation are minor and include the reinstatement of several decorative metalwork and stonework features which are still in place to the adjoining building. The repaving of the front garden area in Portland stone is acceptable subject to a sample secured by condition as whilst some attractive tiling is in place overall this area has a poorly maintained condition and appearance and the proposals will overall improve it. These works are acceptable in design terms.

A new dormer is proposed to the rear roofslope which will match an existing dormer to the other half of this villa. The dormer is small, replaces an existing off-centre dormer of similar scale, and will be lead clad and as such, it is considered to be uncontentious in design terms. The proposed photovoltaic panels are low profile and discreetly sited on the flat roof and are therefore acceptable in design terms.

For the reasons set out above, the particular circumstances of this site and its context are such that the proposed two storey rear extension and other alterations and extensions to the building are acceptable and would accord with Policies S25 and S28 in the City Plan and Policies DES1, DES5, DES6 and DES9 in the UDP.

6.3 Amenity

The proposed rear extension would be visible from the rear windows of both of the adjoining properties (Nos.23 and 27 Newton Road). It would be limited to single storey on the boundary with No.27 and as a result of the proposed excavation, would not exceed the height of the neighbour's French doors. It is accordingly considered that it would not have a material detrimental impact on the amenities of the occupiers in terms of a loss of light, sense of enclosure or loss of outlook.

The proposed extension would extend to two storeys high on the other side of the building. However, it would be moderately inset from the boundary with No.23 and would not project as far into the garden as the single storey element. Furthermore, the three storey rear extension at No.23 has a far greater impact in terms of loss of light and visual intrusion in relation to its own windows than the proposed extension would have. It is therefore considered that a refusal on the basis of the impact of neighbouring occupiers could not be justified in this instance.

No other parts of the proposal would materially affect the amenities of neighbouring occupiers. The proposal as a whole would accordingly comply with Policy S29 in the City Plan and Policy ENV13 in the UDP

6.4 Highways/ Parking Issues

The proposal would not affect access to the site or parking on site and is accordingly considered acceptable in highways and parking terms.

6.5 Equalities and Diversities (including Access)

Not relevant.

6.6 Economic Considerations

Not relevant.

6.7 Other UDP/ Westminster Policy Considerations

None relevant.

6.8 London Plan

The proposals do not raise strategic issues and do not have significant implications for the London Plan.

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. 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

Not applicable.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

The current scheme would result in the loss of two trees on the site. Whilst this is regrettable, they are relatively small trees which could be easily replaced and no objection is raised by the Arboricultural Officer on this basis. It is proposed that the olive tree is relocated to a position further back in the garden, but provision of a replacement crab apple tree or similar ornamental tree would be preferable as it would be more in keeping with the leafy character of the conservation area and in particular the character of Newton Road. It is recommended that a suitable replacement is required by condition.

The applicants have submitted a tree survey in support of the application but it does not relate to the current proposal. Given that the removal of the two trees closest to the proposed extension have been accepted, a further condition requiring details of tree protection measures is recommended.

Concern is raised by the Arboricultural Manager regarding the proximity of the development and particularly the proposed water feature to the Magnolia tree (T1). The tree has a slightly eccentric form and the trunk is in direct contact with the boundary wall but is an attractive specimen worthy of retention. It is therefore recommended that more information on the depth and construction of the water feature is secured by condition. If it is a modest structure the impact on the roots of the tree are likely to be minimal. If the structure extends to the full depth of the extension then further investigation to determine if any significant roots are present may be required.

6.12 Excavation

The proposed excavation works required to facilitate the erection of the lower ground and ground floor rear extension would not be so substantial as to require a construction management plan or a construction method statement. Nevertheless, a construction method statement has been provided as part of the submission, which does not raise any concerns in terms of the impact of construction works on the amenity of neighbours and the local highway network.

7. CONCLUSION

The proposed development is considered to be acceptable in land use, design and amenity terms and would accord with the relevant policies in the UDP and City Plan. As such, it is recommended that permission is granted, subject to the conditions set out in the draft decision letter.

BACKGROUND PAPERS

1. Application form
2. Memo from the Arboricultural Manager dated 13 May 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

DRAFT DECISION LETTER

Address: 25 Newton Road, London, W2 5JR

Proposal: Rear lower ground and ground floor extension with associated changes to the garden level, alterations to fenestration, the rebuilding of the existing dormer comprising amendments to their form and design, the installation of a rooflight to the existing side flat roof, the installation of photovoltaic panels to the existing first floor flat roof, the re-paving of the front driveway and associated works.

Plan Nos: 135_001, 135_P002A, 135_P003A, 135_P004, 135_P005, 135_P006, 135_P010, 135_P011, 135_P012, 135_P013, 135_P014, 135_P015, 135_P016, 135_P017, 135_P020B, 135_P021B, 135_P022B, 135_P023B, 135_P024B, 135_P030A, 135_P031A, 135_P032A, 135_P033A, 135_P034A, 135_P040A, 135_P041A, 135_P042A, 135_P044A, Tree Report (October 2014), Flood Risk Assessment (November 2014), Design and Access (and Heritage) Statement Revision B and Sustainable and Environmental Design Study (December 2014).

Case Officer: Claire Berry

Direct Tel. No. 020 7641 4203

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 Westbourne 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 new dormer shall be clad in lead to its sides, cheeks and roof.

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 Westbourne 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 The new external decorative metalwork to the front elevation shall be black in colour and permanently 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 Westbourne 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 apply to us for approval of a sample of Portland stone to be used in the front garden/forecourt area. 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 Westbourne 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)

- 7 The new window surrounds to the front elevation at first floor level shall match in terms of design, colour and finish those present to the front elevation at first floor level to No.23 Newton Road.

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 Westbourne 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)

- 8 You must not use the roof of the 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)

- 9 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. 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. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are 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)

- 10 Notwithstanding the annotations on the drawings hereby approved, you must apply to us for approval of details of the size, location and species of the replace tree to be planted to replace the trees that are to be removed to permit the erection of the rear extension at lower ground and ground floor levels. You must then plant the replacement tree in accordance with the details we approve within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove the replacement tree or find that it is dying, severely damaged or diseased within 5 years of planting it, you must replace the tree with a tree of a similar size and species. (C30FA)

Reason:

To protect trees and the character and appearance of the site 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. (R31CC)

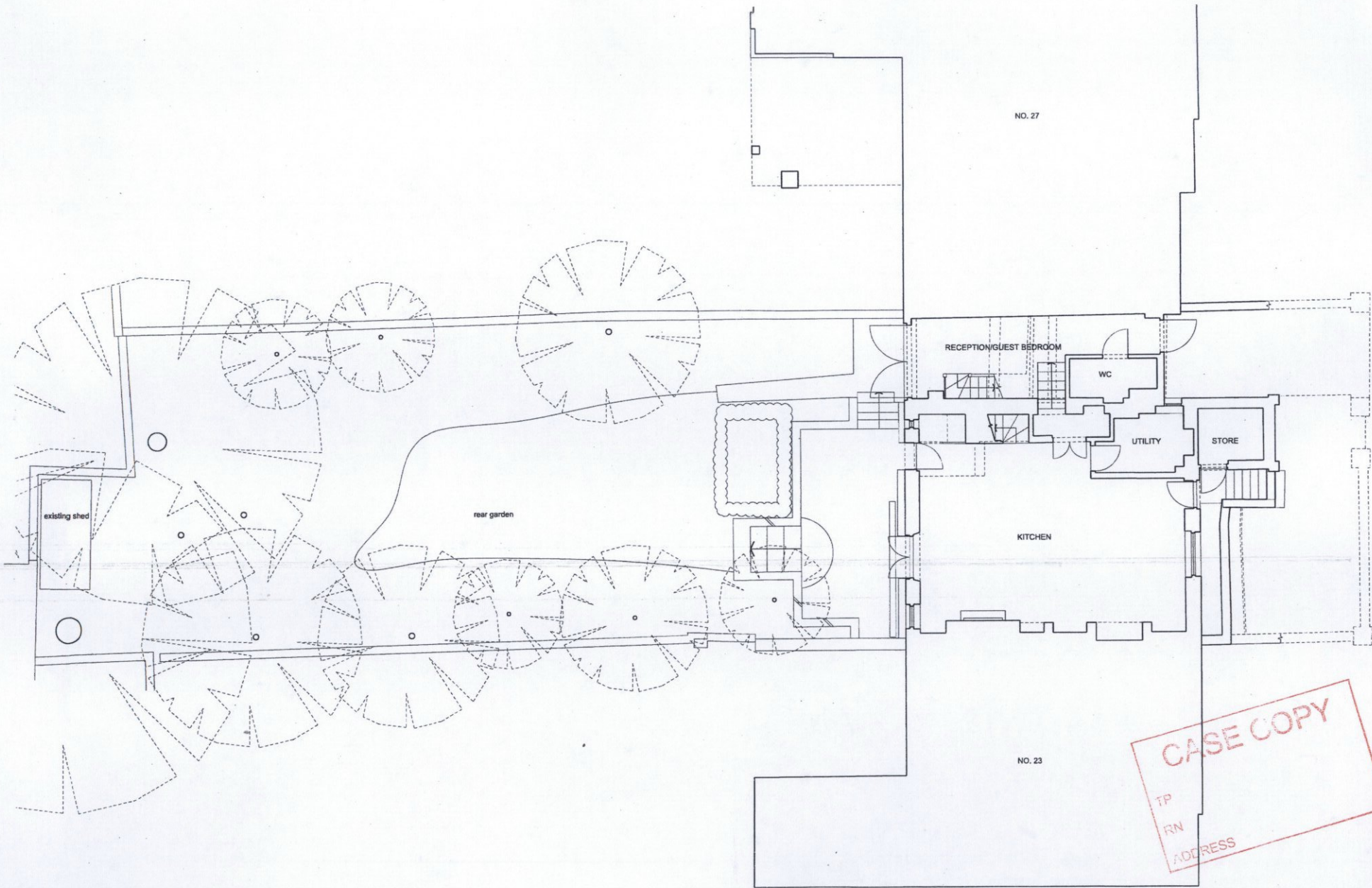
- 11 You must apply to us for our approval of the depth and construction of the proposed water feature. You must not start any work on the lower ground and ground floor rear extensions until we have approved what you have sent to us. The works must be carried out according to the approved details.

