

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 17 November 2015	Classification For General Release	
Report of Director of Planning		Wards involved Bayswater	
Subject of Report	46 Sutherland Place, London, W2 5BY		
Proposal	Excavation of basement underneath footprint of house and rear garden with associated walk-on rooflights and access grille to rear.		
Agent	Stiff and Trevillion		
On behalf of	Mrs Kasia Robinski		
Registered Number	15/04266/FULL	TP / PP No	TP/23650
Date of Application	14.05.2015	Date amended/ completed	14.05.2015
Category of Application	Other		
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.



4 Jun 2015 09:55:13



46 SUTHERLAND PLACE, W2

2. SUMMARY

The application site comprises an unlisted mid-terrace property, which is in use as a single family dwellinghouse and is located on the west side of Sutherland Place in the Westbourne Conservation Area. Permission is sought for the excavation of a basement underneath the footprint of the house and rear garden with associated walk-on rooflights and access grille to the rear elevation.

The key issues in this case are:

- The impact on the appearance of the building and the character and appearance of the Westbourne Conservation Area.
- The impact on the amenity of neighbouring residents.
- The impact on trees.

The proposed development is considered to be acceptable in design, amenity and environment terms and would accord with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan). As such, the application is recommended for approval subject to the conditions set out in the draft decision letter.

3. CONSULTATIONS

KAREN BUCK MP

Supports objector and asks that comments of the constituent are taken into account in the determination of the application.

NOTTING HILL EAST NEIGHBOURHOOD FORUM

Objections raised in relation to a basement extension under the front and back gardens, the lacklustre design to the rear and the lack of greening. Potential overlooking, the lack of SUDS, the brick detailing and relationship to neighbours are queried. Concerns are also raised with regard to the impact of the construction works on neighbours and the impact on the long term viability of the community. The 'massive amount of irrelevant documentation' is also alleged to be designed to obfuscate.

ARBORICULTURAL MANAGER

Following amendments to the scheme, including a reduction in size of the basement to increase the separation from the Lime tree in the front garden and the omission of alterations to the front garden as well as clarification of the tree protection methodology, no objections are raised.

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The basement is to be constructed using RC underpinning which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

ENVIRONMENTAL HEALTH

The layout is unacceptable in terms of fire safety and sufficient natural light and ventilation.

HIGHWAYS PLANNING MANAGER

Conditions should be attached to the permission to secure cycle parking and refuse/recycling storage.

ENVIRONMENT AGENCY

No comments are made in respect of this application.

THAMES WATER

No objections raised. Informatives provided.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 34; Total No. of Replies: 27

Twenty seven emails/letters and a petition containing 87 signatures raising objection on all or some of the following grounds:

Design:

- The basement covers the whole plot of land which contravenes the 50% surface of the garden that can be excavated.
- Gardens are crucial to the character of the area and contribute to quality of life and a thin layer of topsoil does not constitute a garden that can adequately support future planting.
- Overdevelopment of the site.
- This is a conservation area and the proposal is completely out of character with a Victorian terrace. No other house in the street has had this level of development in the last 20 years or has additional floors below ground.
- The aesthetic value of the property sitting among listed buildings is of consequence not only when viewed from the street but also from all the adjacent buildings.
- The house has already had its basement lowered, a mansard roof installed along with a roof terrace with fencing (it will be the only house in the street with six levels).
- A double basement with no natural light should not be allowed.
- The concept of synthetic turf is obscene.
- Permission for this development will set a precedent for further basement extensions on Sutherland Place.
- These mid-Victorian buildings were not built for mega basements - otherwise they would have built them themselves.

Amenity:

- Noise of continuous pumping owing to the presence of the perched water table, which will be undercut by the 5m deep excavation (the idea that silent pumps can be installed is false).

Trees:

- Digging of trenches for services to the basement may disturb existing tree roots and damage trees that are of some modest streetscene contribution.
- Tree protection fencing to protect the tree roots during excavation would look unsightly.

Flooding:

- Problems with flooding.
- Interference with drainage of surface water.
- The area is known for wells and the excavation might affect groundwater.

- The City Council should require that instead of re-concreting the rear garden, it should be altered so that it helps reduce the amount of water run-off from hard surfaces and reduces flood risk.

Sustainability:

- Loss of garden with real soil with the possibility of rainwater absorption is unecological.
- The proposal contravenes the European Directive to London for active reduction in carbon and fossil fuel emissions and 'greening', which must include preservation of existing gardens and soils.

Structural Issues:

- Impact on structural integrity and stability of adjoining historic buildings with alleged bulges, cracks, deformed windows and roof cornices and the loss of the original Roman cement stucco to the facade.
- Instability of ground has previously been demonstrated following the removal of trees and smaller scale basement extensions.
- Damage has previously been caused to adjoining building by other works at the application site and the terrace is unable to withstand further works.
- Inappropriate methods of construction.
- Close proximity to party walls.
- New foundations are likely to be deeper than those of neighbouring properties.
- Threats can be minimised if the work is completed to a high standard, however, this is not always the case.
- The underlying soil regime will be altered in perpetuity.
- The property is built on London Clay which cannot accommodate such works.
- This type of development will shorten the life expectancy of the terrace and cause irreparable damage to historic features and fabric.
- Destructive subterranean works pose an unacceptable risk of instability to the historic façade from shrink, swell and/or slippage of clay soil, which can continue for up to 30 years.
- The surveying and engineering reports do not inspire confidence and include discrepancies.
- The proposal contravenes the provisions of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, which requires Local Authorities and Officers to refuse destructive works which are 'likely to cause damage' to a historic building of special interest or in any way shorten its life span.
- It is an offence and abuse of position for officers to ignore their own widely published advice and to contravene, not only the Town and Country Planning Act with respect of historic buildings, gardens and trees as part of the overall plan for conservation areas and listed buildings, but the very principles of the Unitary Development Plan and social sense.
- The use of heavy plant and powered tools generates heavy vibration, which damages surrounding structures.
- These matters should not be left to be addressed through the Part Wall Act.

Construction Works:

- The noise, vibration, dirt, dust and general disruption to neighbours will be excessive and is unacceptable to residents in the street.
- Residents in Northumberland Place have had to put up with two years of constant drilling and heavy vehicular activity.
- The plans will infringe neighbouring residents rights to freedom from injury to property, to amenity, clean air, to privacy, health and wellbeing for unacceptable periods.
- The noise will cause stress, anxiety, depression and ill health including coronary disease and stroke.

- Harmful levels of pollution from powered tools causes a rise in asthma and other respiratory problems.
- Hundreds of lorry movements over an extended period of time.
- Applicants should have to apply for a temporary change of use as sites undergoing basement excavations are not residences for two or three years. They are noisy open heavy industrial building sites.
- Disruption to services (gas, electricity, water etc) and neighbouring infrastructure during works.
- The heavy vehicles used in this kind of activity are unacceptable in an urban environment.

Other Issues:

- The applicant has had little respect for the planning system in the past and this will result in a failure to build the current scheme in accordance with approved plans.
- The Council should not have approved previous applications for development on this site.
- Reference is made to a court case regarding party wall matters and the impact of a basement extension on the structural integrity and stability of the neighbouring properties.
- Legal action may be taken against the City Council in respect of alleged negligence and scams which will attract press coverage.
- Planning permission does not give the applicant the right to carry out the works as party wall agreements are required.
- The City Council permitting basement extensions in general is unlawful and an infringement upon human rights.
- Neighbouring occupiers resent basement excavations particularly when done to increase the value of a property before selling and include unnecessary additions such as gyms, pools, cinemas and wine stores.
- With the exception of the front façade, the original house was completely rebuilt in 2003 and therefore there can be no structural reason for further development.
- The ownership certificate had not been fully completed.
- There is a separate application for a parking space in the front garden.

Reconsultation following revision to reduce basement extent:

Further consultation was carried out in August 2015 following a reduction in the size of the basement to increase the separation from the Lime tree in the front garden as well as the omission of alterations to the front garden and lightwell. Reconsultation letters were sent to those who were originally consulted and subsequently to all those neighbours who objected to the original proposal. A number of representations were received which notwithstanding the revisions, reiterate the aforementioned concerns. It has also been confirmed by the organisers of the petition that their original objections remained.

ADVERTISEMENT/SITE NOTICE: Yes.

(Several neighbours state that the site notice was removed prior to the 21 day period, however, the City Council has photographic evidence that this is not the case. The City Council's consultation on this application has exceeded the minimum statutory requirements and has been in accordance with the City Council's Statement of Community Involvement).