Reason:

To protect the trees and the character and appearance of this part of the Westbourne 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)

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.



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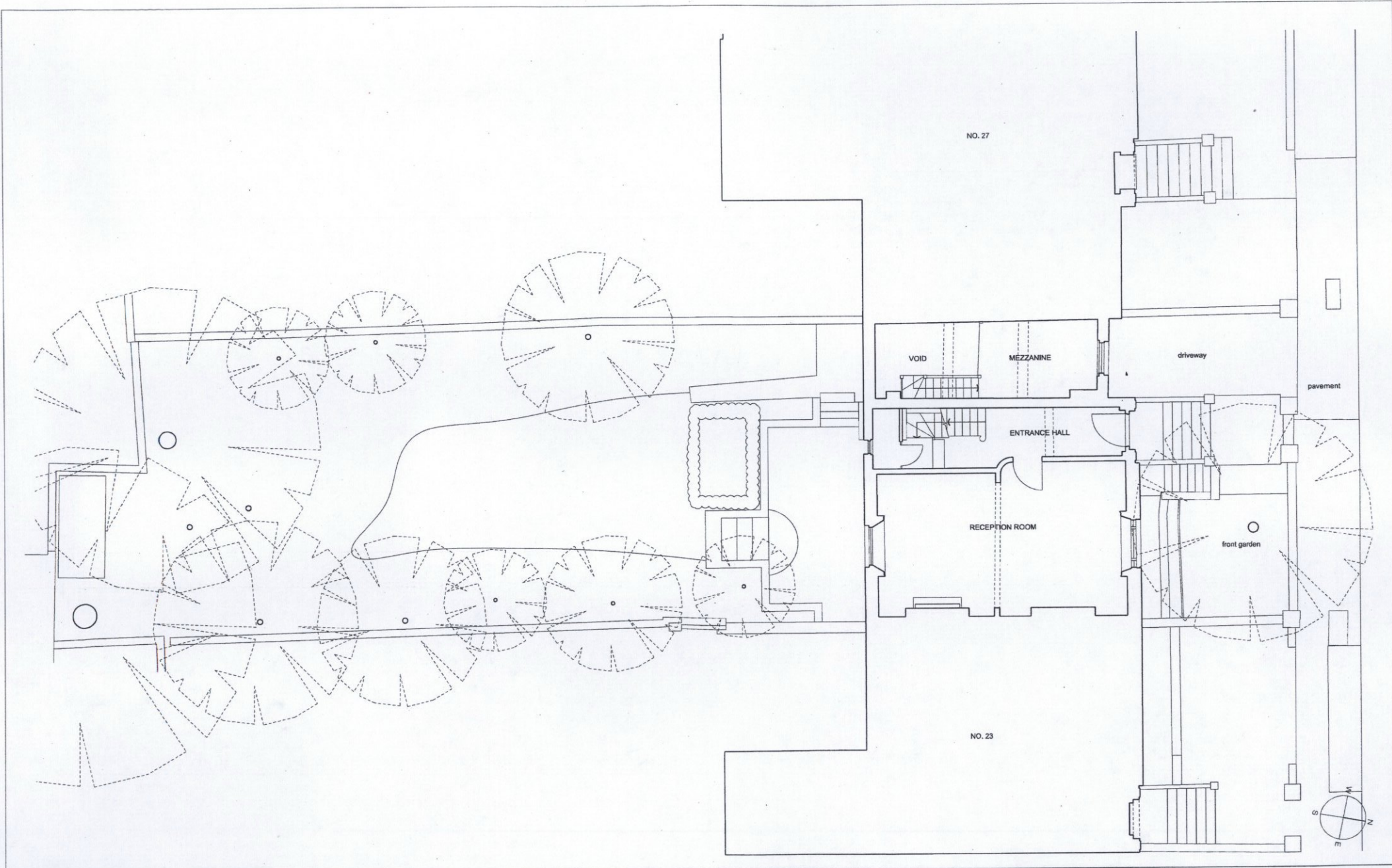
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ISSUED FOR PLANNING	05/12/2014	
REVISED ISSUE FOR PLANNING	02/04/2015	A

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TITLE Existing lower ground floor plan		
SCALE 1:100@A3 1:50@A1	DATE December 2014	DRAWING NO.
		135_P002A



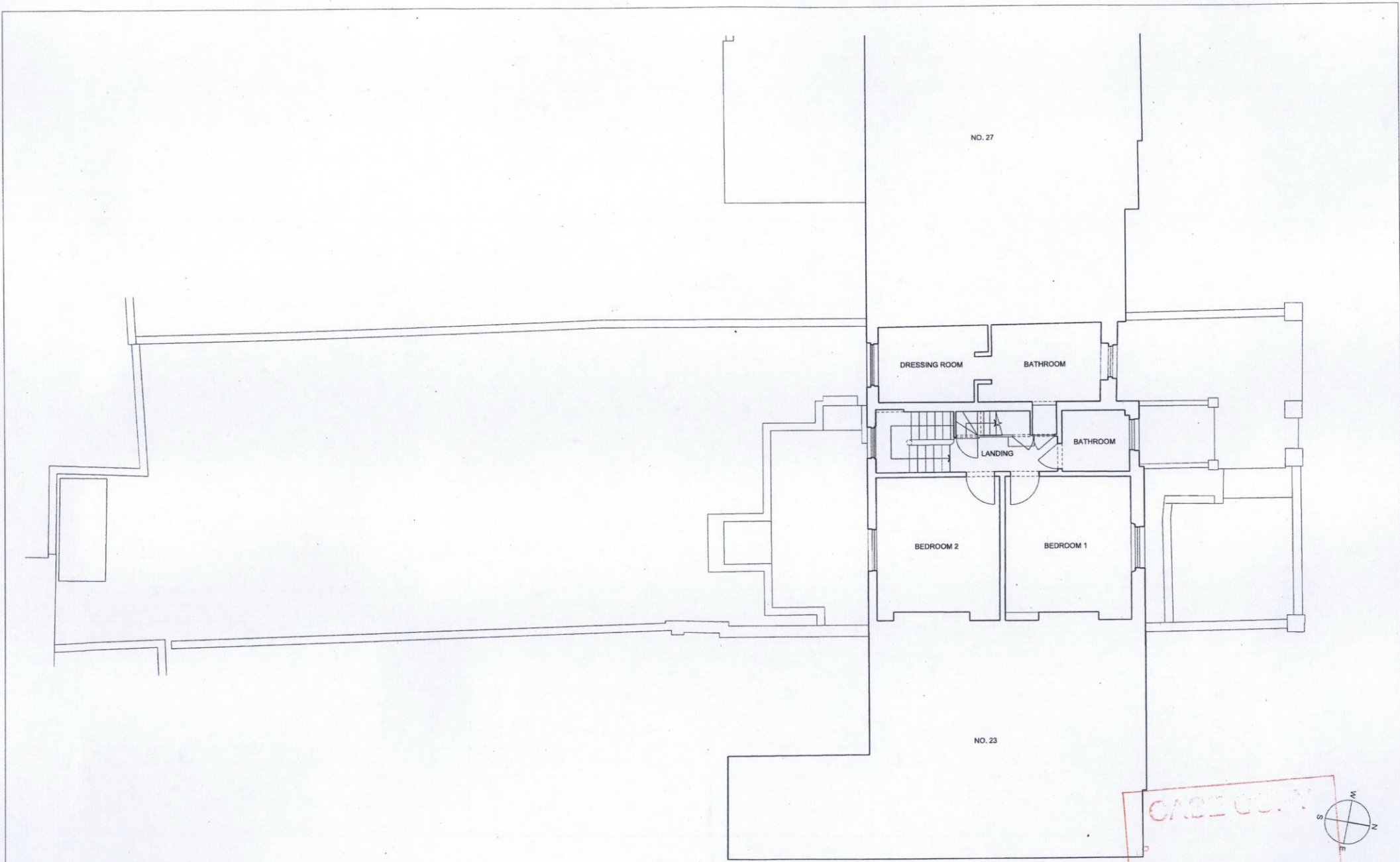
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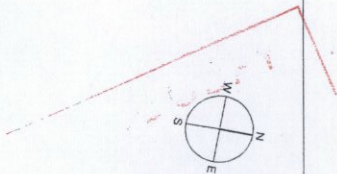
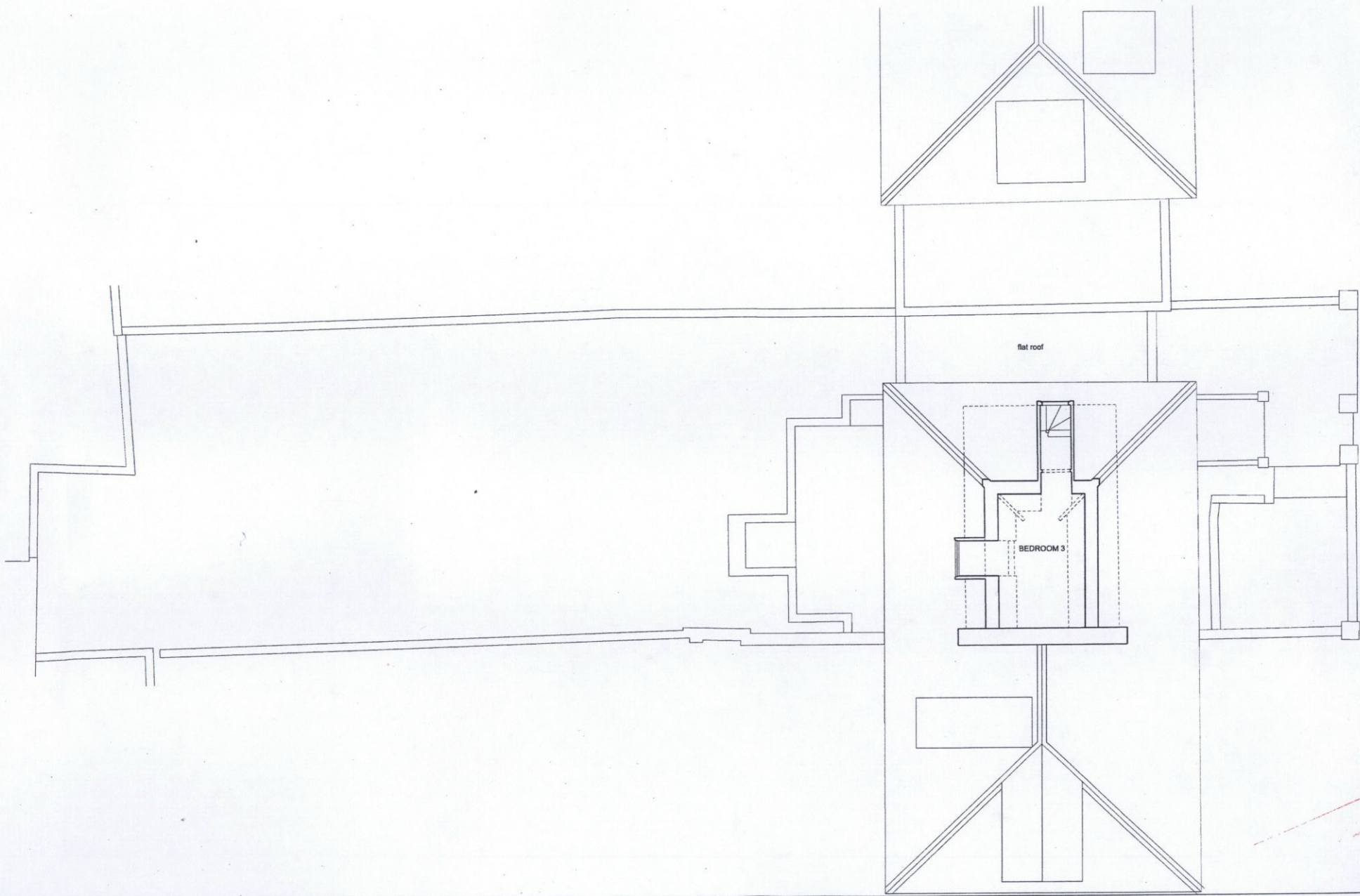
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TITLE Existing first floor plan		
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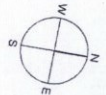
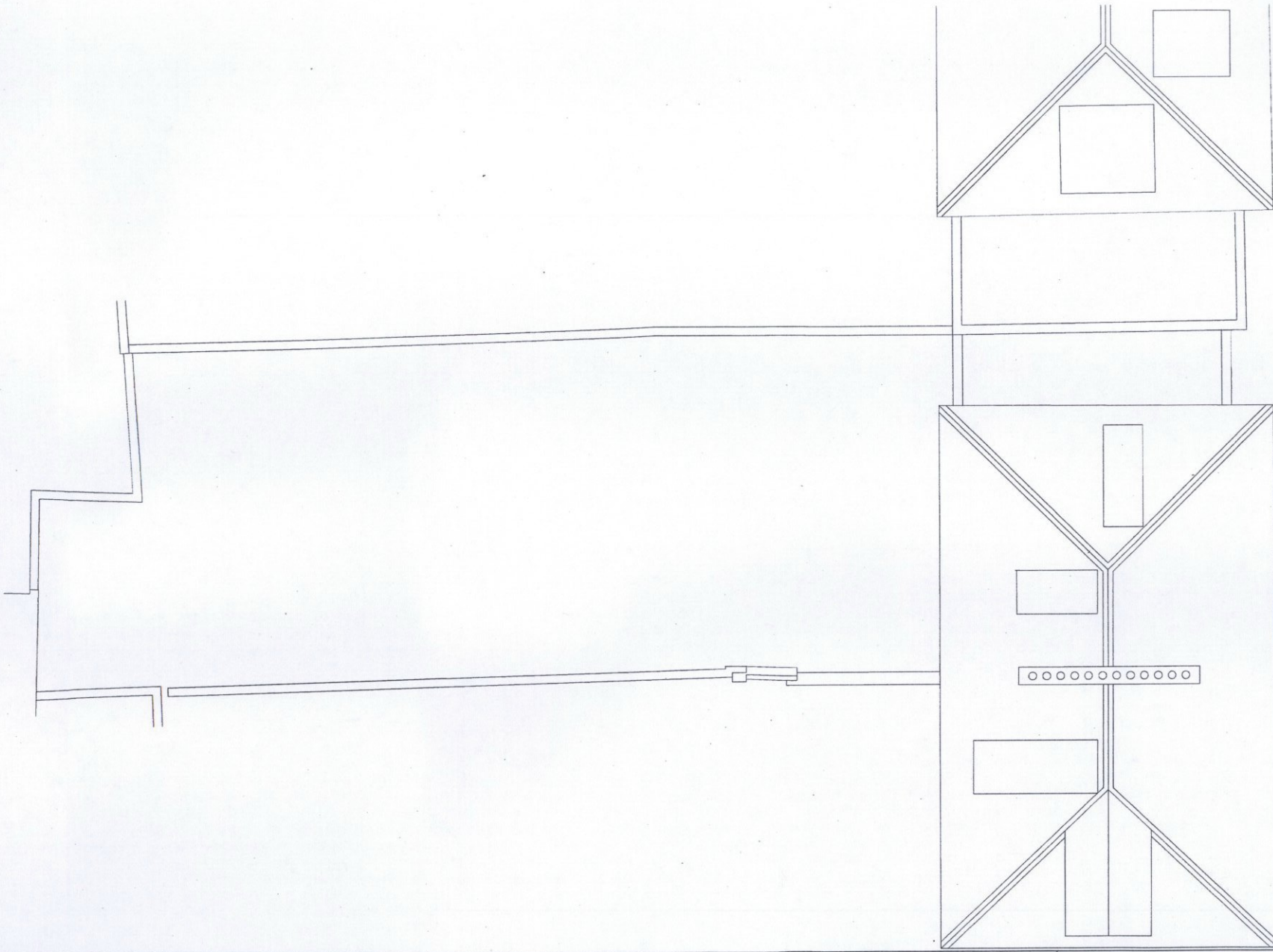
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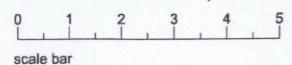
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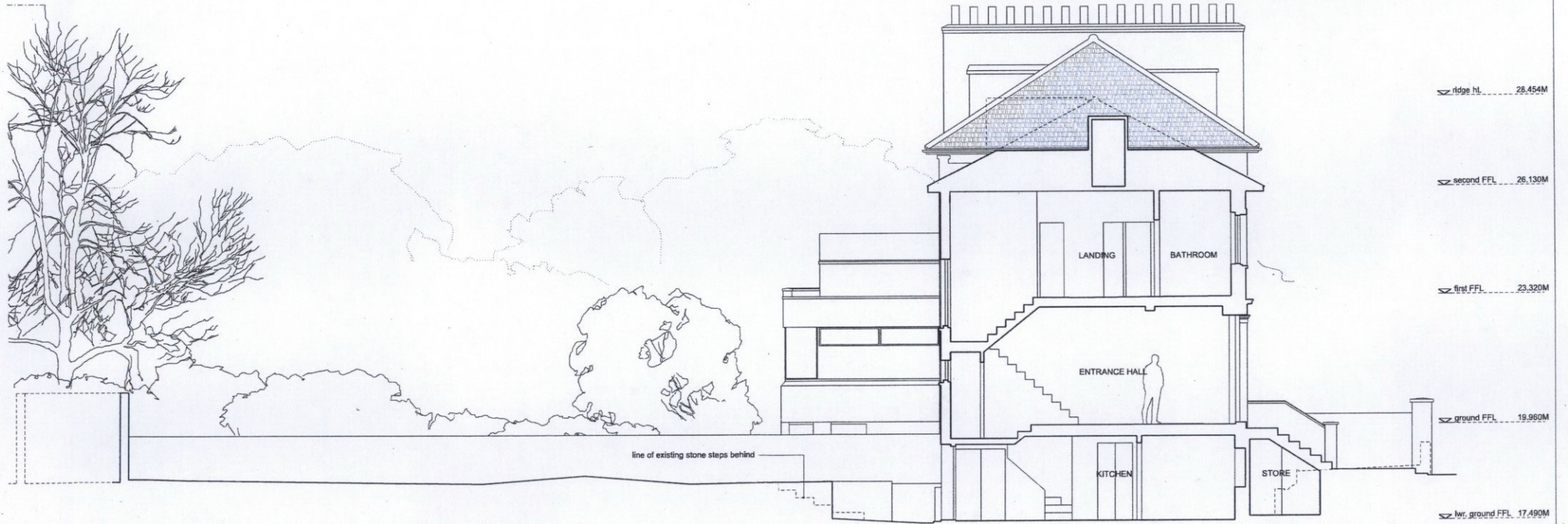
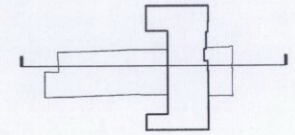
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PROJECT 25 Newton Road, London W2 5JR		
TITLE Existing roof plan		
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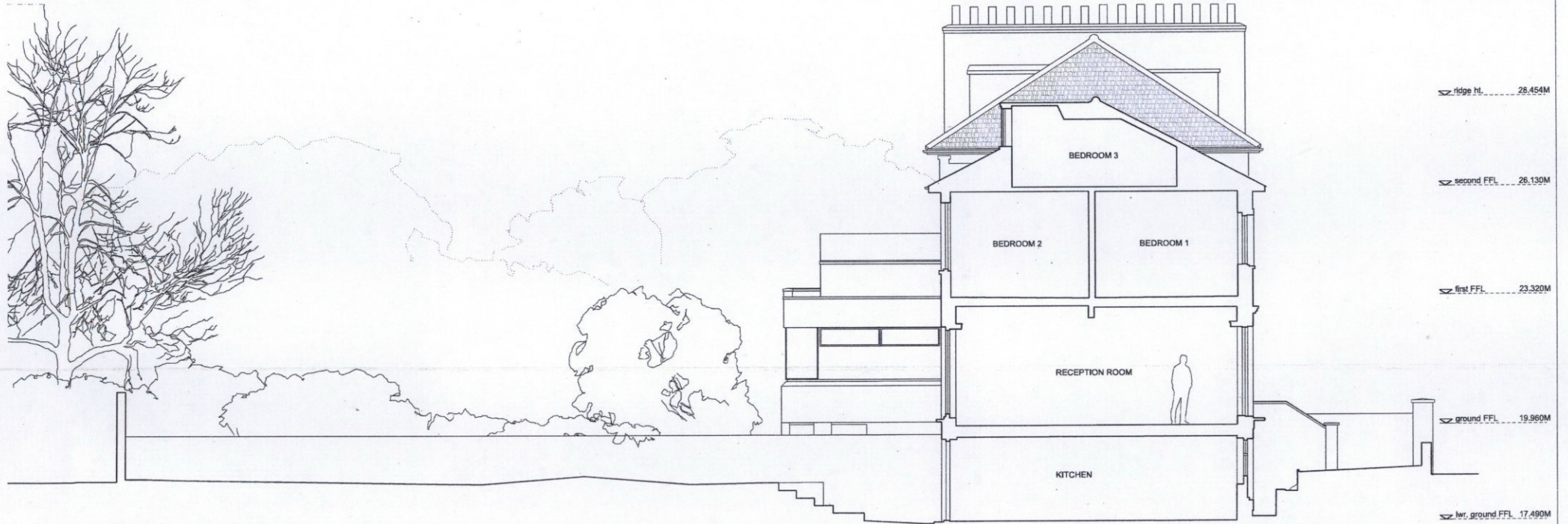
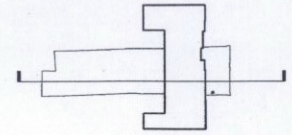
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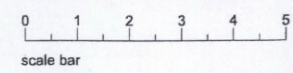