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site comprises an unlisted mid-terrace property, which is in use as a single family dwellinghouse and is located on the west side of Sutherland Place, within the Westbourne Conservation Area.

4.2 Relevant History

19 September 2012 – Planning permission refused in respect of erection of single storey lower ground floor rear glazed extension (RN: 12/07109/FULL).

Reasons for refusal related to the size and design of the extension and the loss of the garden area.

30 October 2011 – Planning permission refused and appeal subsequently dismissed in respect of erection of mansard roof extension and terrace, erection of three storey rear brick and glazed extension, rear steps to garden, felling of Lime tree to front, replacement of front wall with railings/gate and excavation of front garden to provide room (RN: 01/06720/FULL).

Reasons for refusal related to the design of the boundary railings, the design of the rear extensions, the design of the mansard roof extension, a loss of privacy caused by the rear steps and the impact the removal of the tree would have on the conservation area.

20 April 2012 – Planning permission refused in respect of erection of single storey rear extension to dwellinghouse (RN: 12/01019/FULL).

Reasons for refusal related to the size and design of the extension and the loss of the garden area.

29 January 2003 – Planning permission and conservation area consent granted in respect of demolition behind retained facade, redevelopment to provide a new building on basement to third floors for use as a single house (RN: 02/09108/FULL and 02/09109/CAC).

29 April 2002 – Planning permission granted in respect of erection of mansard roof extension, replacement of rear brick extension, erection of a two storey glazed extension with stairs to rear garden, replacement of front basement steps and front garden wall with solid wall and excavation of basement (RN: 02/01553/FULL).

2 April 2002 – Appeal against non-determination dismissed in respect of replacement of existing boundary wall with metal gates and modifications to the front garden to enable use as a car parking bay, including the provision of a grate cantilevered over the existing front basement lightwell (RN: 02/00026/FULL).

Reasons for refusal related to the design of the railings, the loss of the open lightwell and the impact on the protected Lime tree.

19 March 2002 – Planning permission refused and appeal subsequently dismissed in respect of erection of mansard roof extension, erection of a rear three storey brick and glazed extension with stairs to rear garden, replacement of front basement steps and front garden wall with solid wall and excavation of basement.

Reasons for refusal related to design of the rear extensions and the detailed design of the rear fenestration and steps.

19 March 2002 – Planning permission refused and appeal subsequently dismissed in respect of erection of mansard roof extension, replacement of rear brick extension, erection of two storey rear glazed extension with stairs to rear garden, replacement of front basement steps and front garden wall with solid wall and excavation of basement (RN: 01/10069/FULL).

Reasons for refusal related to the design of the rear extensions and the detailed design of the rear fenestration and steps.

5. THE PROPOSAL

Permission is sought for the excavation of a basement underneath the footprint of the dwellinghouse and rear garden with associated walk-on rooflights to rear elevation.

Following concerns initially raised by the Arboricultural Manager, the basement has been reduced in size to increase the separation from the protected Lime tree within the front garden. Initially proposed alterations to the front garden, including the enlargement of the front lightwell and new landscaping have also been omitted from the scheme.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal accords with Policy H3 of the UDP, which states that extensions to residential properties are acceptable in principle. Concerns have been raised by neighbouring occupiers in respect of the requirement for a basement, however, given the policy presumption in favour of provision of additional residential floorspace, permission could not reasonably be withheld on the basis that third parties do not consider the additional residential floorspace to be necessary.

In respect of Environmental Health's concerns regarding the failure to comply with the Housing Acts, this is not a material planning consideration. Nevertheless, it can be drawn to the applicant's attention by way of an Informative. Equally, the objections raised by a neighbouring occupier in respect of a basement with no natural light cannot form grounds to refuse the application given that overall the large dwellinghouse will have a significant number of habitable rooms at lower ground floor level and above that are well daylit.

6.2 Townscape and Design

Whilst the proposed basement would be extensive, the external manifestations would be limited to walk-on rooflights and an access hatch to the rear of the property. It is considered that given their relatively modest scale and their siting to the rear of the property, they would preserve the appearance of the building and the character and appearance of the Westbourne Conservation Area. The proposal would therefore comply with Policy DES5 in the UDP and Policy S28 in the City Plan. Furthermore, given that there would be no external manifestations at the front of the building, the proposal would not affect the setting of the listed buildings on the opposite side of Sutherland Place, in accordance with Policies DES9 and DES10 in the UDP.

Objections are raised on the grounds of the basement 'contravening the 50% surface of the garden that can be excavated'. It is noted that this restriction is included in the emerging draft basement policy, however, it is only possible to attach weight to this policy for applications received after 1 November 2015. As this application was received well in advance of 1 November 2015, the application cannot reasonably be refused on these grounds.

Neighbouring occupiers have raised concerns about the insufficient soil depth above the basement, however, the 1.2 metres proposed is fully compliant with the City Council's SPD 'Basement Development in Westminster' (2014). Therefore, in this respect the proposed basement is considered to be appropriately designed and would accommodate future mature

planting. As such, there would be no loss of useable garden space in the conservation area as a result of the development. It is recommended that details of a suitable landscaping scheme to the rear garden are sought by condition.

With regard to the neighbour's assertions that the proposal would be out of character with the area, it is considered that in the absence of any external manifestations at the front of the building and only modest manifestations to the rear, the proposed development would cause no material harm. The proposed development would not set a precedent for further basement extensions as each would be assessed on its own merits. Furthermore, any application for a basement extension submitted after 1 November 2015 would have to comply with the emerging basement policy.

6.3 Amenity

Given its limited external manifestations, the proposed basement extension, once built, will have no impact on the amenities of neighbouring properties in terms of loss of daylight, outlook or sense of enclosure, and would therefore comply with Policy ENV13 in the UDP and Policy S29 in the City Plan.

Neighbours have alleged that there will be noise from continuous pumping owing to the presence of the perched water table, which will be undercut by the 5m deep excavation and that the idea that silent pumps can be installed is false. However, it is considered that any noise associated with these internally located pumps could not conceivably create such a high level of noise that would affect the amenities of neighbouring occupiers. Accordingly, the scheme is considered to accord with Policies ENV6 and ENV7 in the UDP and Policy S32 in the City Plan.

Concerns raised with regard to the noise, disturbance and pollution during an extensive construction period are noted and whilst this can be mitigated to some extent by conditions, it cannot constitute a reason for withholding planning permission.

6.4 Highways/Parking Issues

The proposal does not represent an increase in residential units or a loss of parking. As such, the proposal is not contrary to TRANS23. Equally, as the proposal does not comprise an increase to the number of residential units on the site, it would not be reasonable to attach conditions requiring details of cycle parking and refuse storage.

6.5 Equalities and Diversities

Not relevant in the determination of this application.

6.6 Economic Considerations

Not relevant in the determination of this application.

6.7 Other UDP/Westminster City Plan Policy Considerations

Since the submission of this application, weight has been afforded to certain parts of the City Council's new basement policy. However, this relates solely to applications submitted after the 1 November 2015 and as such, this policy which among other things seeks to prevent more than 50% of the surface of the garden being excavated, is not relevant to the determination of this application.

6.8 London Plan

The proposals do not raise strategic issues and does 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 relevant in the determination of this application.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

Concerns were raised by the Arboricultural Manager in respect of the impact the proposed basement would have on the protected Lime tree in the front garden. The proposal has since been amended by reducing the size of the basement to increase the separation between the basement and the Lime tree. Alterations to the front garden have also been omitted. The proposal is now considered to be acceptable with regards to Policy ENV16 in the UDP and the Arboricultural Manager no longer objects to the application.

Objection has been raised by a neighbouring occupier to the use of synthetic turf and the loss of soil within the rear garden, which has the possibility to provide rainwater absorption. However, 1.2 metres of topsoil is proposed over the basement extension in accordance with the 'Basement Development in Westminster' SPD (2014) and replacement landscaping is sought by condition. It is noted that the application property already has a synthetic lawn to the rear and a replacement synthetic lawn may therefore be difficult to resist. However, as a significant soil depth is to be provided below this lawn and over the basement, the potential for future planting/a natural lawn within the rear garden will be safeguarded. In this context, the objections raised on these grounds cannot be supported in this case.

One neighbour suggests that the tree protection fencing would be unsightly, however, this would be a temporary measure that would protect the tree in the long-run and is therefore appropriate.

6.12 Other Issues

6.12.1 Basement Excavation

The impact of this type of development is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings and occupiers. Many also cite potential effects on the water table and the potential increase in the risk of flooding. Such concerns have been raised by many neighbouring occupiers. The numerous letters of objection received refer specifically to the impact on the structural integrity and stability of adjoining buildings which will shorten the lifespan of the terrace and the damage to the underlying soil regime. They also refer to potential problems with flooding, the interference with the drainage of surface water and the impact on groundwater.

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 provision of this information is a validation requirement and as such, the objections raised by the Notting Hill East Neighbourhood Forum in respect of the applicant's intention to 'obfuscate' cannot be supported.

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.

Building Control have assessed the reports provided and consider that, notwithstanding concerns raised by neighbouring occupiers in respect of alleged inappropriate methods of construction and the lack of faith they have in the inaccurate surveys submitted by the applicant, the proposed construction methodology appears satisfactory. Should permission be granted, these statements will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with them. The purpose of the reports is to show that there is no foreseeable impediment to the scheme satisfying the Building Regulations in due course. It is considered that this is as far as this matter can reasonably be taken as part of the consideration of the planning application. Detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations cited above. To go further would be to act beyond the bounds of planning control.

The City Council has been preparing guidance and policies to address the need to take into consideration land instability, flood risk and other considerations when dealing with basement applications. Last year the City Council adopted the Supplementary Planning Document 'Basement Development in Westminster' (October 2014), which was produced to provide further advice on how current policy can be implemented in relation to basement development - until the formal policy can be adopted. Consultation on a revised formal policy, 'Draft Basements Policy', is currently underway, and will form part of the local plan (replacing the UDP) once adopted.

The basement guidelines and basements policy documents have different status in the planning process. The SPD having now been adopted can be given considerable weight (known as material weight or a material consideration). Weight will be afforded to parts of this policy for applications submitted after 1 November 2015, however, as this application was submitted before that date it cannot be assessed against this emerging policy.

Objections have been raised on the basis of the damage caused by previous extensions at the application site. However, the current application should be assessed on its own merits and therefore this cannot be grounds for refusal.

6.12.2 Construction Management

Objections have been received from neighbouring residents regarding the impact of construction work associated with the proposed basement, the timescale for the proposed construction phase and general disturbance associated with construction activity. Specific reference is made to the impact construction works have on the health of nearby residents.

Whilst planning permission cannot be withheld on the basis of these objections, a Construction Management Plan (CMP) is required at validation stage and has therefore been submitted with the application. The submitted CMP was sufficient to validate the application, but is insufficiently detailed so as to adequately safeguard the amenity of neighbours and prevent obstruction of the local highway network during construction. Therefore, it is recommended that a condition is imposed to secure a more fully detailed CMP prior to the commencement of development. A further condition is recommended to control the hours of construction works, particularly noisy works of excavation, which whilst it is inevitable that all construction works will have some impact on neighbours, should go some way to addressing the concerns of neighbouring residents.

6.12.3 Certificate of Ownership

An objection has been received on grounds that the certificate of ownership submitted with the application had been incorrectly signed because notice had not been served on the owners of

adjoining buildings despite the scheme involving works to, and underneath, shared boundary/party walls.

This certificate of ownership was amended during the course of the application and notice under Certificate B has now been served by the applicant on all the adjoining occupiers. No prejudice is considered to have been caused to any party by the initial oversight by the applicant. There is, however, nothing to prevent any person applying for planning permission in respect of a property that they do not own. Any ownership issues and any consents other than planning permission, for instance under the Party Wall Act or Landlords Consent, would be a private matter and could not be considered under this application.

6.12.4 Other Neighbour Objections

Neighbouring occupiers have alleged that the applicant has had little respect for the planning system in the past and that this will result in a failure to build the current scheme in accordance with any approved plans. However, planning permission cannot be refused on this basis and any failure to build the current scheme in accordance with the approved plans would be subject to future planning enforcement action. It is also alleged that the Council should not have approved previous applications for development on this site, however this is not relevant to the assessment of the current application.

Reference is made to a court case regarding party wall matters and the impact of a basement extension at a different property on the structural integrity and stability of its neighbouring properties. However, this judgement is not relevant to the determination of this application, which must be considered on its own planning merits.

Further comments are made regarding party wall matters, however, this is not relevant to the determination of this application. Officers agree that whilst the City Council can give planning permission for the proposed development, it cannot permit the owners to actually carry out the works which affect the foundations of neighbouring properties. The carrying out of works is subject to Building Regulations and party wall agreements would be required where the land in question is not solely within the applicant's ownership.

Reference is made to the City Council permitting basement extensions in general with allegations that it is unlawful and an infringement upon human rights. These concerns can only be taken into consideration insofar as they relate specifically to the current application, which in this instance is a valid planning application that has been found to be consistent with the City Council's adopted policies for such development. Furthermore, the conditions recommended earlier in this report to secure a detailed CMP and restrict hours of construction works would mitigate the impact of the development on the amenity of neighbouring residents during construction works.

Reference is made to a separate application for a parking space in the front garden, however, the City Council does not have any record of such a planning application.

6.13 Conclusion

In conclusion, despite the objections raised, the proposed development is considered to be acceptable in design, amenity and environment terms and, subject to the recommended conditions, it would accord with the relevant policies in the UDP and City Plan.

BACKGROUND PAPERS

1. Application form.

2. Letter from Karen Buck MP enclosing email from constituent dated 22 July 2015 and response from the Director of Planning dated 31 July 2015.
3. Email dated 27 July 2015 and petition dated 18 July 2015 containing 87 signatures.
4. Emails from the Notting Hill East Neighbourhood Forum dated 18 June 2015 and 9 September 2015.
5. Emails from Thames Water dated 29 May 2015 and 1 September 2015.
6. Memos from Environmental Health dated 1 June 2015 and 3 September 2015.
7. Memo from the Highways Planning Manager dated 15 June 2015.
8. Email from Building Control dated 21 July 2015.
9. Memos from the Arboricultural Manager dated 24 July 2015, 1 September 2015 and 14 September 2015.
10. Email from Environment Agency dated 1 September 2015.
11. Letter from the occupier of 30 Sutherland Place dated 4 June 2015.
12. Emails from the occupier of The Old Schoolhouse, Moorhouse Road dated 19 June 2015, 8 August 2015 (x2), 15 September 2015 and 18 October 2015.
13. Email from the occupier of 2 Moorhouse Road dated 19 June 2015.
14. Email from the occupier of 37 Sutherland Place dated 29 June 2015.
15. Emails from the occupier of 26b Sutherland Place dated 9 July 2015 and 13 September 2015.
16. Emails and letters from the occupier of 22 Sutherland Place dated 9 July 2015 (x2) and 16 September 2015.
17. Emails and letters from the occupier of 22 Sutherland Place dated 1 July 2015, 9 July 2015, 13 July 2015 (x2), 20 July 2015, 27 July 2015 and 28 July 2015.
18. Email from the occupier of 22A Sutherland Place dated 13 July 2015.
19. Email from the occupier of 42 Sutherland Place dated 24 July 2015.
20. Email from the occupier of 39 Sutherland Place dated 27 July 2015.
21. Email from the occupier of 47 Sutherland Place dated 5 August 2015.
22. Emails from the occupier of 43 Sutherland Place dated 7 September 2015 and 16 October 2015.
23. Email from the occupier of 43A Sutherland Place dated 7 September 2015.
24. Email from the occupier of 44 Sutherland Place dated 10 September 2015.
25. Email from the occupier of 45 Sutherland Place dated 12 September 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: 46 Sutherland Place, London, W2 5BY

Proposal: Excavation of basement underneath footprint of house and rear garden with associated walk-on rooflights and access grille to rear.

Plan Nos: Site Location Plan, P01A, P02A, P03A, P04, P05, P06, P101A, P102A, P103A, P104A, P105B, P106A, SK03 P3, SK04 P3, Elevation on Boundary Wall, Arboricultural Report (3rd September 2015) and Outline Construction Management Plan (April 2015) (for information only - see Condition 5). Structural Documents (all for information only - see Informative 2): CGL Basement Impact Assessment dated May 2015, Symmetrys Limited Basement Impact Assessment (Structural Methodology Statement) dated May 2015, Structural Calculations dated January 2015, Drainage Report (14 April 2015) and structural drawings 00 and SK05/P2.

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 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 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 (a) You must arrange for an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered, to supervise the development. You must apply to us for our approval of the details of such supervision including:
- identification of individual responsibilities and key personnel.
 - induction and personnel awareness of arboricultural matters.
 - supervision schedule, indicating frequency and methods of site visiting and record keeping
 - procedures for dealing with variations and incidents.

You must not start any work until we have approved what you have sent us. You must then adhere to the approved supervision schedule.