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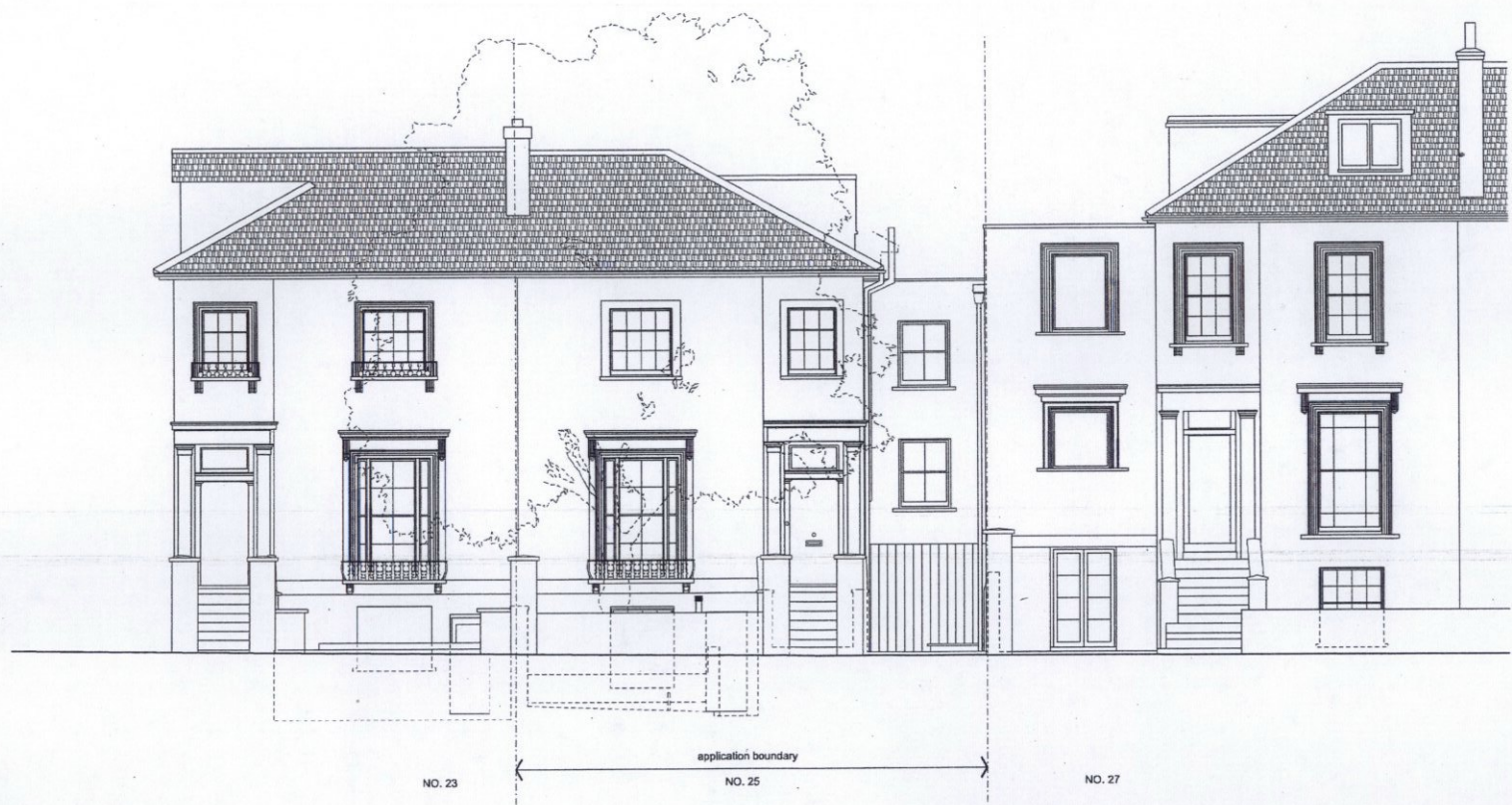
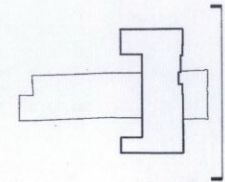
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PROJECT	25 Newton Road, London W2 5JR	
TITLE	Existing section BB	
SCALE	1:100@A3 1:50@A1	DATE December 2014