(b) You must produce written site supervision reports as detailed in part (a) after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included. You must send copies of each written site supervision record to us within five days of the site visit.

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)

- 5 **Pre Commencement Condition.** Notwithstanding the Construction Management Plan submitted at application stage, no development shall take place, including any works of demolition, until a detailed 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 shall provide the following details:
- (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

works.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

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 apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within five years of planting them, you must replace them with trees of a similar size and species.
(C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Westbourne Conservation Area, and to improve its contribution to biodiversity and the local environment. 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. (R30CD)

- 7 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City

Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 8 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

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 structural methodology report. 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 Any external plant or equipment to be installed in connection with the basement may require separate planning permission.
- 4 The Council considers that the amount of daylight that is likely to reach the basement would not be enough for the use of these rooms as living areas. The proposals have been accepted because the dwelling as a whole has enough main rooms with adequate daylight and as ancillary accommodation by one household. If any occupier in the future was to consider using the basement in a different way, for example as bedrooms or staff accommodation, the basement area is likely to be considered for action under the Housing Act 2004 by our Residential Environmental Health Team. In those circumstances, officers would have the power to require works to improve daylight to the affected rooms or prohibit their use.
- 5 Thames Water have offered the following advice:

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a

15/04266/FULL

public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

GENERAL NOTES:
 1. See notes from this drawing.
 2. Check drawings on site for any discrepancy.
 3. Work shall be carried out in accordance with the relevant standards.
 4. This drawing is the property of the architect and shall not be used for any other purpose without the written permission of the architect.

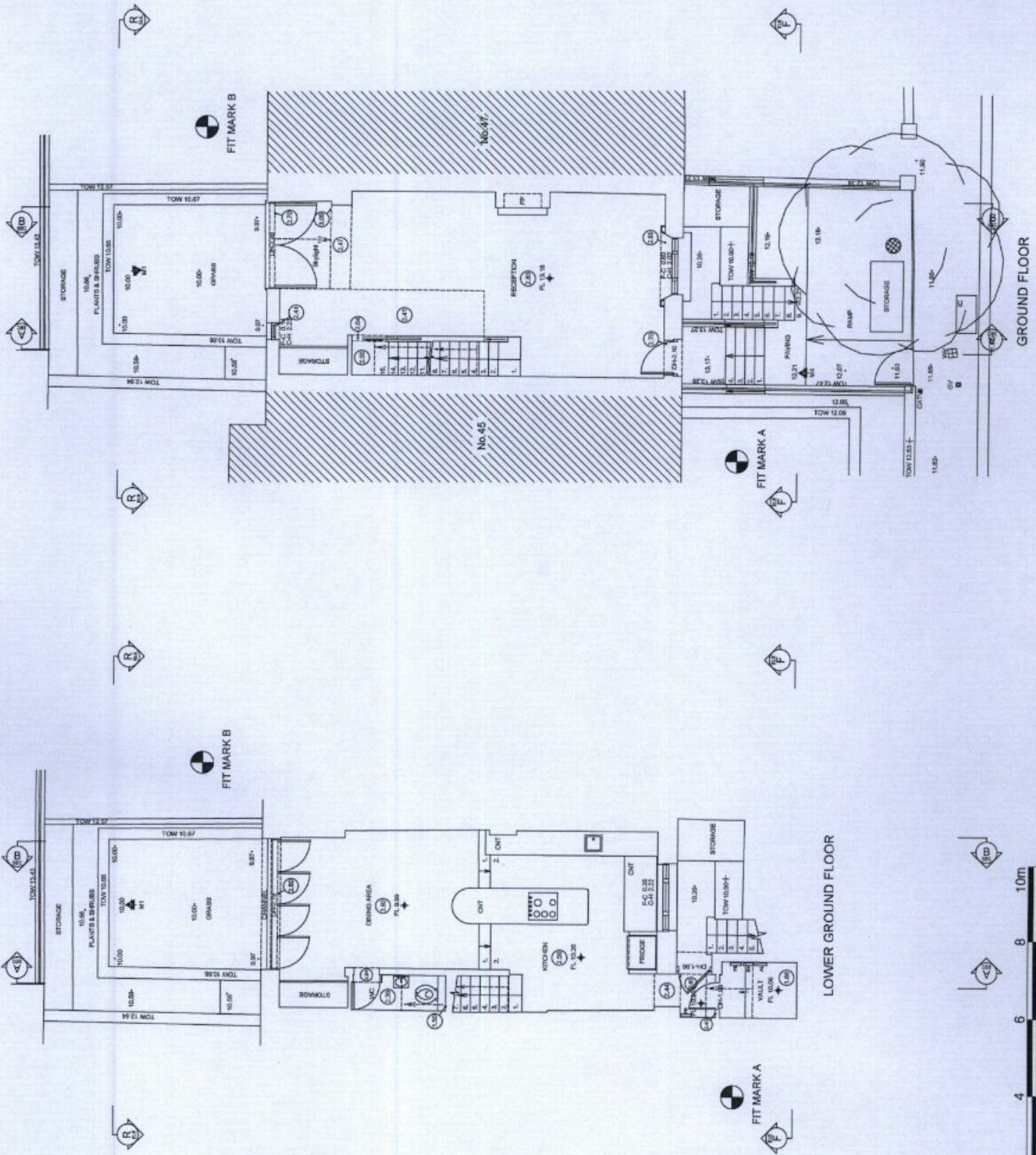
No. Date Revision Notes
 A 08/09/10 SECTION B REFERENCE LINES INCLUDED

PLANNING

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 London W2 2ZE

1-442022 0103 2025
 P-442022 0103 2025
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Project	44 SUTHERLAND PLACE
Location	LONDON W2
Drawing No.	3724
Revision No.	P01
Scale	1:200
Date	14/06/2010
Author	A



0 2 4 6 8 10m

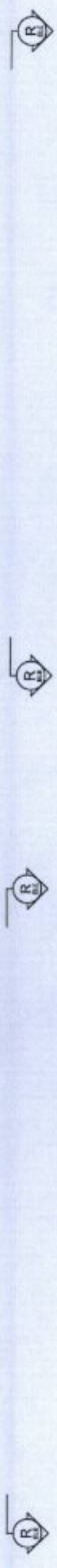
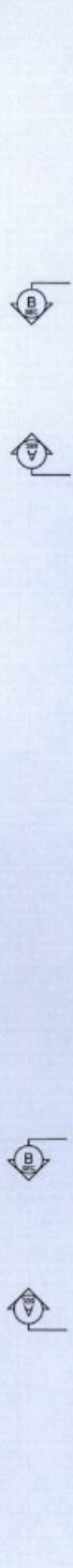
GENERAL NOTES
 1. Do not scale from this drawing.
 2. All dimensions are in millimetres unless otherwise stated.
 3. All dimensions are to the face of the work unless otherwise stated.
 4. The architect shall be responsible for the accuracy of the information provided.
 5. The architect shall be responsible for the accuracy of the information provided.
 6. The architect shall be responsible for the accuracy of the information provided.

No.	Date	Revision Notes
A	20/05/15	SECTION 11 REFERENCE LINES INCLUDED

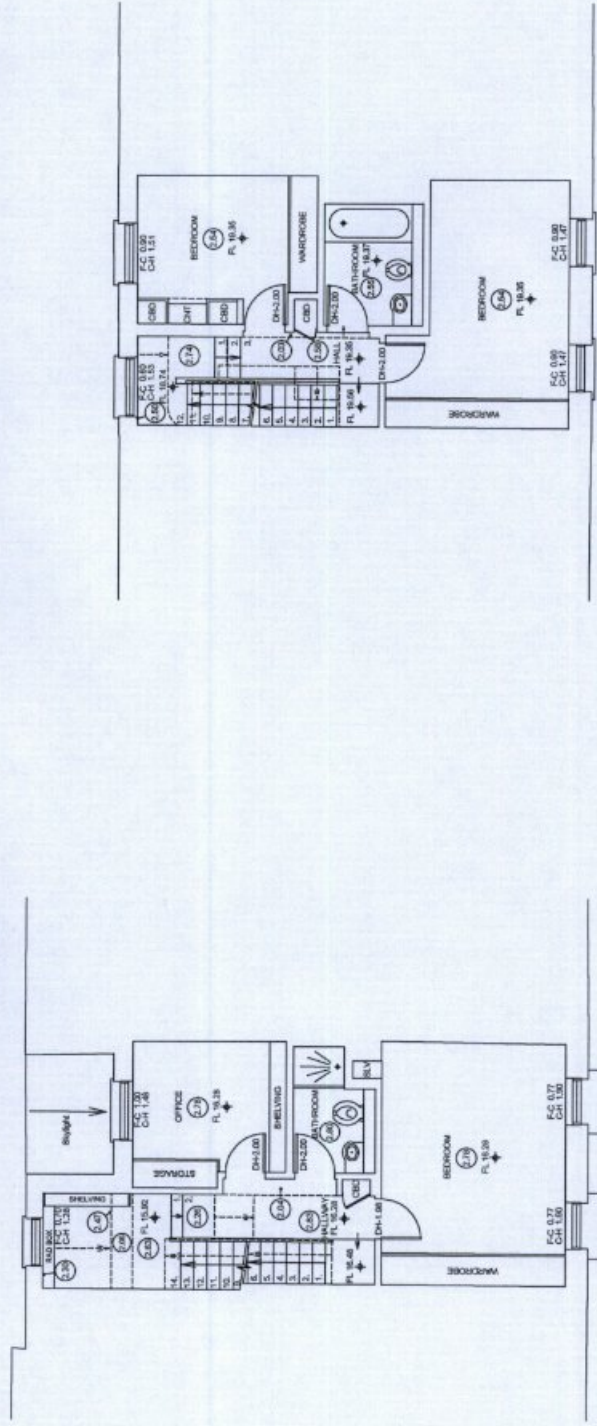
PLANNING

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Project	46 SUTHERLAND PLACE LONDON W2
Drawings	FIRST & SECOND FLOOR PLANS AS EXISTING
Drawings No.	3724
Revision No.	P02
Date	04/06/15
Drawn by	A



FIT MARK B



FIRST FLOOR

SECOND FLOOR

FIT MARK A

FIT MARK A



GENERAL NOTES
 1. All work shall be in accordance with the Building Regulations 2010 and all relevant standards.
 2. The contractor shall be responsible for obtaining all necessary planning and building control approvals.
 3. The contractor shall be responsible for ensuring that all work is carried out in accordance with the approved plans and specifications.
 4. The contractor shall be responsible for ensuring that all work is carried out in accordance with the approved plans and specifications.

Rev	Date	Revision Notes
A	20/05/16	SECTION 11 REFERENCE LINES INCLUDED

PLANNING

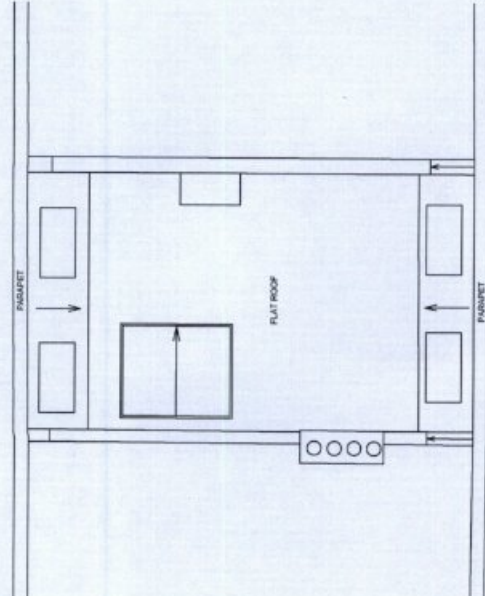
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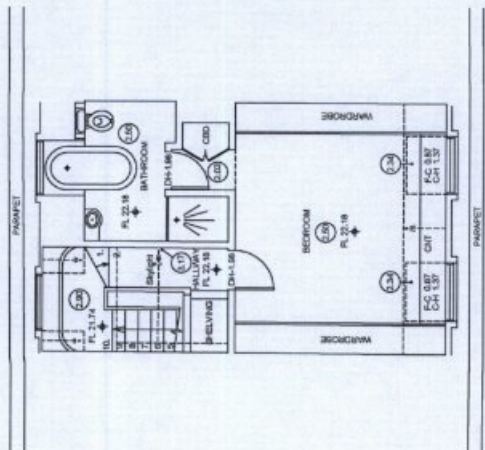
Project: **46 SUTHERLAND PLACE**
 Location: **LONDON W2**

Drawings: **THIRD FLOOR & ROOF PLANS AS EXISTING**

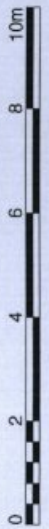
Drawing No.	Revision	Date	Author
3724	P03	20/05/16	A



ROOF PLAN



THIRD FLOOR



GENERAL NOTES
 1. All work shall be in accordance with the Building Regulations and all relevant standards.
 2. The architect shall be responsible for the design and construction of the building.
 3. The architect shall be responsible for the design and construction of the building.
 4. The architect shall be responsible for the design and construction of the building.

No.	Date	Revision/Notes

PLANNING

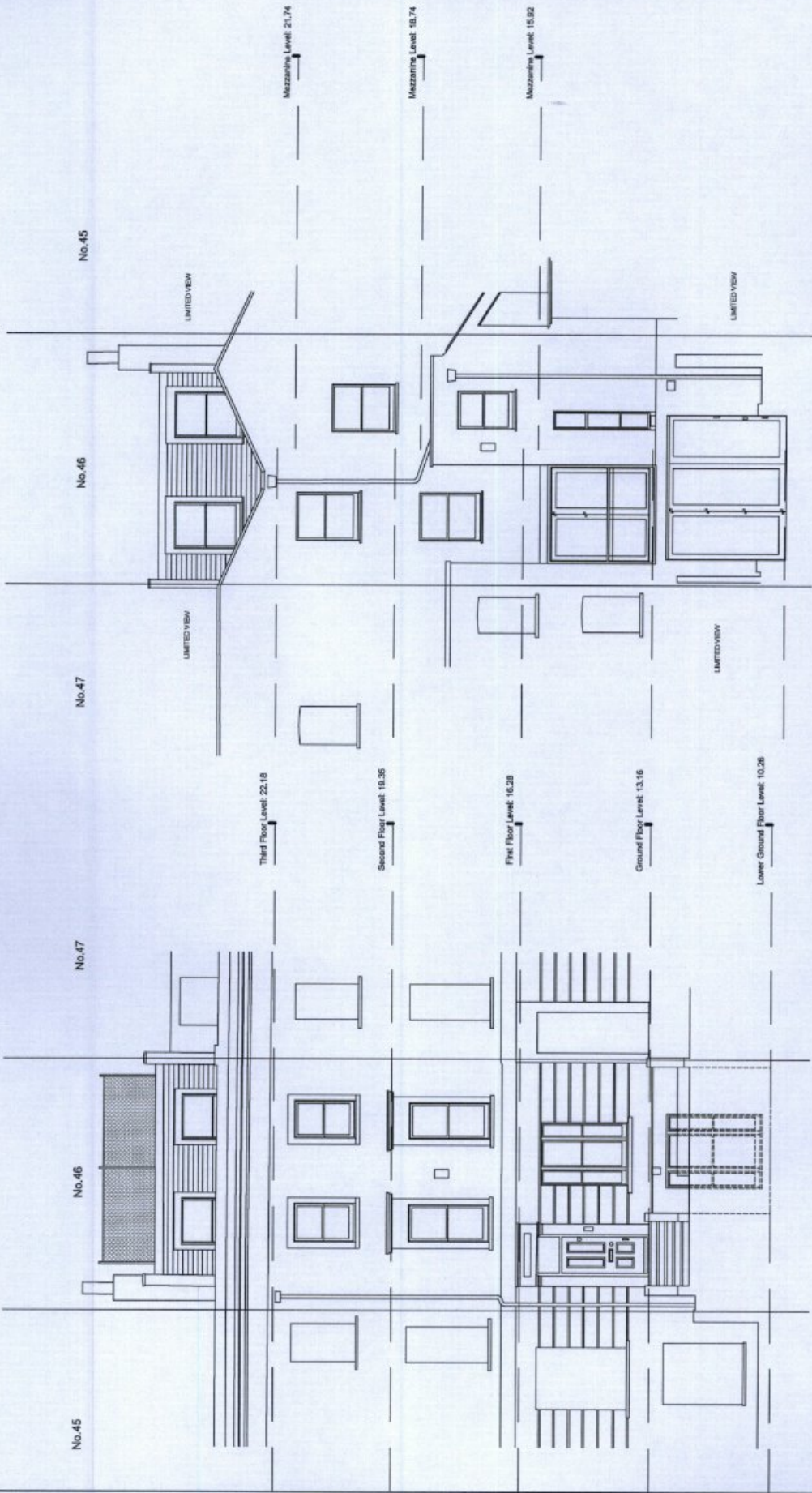
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**44 SUTHERLAND PLACE
 LONDON W2**