135_P011



ridge ht. 28.454M
 second FFL 26.130M
 first FFL 23.320M
 ground FFL 19.960M
 lwr. ground FFL 17.490M

NO. 23 application boundary NO. 25 NO. 27

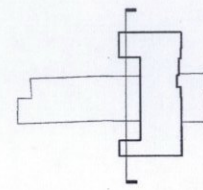
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PROJECT	25 Newton Road, London W2 5JR		DRAWING NO.
TITLE	Existing front elevation		
SCALE	1:100@A3 1:50@A1	DATE	December 2014
			135_P013



- ▽ ridge ht. 28.454M
- ▽ second FFL 26.130M
- ▽ first FFL 23.320M
- ▽ ground FFL 19.960M
- ▽ lwr. ground FFL 17.490M

NO. 27

NO. 25

NO. 23

application boundary

ISSUE	DATE	REV.
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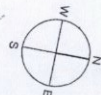
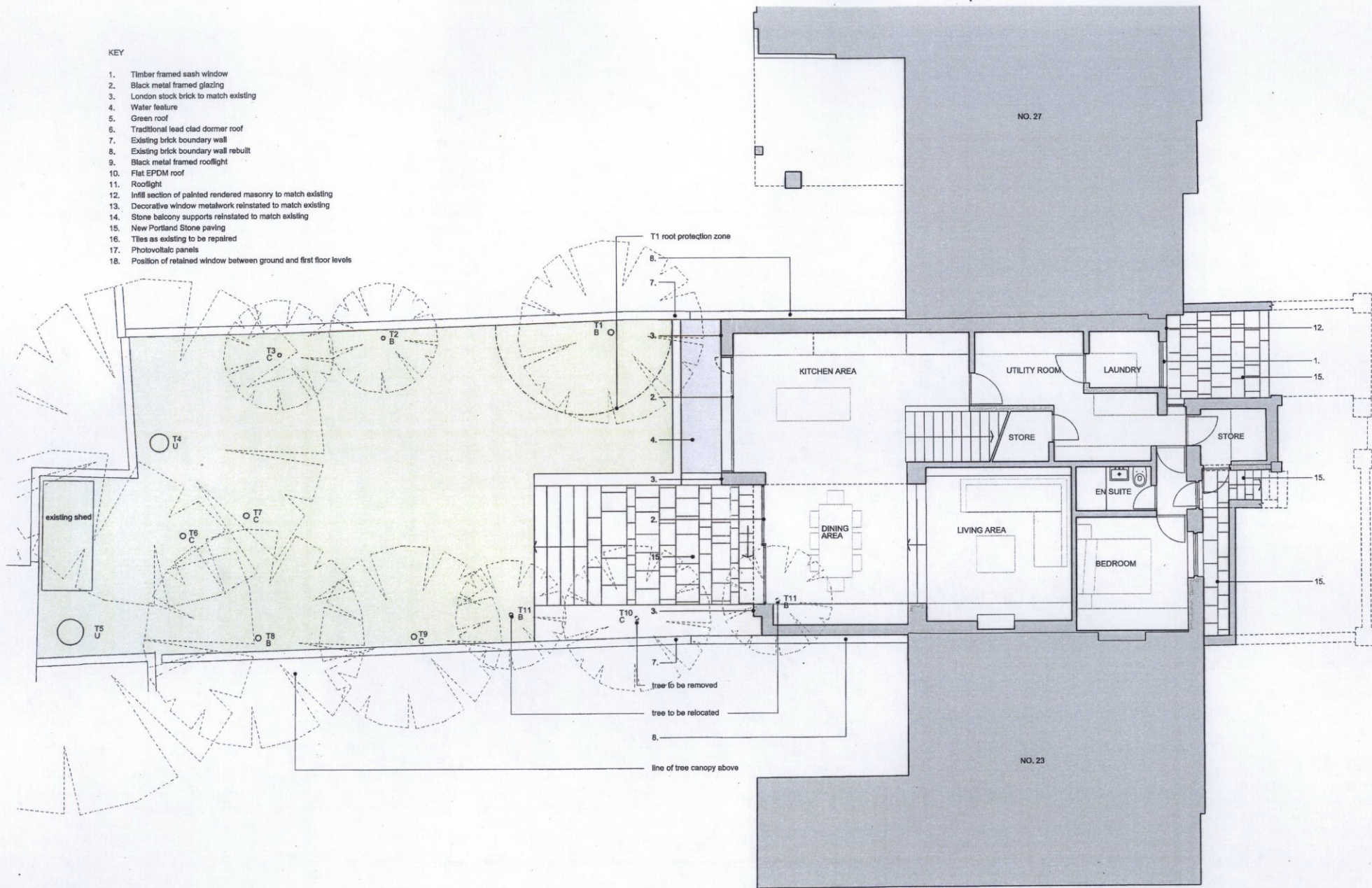
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0 1 2 3 4 5
 scale bar

PROJECT 25 Newton Road, London W2 5JR		
TITLE Existing rear elevation		
SCALE 1:100@A3 1:50@A1	DATE December 2014	DRAWING NO.
		135_P014

KEY

1. Timber framed sash window
2. Black metal framed glazing
3. London stock brick to match existing
4. Water feature
5. Green roof
6. Traditional lead clad dormer roof
7. Existing brick boundary wall
8. Existing brick boundary wall rebuilt
9. Black metal framed rooflight
10. Flat EPDM roof
11. Rooflight
12. Infill section of painted rendered masonry to match existing
13. Decorative window metalwork reinstated to match existing
14. Stone balcony supports reinstated to match existing
15. New Portland Stone paving
16. Tiles as existing to be repaired
17. Photovoltaic panels
18. Position of retained window between ground and first floor levels



ISSUE	DATE	REV.
ISSUED FOR PLANNING	05/12/2014	
REVISED ISSUE FOR PLANNING	02/04/2015	A
REVISED ISSUE FOR PLANNING	09/07/2015	B

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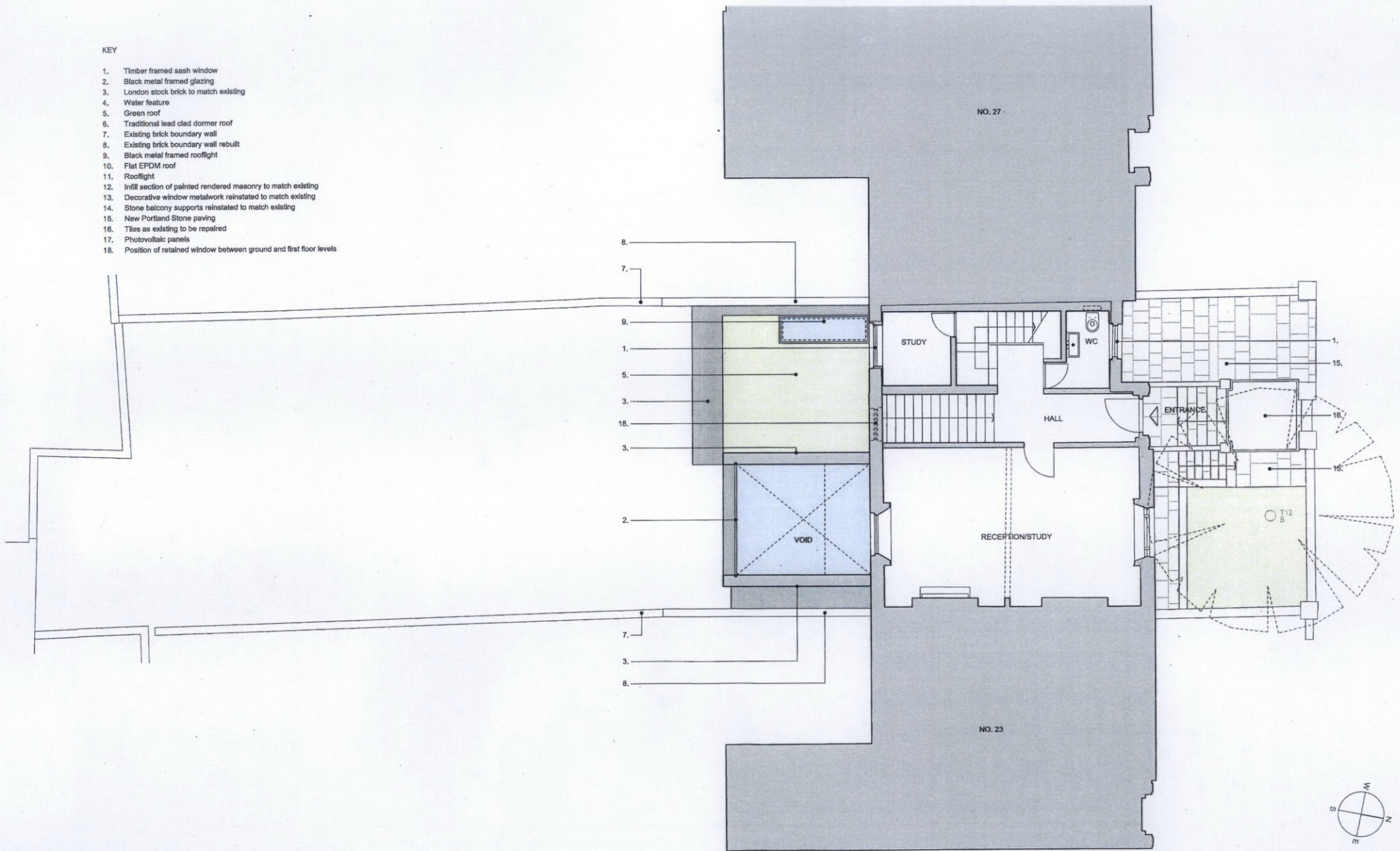
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0 1 2 3 4 5
scale bar