**FRONT & REAR ELEVATIONS
 AS EXISTING**

Project No.	Revision No.	Date	Author	Checked
3724	P04	13/08/14		



REAR ELEVATION

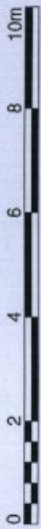


FIT MARK B

FRONT ELEVATION



FIT MARK A



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Rev. Date Description

PLANNING

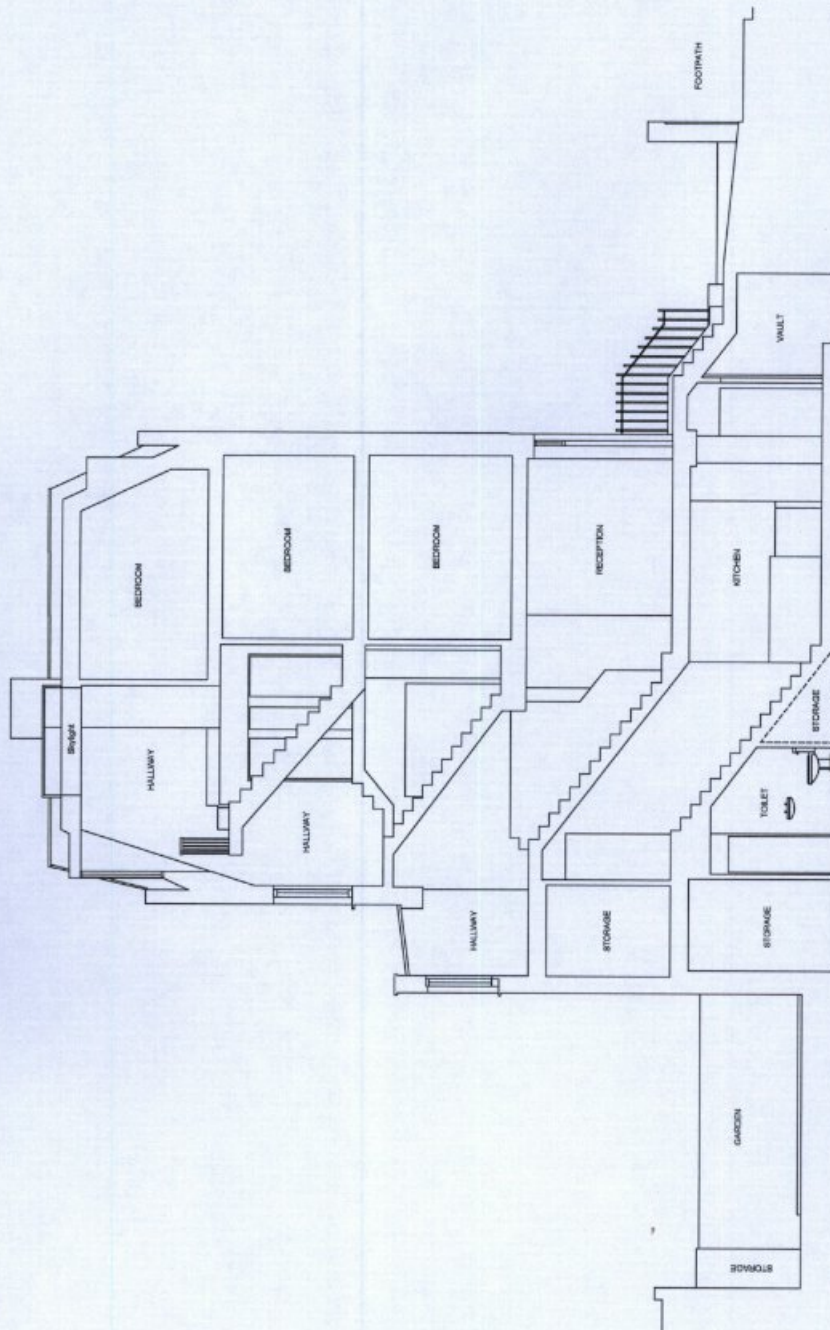
Stiff + Trevillion

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www.stiffandtrevillion.com

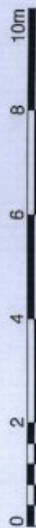
Project: 44 SUTHERLAND PLACE
LONDON W2

Section: SECTION A
AS EXISTING

Reference:	3724	Drawn by:	P05	Scale:	1:100
Date:	13.08.14	Check:	JMS/15/14	Revised:	-

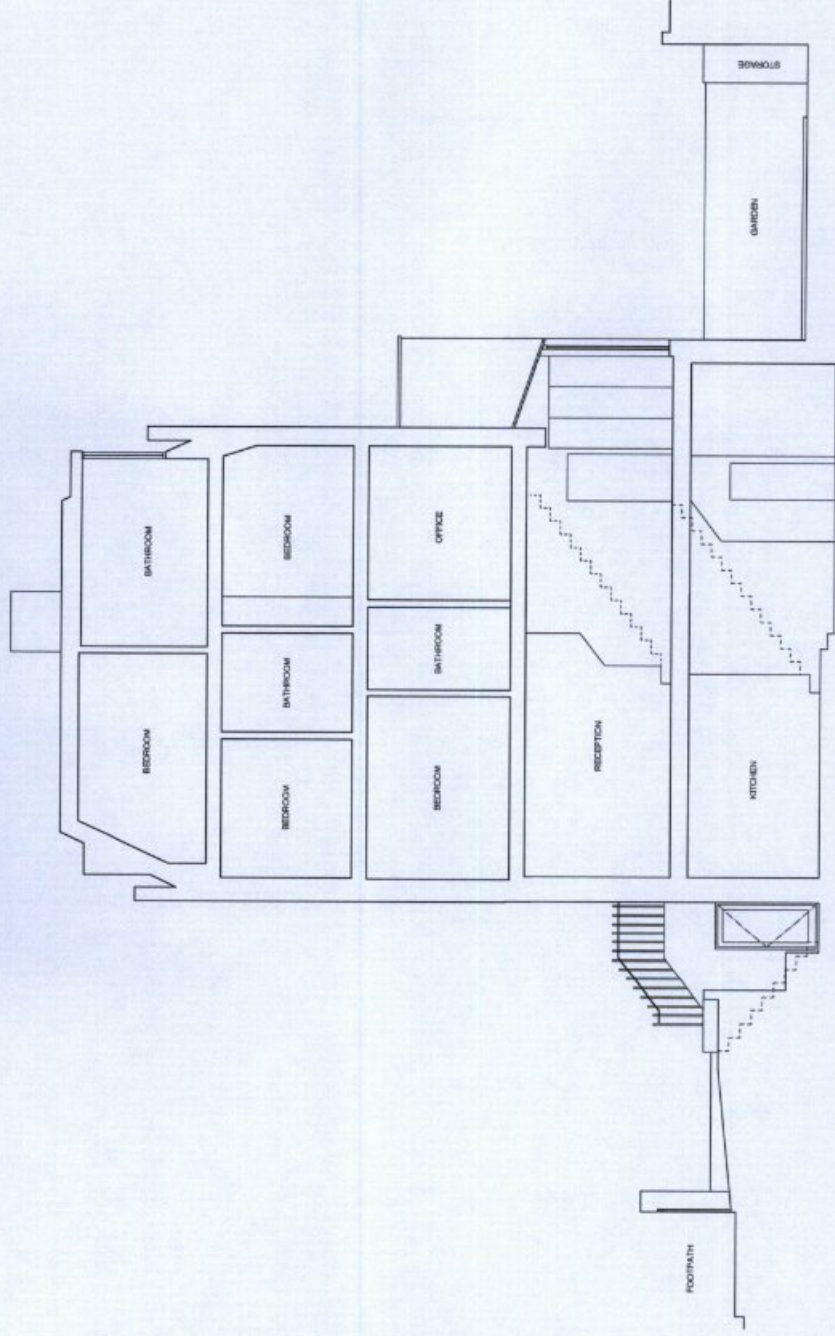


SECTION A



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No.	Date	Revisions/Notes



SECTION B



PLANNING

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Project: **66 SUTHERLAND PLACE**
 LONDON W2

Client: **SECTION B**
 AS EXISTING

Project No: **3724**

Scale: 1:100 (A1)