PROJECT 25 Newton Road, London W2 5JR		
TITLE Proposed lower ground floor plan		
SCALE 1:100@A3 1:50@A1	DATE December 2014	DRAWING NO.
135_P020B		

KEY

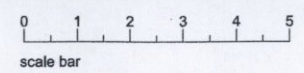
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2. Black metal framed glazing
3. London stock brick to match existing
4. Water feature
5. Green roof
6. Traditional lead clad dormer roof
7. Existing brick boundary wall
8. Existing brick boundary wall rebuilt
9. Black metal framed rooflight
10. Flat EPDM roof
11. Rooflight
12. Infill section of painted rendered masonry to match existing
13. Decorative window metalwork reinstated to match existing
14. Stone balcony supports reinstated to match existing
15. New Portland Stone paving
16. Tiles as existing to be repaired
17. Photovoltaic panels
18. Position of retained window between ground and first floor levels



ISSUE	DATE	REV.
ISSUED FOR PLANNING	05/12/2014	
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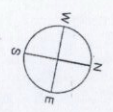
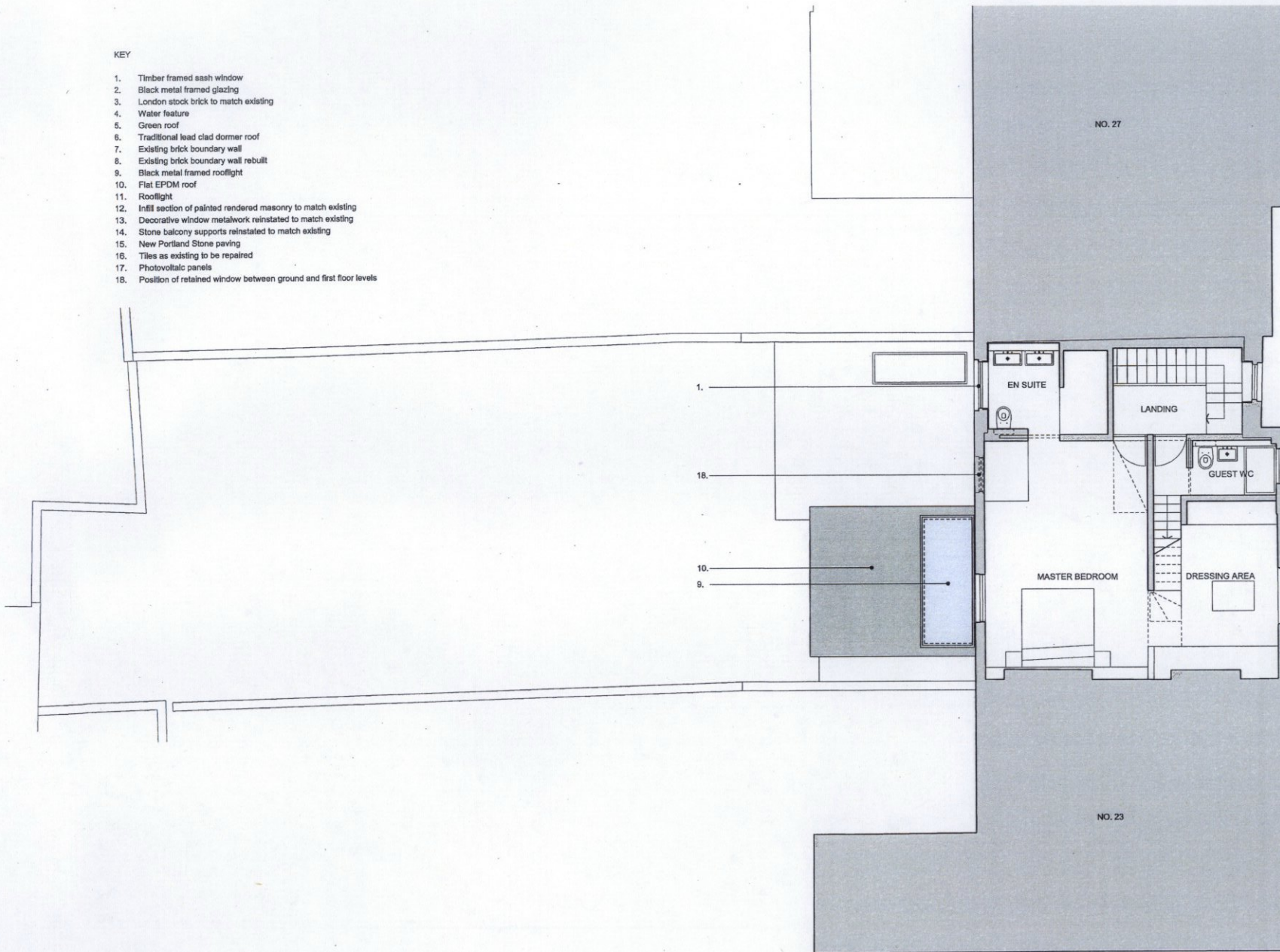
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PROJECT 25 Newton Road, London W2 5JR		
TITLE Proposed ground floor plan		
SCALE 1:100@A3 1:50@A1	DATE December 2014	DRAWING NO.
		135_P021B

KEY

1. Timber framed sash window
2. Black metal framed glazing
3. London stock brick to match existing
4. Water feature
5. Green roof
6. Traditional lead clad dormer roof
7. Existing brick boundary wall
8. Existing brick boundary wall rebuilt
9. Black metal framed rooflight
10. Flat EPDM roof
11. Rooflight
12. Infill section of painted rendered masonry to match existing
13. Decorative window metalwork reinstated to match existing
14. Stone balcony supports reinstated to match existing
15. New Portland Stone paving
16. Tiles as existing to be repaired
17. Photovoltaic panels
18. Position of retained window between ground and first floor levels