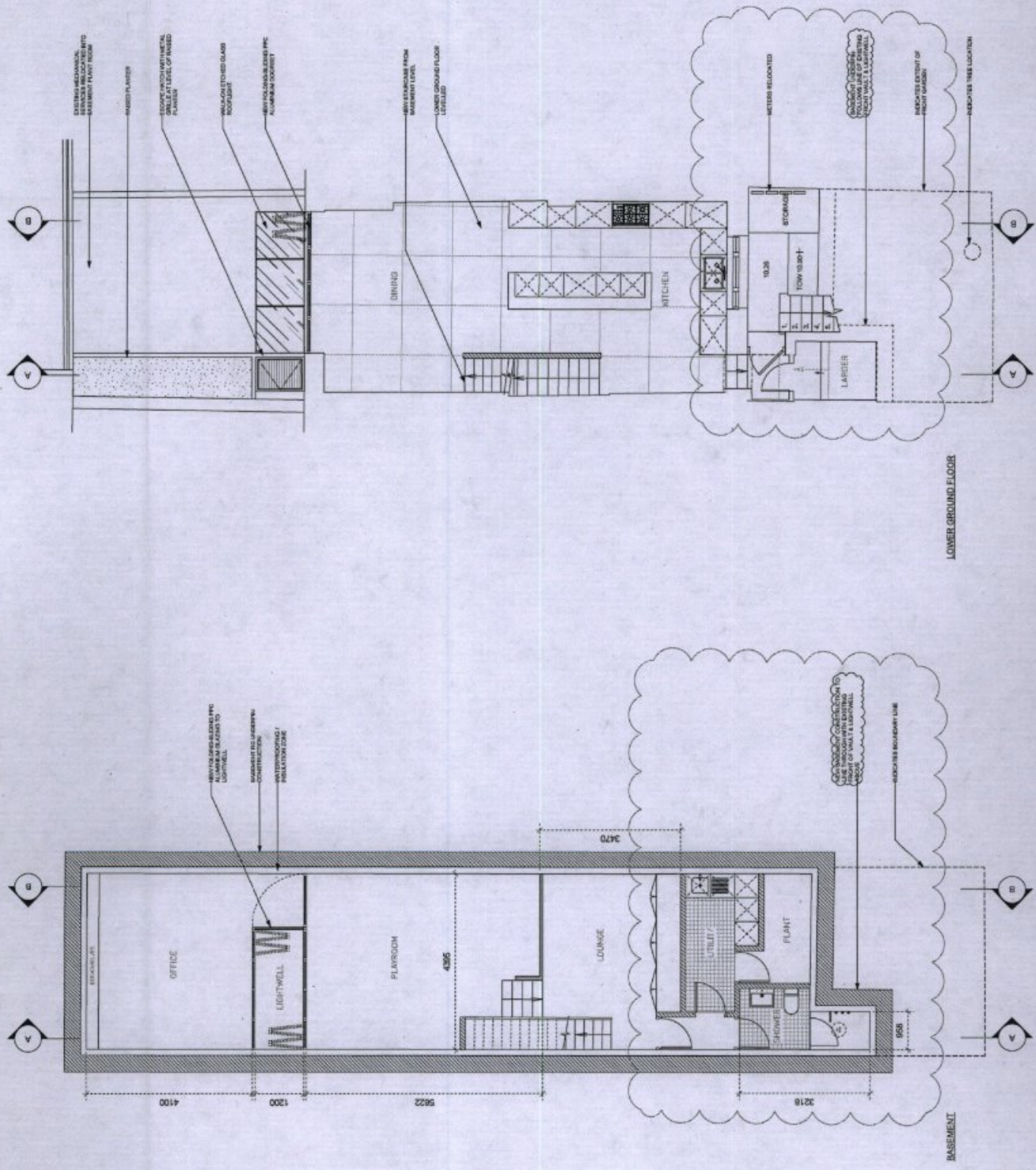
Date: 10/02/2014

Revised: -

Drawn by: **P06**

Checked by: -

Author: -



Project	44 SUTHERLAND PLACE LONDON W2
Client	Stiff + Trevillion Architects Ltd
Drawn	BASEMENT & LOWER GROUND FLOOR PLANS AS PROPOSED
Project No.	3724
Drawn No.	P101
Scale	1:100 (2:1)
Date	14.07.2016
Revision	A

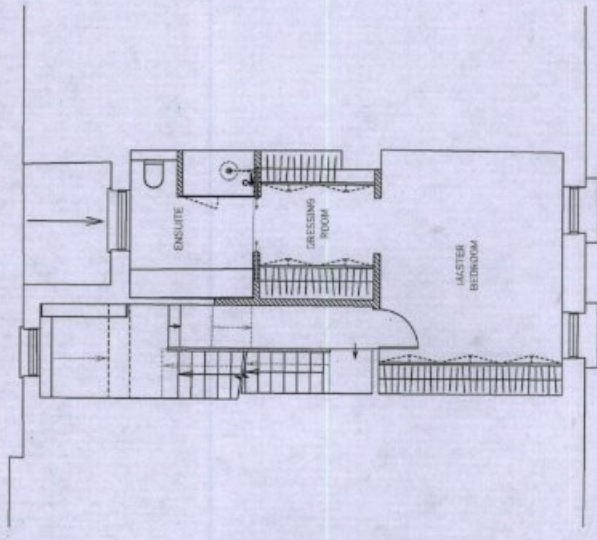
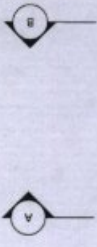
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PLANNING

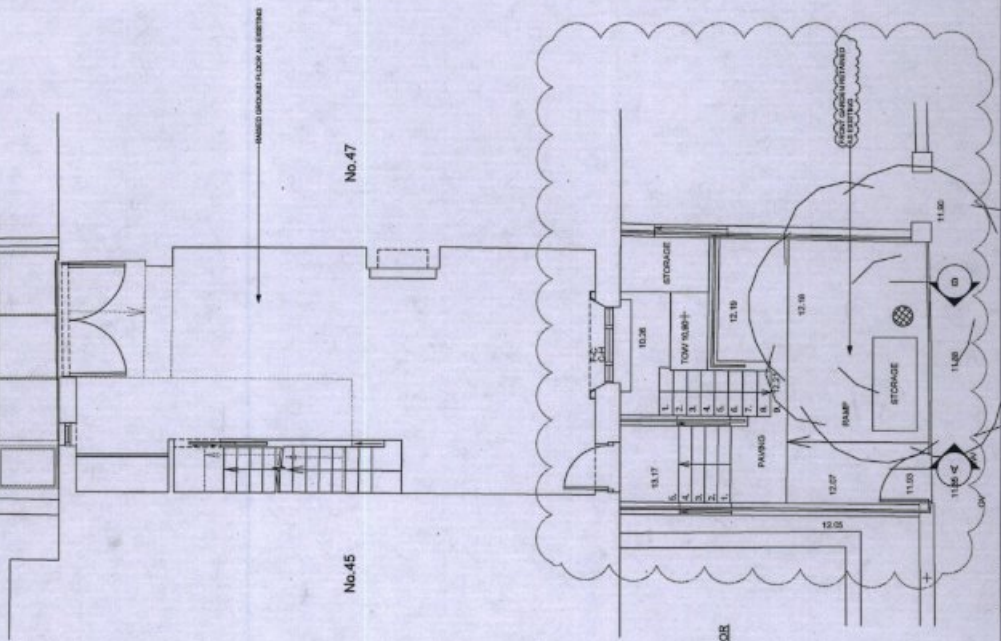


Revision Notes
 A 11/07/15
 REVISIONS FROM PROPOSED PRINT CARRIED FORWARD. REVISIONS AS SHOWN IN SECTION B
 REVISIONS NOT INCLUDED

GENERAL NOTES
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 3. Stiff + Trevillion Architects Ltd is not responsible for any errors or omissions in these drawings.
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FIRST FLOOR



RAISED GROUND FLOOR

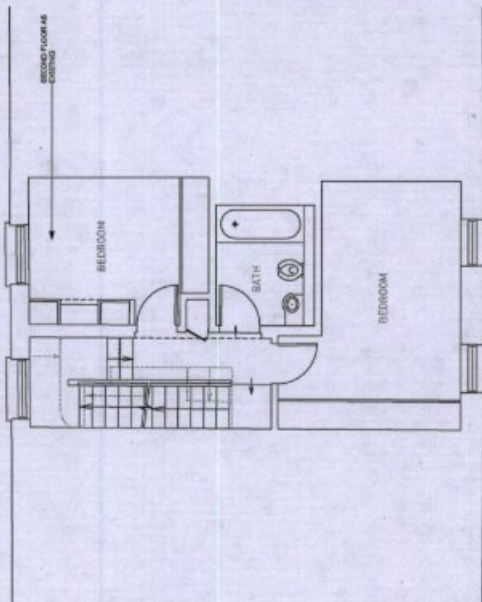
Project	46 SUTHERLAND PLACE LONDON W2
Drawn by	BAISED GROUND & FIRST FLOOR PLANS AS PROPOSED
Project No.	3724
Date	11.05.13
Scale	1:100
Author	SAJ
Checked	A