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ISSUED FOR PLANNING	05/12/2014	
REVISED ISSUE FOR PLANNING	02/04/2015	A
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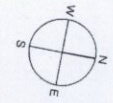
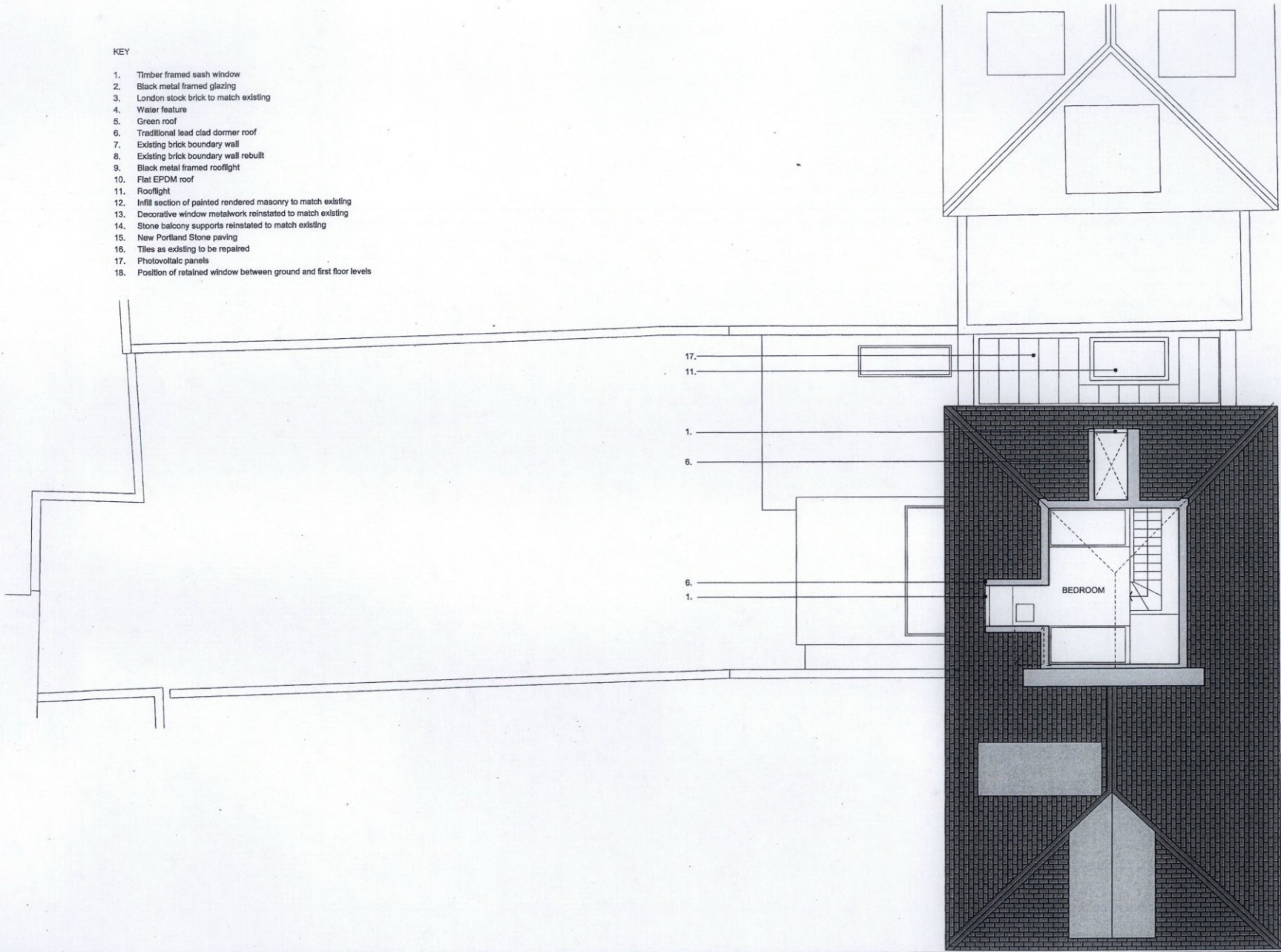
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0 1 2 3 4 5
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PROJECT 25 Newton Road, London W2 5JR		
TITLE Proposed first floor plan		
SCALE 1:100@A3 1:50@A1	DATE December 2014	DRAWING NO.
		135_P022B

KEY

1. Timber framed sash window
2. Black metal framed glazing
3. London stock brick to match existing
4. Water feature
5. Green roof
6. Traditional lead clad dormer roof
7. Existing brick boundary wall
8. Existing brick boundary wall rebuilt
9. Black metal framed rooflight
10. Flat EPDM roof
11. Rooflight
12. Infill section of painted rendered masonry to match existing
13. Decorative window metalwork reinstated to match existing
14. Stone balcony supports reinstated to match existing
15. New Portland Stone paving
16. Tiles as existing to be repaired
17. Photovoltaic panels
18. Position of retained window between ground and first floor levels



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REVISED ISSUE FOR PLANNING	02/04/2015	A
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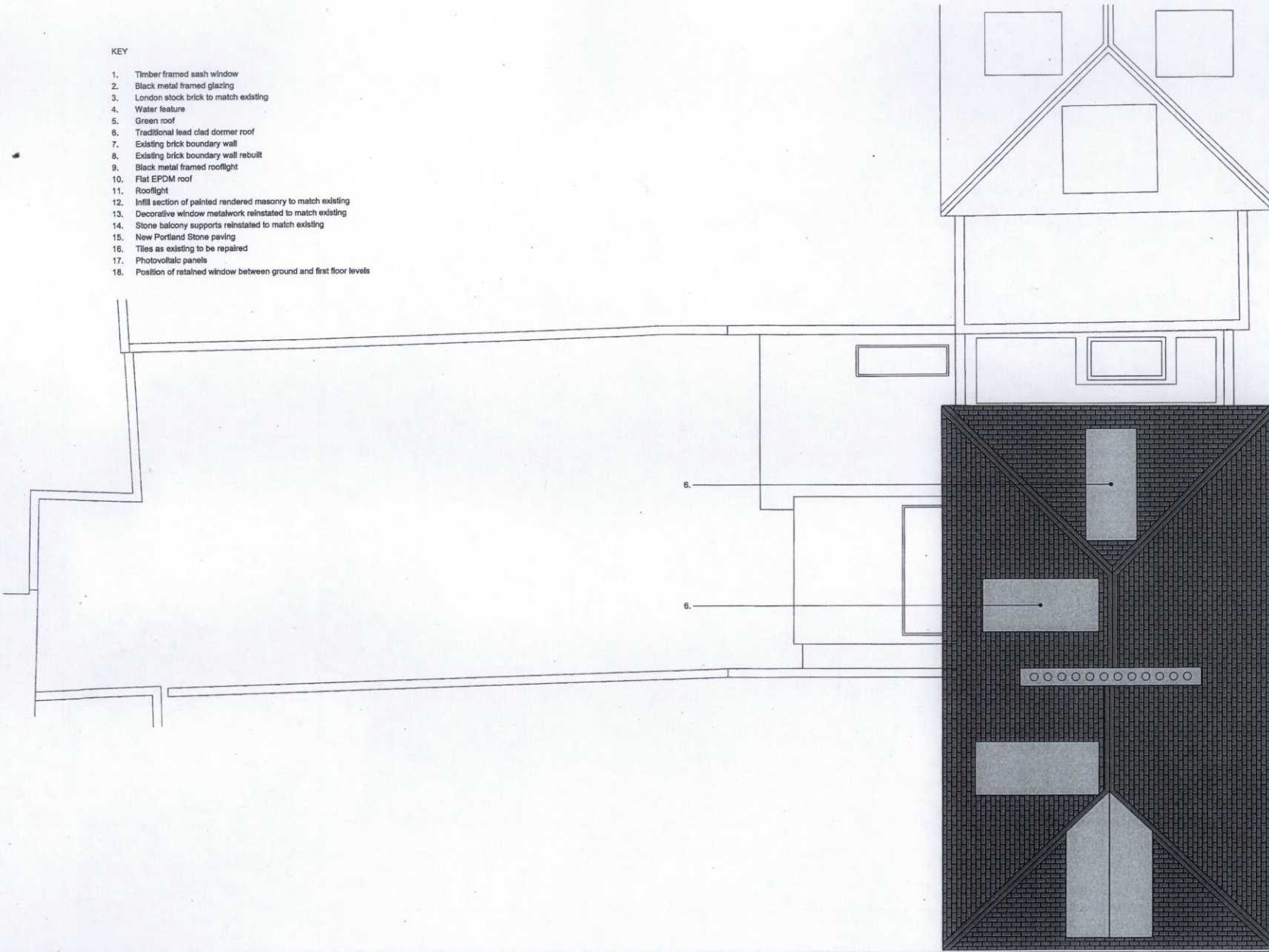
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PROJECT	25 Newton Road, London W2 5JR		
TITLE	Proposed second floor plan		
SCALE	1:100@A3 1:50@A1	DATE	December 2014
		DRAWING NO.	135_P023B

KEY

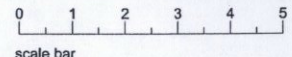
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2. Black metal framed glazing
3. London stock brick to match existing
4. Water feature
5. Green roof
6. Traditional lead clad dormer roof
7. Existing brick boundary wall
8. Existing brick boundary wall rebuilt
9. Black metal framed rooflight
10. Flat EPDM roof
11. Rooflight
12. Infill section of painted rendered masonry to match existing
13. Decorative window metalwork reinstated to match existing
14. Stone balcony supports reinstated to match existing
15. New Portland Stone paving
16. Tiles as existing to be repaired
17. Photovoltaic panels
18. Position of retained window between ground and first floor levels



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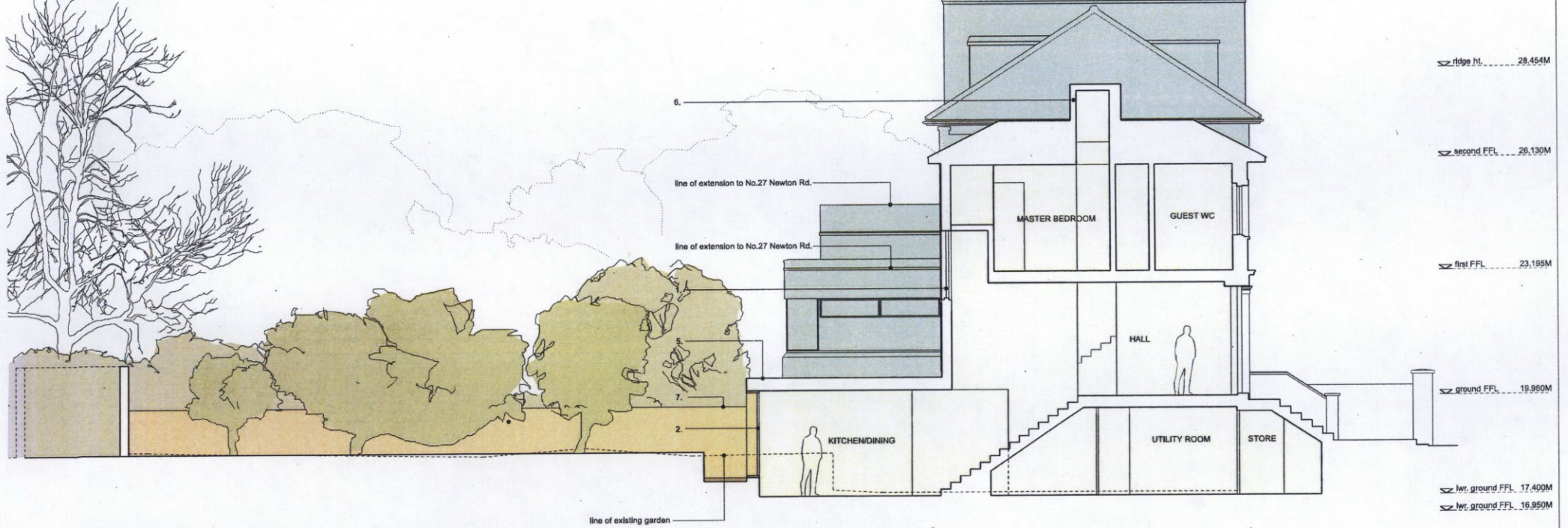
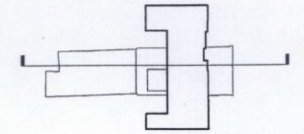
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PROJECT 25 Newton Road, London W2 5JR			
TITLE Proposed roof plan			
SCALE 1:100@A3 1:50@A1	DATE December 2014	DRAWING NO.	
			135_P024B

KEY

1. Timber framed sash window
2. Black metal framed glazing
3. London stock brick to match existing
4. Water feature
5. Green roof
6. Traditional lead clad dormer roof
7. Existing brick boundary wall
8. Existing brick boundary wall rebuilt as part of wall to new extension
9. Black metal framed rooflight
10. Flat EPDM roof
11. Rooflight
12. Infill section of painted rendered masonry to match existing
13. Decorative window metalwork reinstated to match existing
14. Stone balcony supports reinstated to match existing
15. New Portland Stone paving
16. Tiles as existing to be repaired
17. Photovoltaic panels



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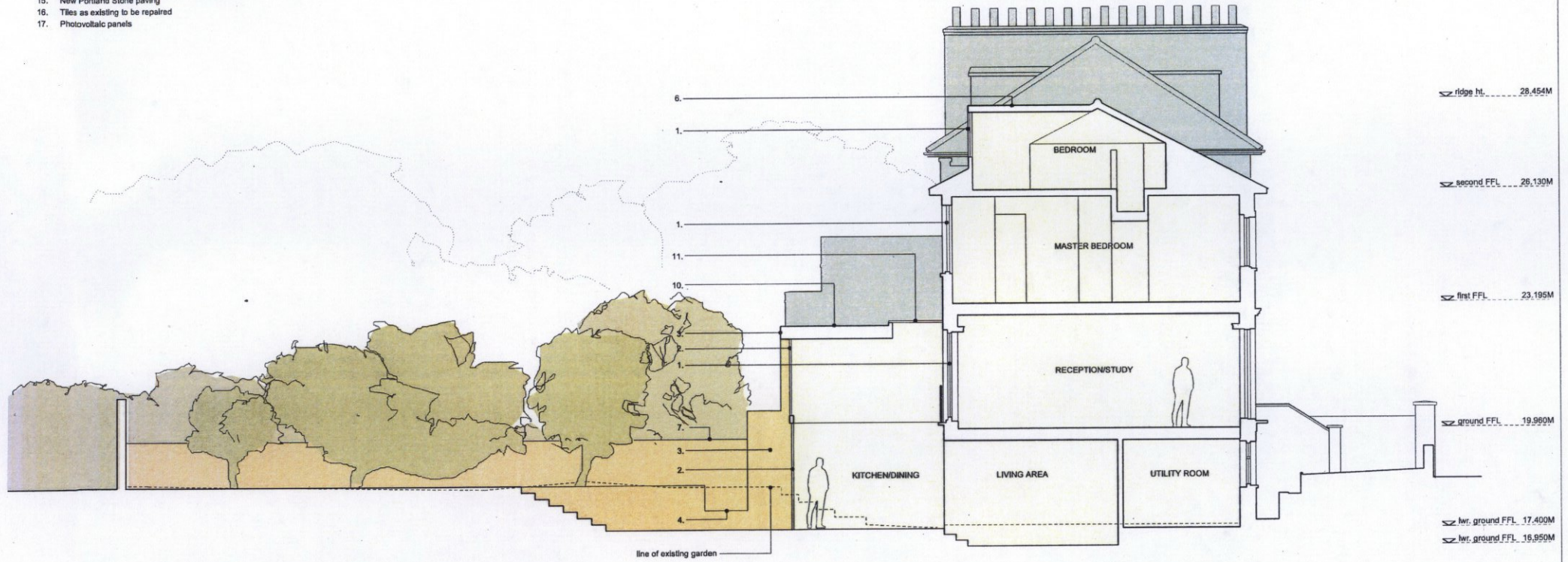
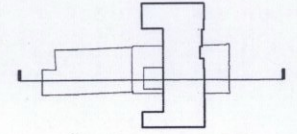
Note:
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PROJECT 25 Newton Road, London W2 5JR		
TITLE Proposed section AA		
SCALE 1:100@A3 1:50@A1	DATE December 2014	DRAWING NO.
		135_P030A

KEY

1. Timber framed sash window
2. Black metal framed glazing
3. London stock brick to match existing
4. Water feature
5. Green roof
6. Traditional lead clad dormer roof
7. Existing brick boundary wall
8. Existing brick boundary wall rebuilt as part of wall to new extension
9. Black metal framed rooflight
10. Flat EPDM roof
11. Rooflight
12. Infill section of painted rendered masonry to match existing
13. Decorative window metalwork reinstated to match existing
14. Stone balcony supports reinstated to match existing
15. New Portland Stone paving
16. Tiles as existing to be repaired
17. Photovoltaic panels



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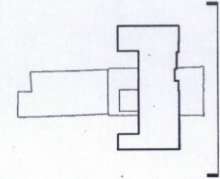
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PROJECT 25 Newton Road, London W2 5JR		
TITLE Proposed section BB		
SCALE 1:100@A3 1:50@A1	DATE December 2014	DRAWING NO.
		135_P031A

KEY

1. Timber framed sash window
2. Black metal framed glazing
3. London stock brick to match existing
4. Water feature
5. Green roof
6. Traditional lead clad dormer roof
7. Existing brick boundary wall
8. Existing brick boundary wall rebuilt as part of wall to new extension
9. Black metal framed rooflight
10. Flat EPDM roof
11. Rooflight
12. Infill section of painted rendered masonry to match existing
13. Decorative window metalwork reinstated to match existing
14. Stone balcony supports reinstated to match existing
15. New Portland Stone paving
16. Tiles as existing to be repaired
17. Photovoltaic panels

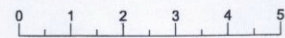


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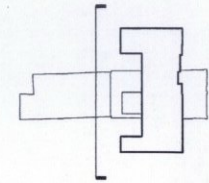


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PROJECT	25 Newton Road, London W2 5JR		
TITLE	Proposed front elevation		
SCALE	1:100@A3 1:50@A1	DATE	December 2014
		DRAWING NO.	135_P040A

KEY

1. Timber framed sash window
2. Black metal framed glazing
3. London stock brick to match existing
4. Water feature
5. Green roof
6. Traditional lead clad dormer roof
7. Existing brick boundary wall
8. Existing brick boundary wall rebuilt as part of wall to new extension
9. Black metal framed rooflight
10. Flat EPDM roof
11. Rooflight
12. Infill section of painted rendered masonry to match existing
13. Decorative window metalwork reinstated to match existing
14. Stone balcony supports reinstated to match existing
15. New Portland Stone paving
16. Tiles as existing to be repaired
17. Photovoltaic panels



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scale bar

PROJECT 25 Newton Road, London W2 5JR		
TITLE Proposed rear elevation		
SCALE 1:100@A3 1:50@A1	DATE December 2014	DRAWING NO.
135_P041A		