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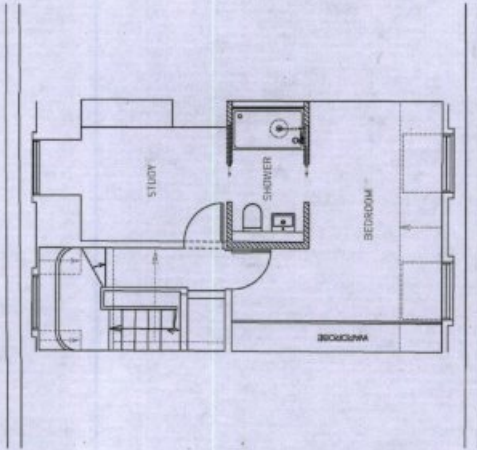
PLANNING

No. 45
 A - 1/100/14
 FRONT GARDEN/REARWELL RETAINED AS ORIGINAL SECTION A REFERENCED LINES INDICATED

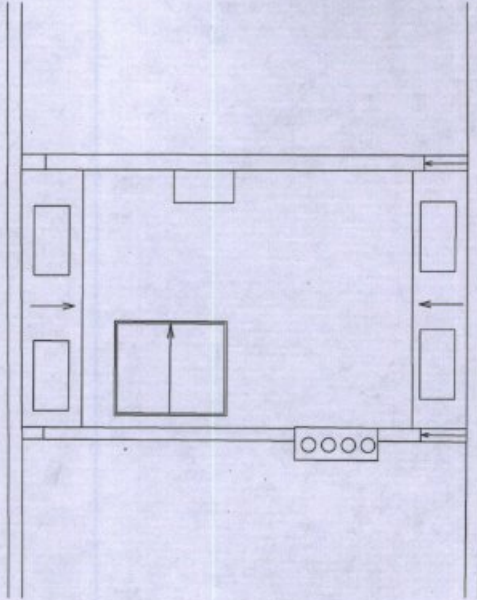
GENERAL NOTES:
 1. All work shall be in accordance with the Building Regulations and all other relevant legislation.
 2. The drawings shall be read in conjunction with the Bill of Materials and Specifications.
 3. The drawings shall be read in conjunction with the Bill of Materials and Specifications.
 4. The drawings shall be read in conjunction with the Bill of Materials and Specifications.



SECOND FLOOR



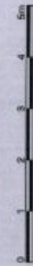
THIRD FLOOR



ROOF PLAN

GENERAL NOTES
 1. See notes on previous drawings.
 2. Check existing conditions and surroundings.
 3. Verify all dimensions and levels.
 4. Show work to be done.
 5. See notes on sheets for details.
 6. See notes on sheets for materials.
 7. See notes on sheets for construction methods.

No. Date Revision Notes
 A 2007/11 SECTION B REFERENCE LINES INCLUDED



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Project	46 SUTHERLAND PLACE LONDON W2
Drawings	SECOND, THIRD & ROOF FLOOR PLANS AS PROPOSED
Project No.	3724
Issue	1.10.07.01.01
Date	10/10/07
Sheet	A
Number	P103

GENERAL NOTES:
 1. FOR EXACT COST ESTIMATING, CONSULT WITH THE ARCHITECT FOR A DETAILED REPORT ON MATERIALS TO BE USED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. THE FINISHES OF THIS DRAWING ARE AS SHOWN.
 4. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.

NO. DATE REVISIONS
 1 10/24/18 FRONT & REAR ELEVATIONS RETAINED AS SHOWN

PLANNING

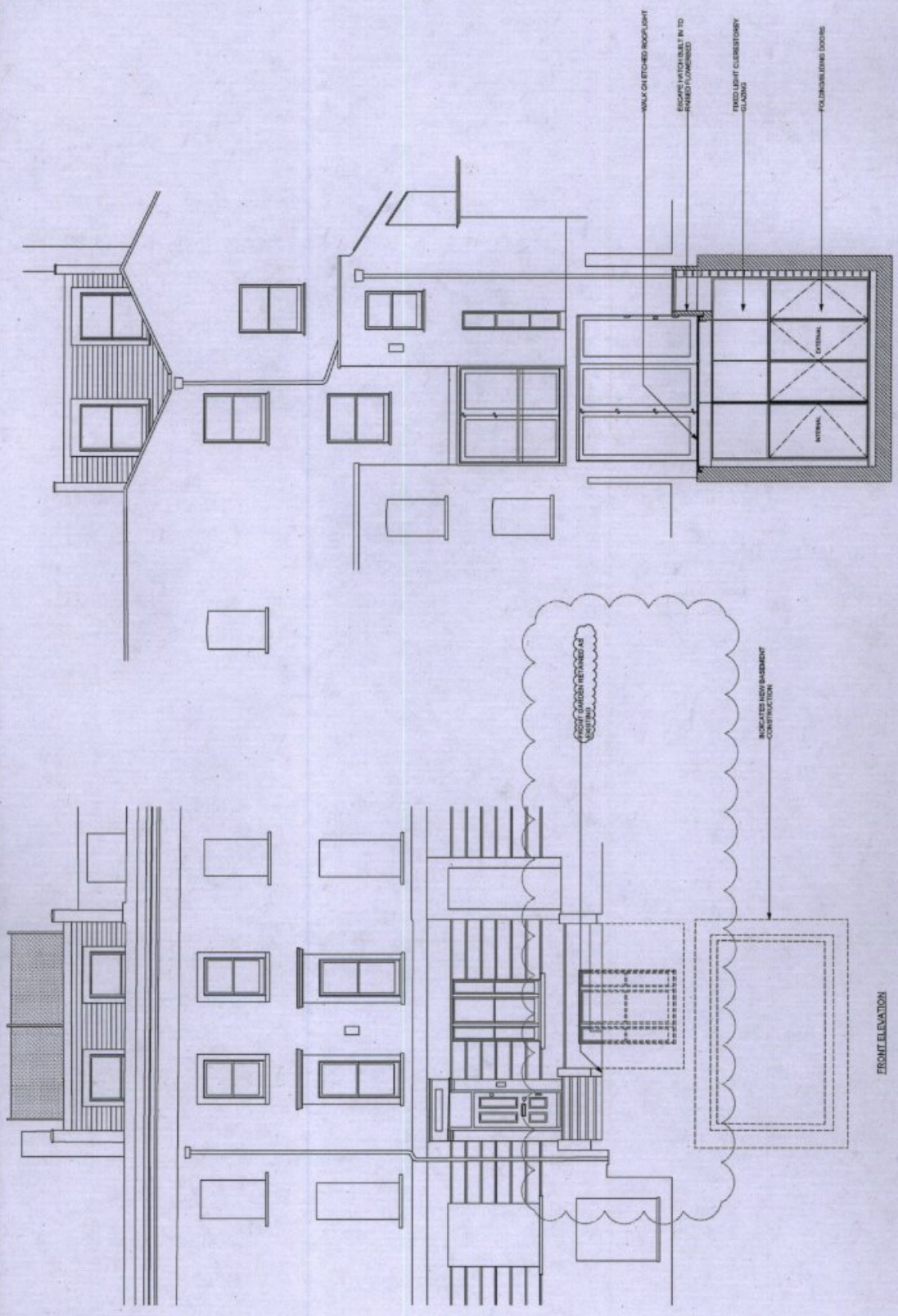
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Project: 46 SUTHERLAND PLACE
 LONDON W2

Drawn: FRONT & REAR ELEVATIONS
 AS PROPOSED

Project No: 3724
 Drawing No: P104
 Date: 10/24/18
 Sheet: 1 of 1



FRONT ELEVATION

REAR ELEVATION



GENERAL NOTES

1. This drawing is a planning application for the proposed development.

2. The applicant is responsible for providing all necessary information to support this application to the local authority.

3. The applicant is responsible for providing all necessary information to support this application to the local authority.

4. The applicant is responsible for providing all necessary information to support this application to the local authority.

5. The applicant is responsible for providing all necessary information to support this application to the local authority.

6. The applicant is responsible for providing all necessary information to support this application to the local authority.

7. The applicant is responsible for providing all necessary information to support this application to the local authority.

8. The applicant is responsible for providing all necessary information to support this application to the local authority.

9. The applicant is responsible for providing all necessary information to support this application to the local authority.

10. The applicant is responsible for providing all necessary information to support this application to the local authority.

No. 204 Date: 12/01/2014

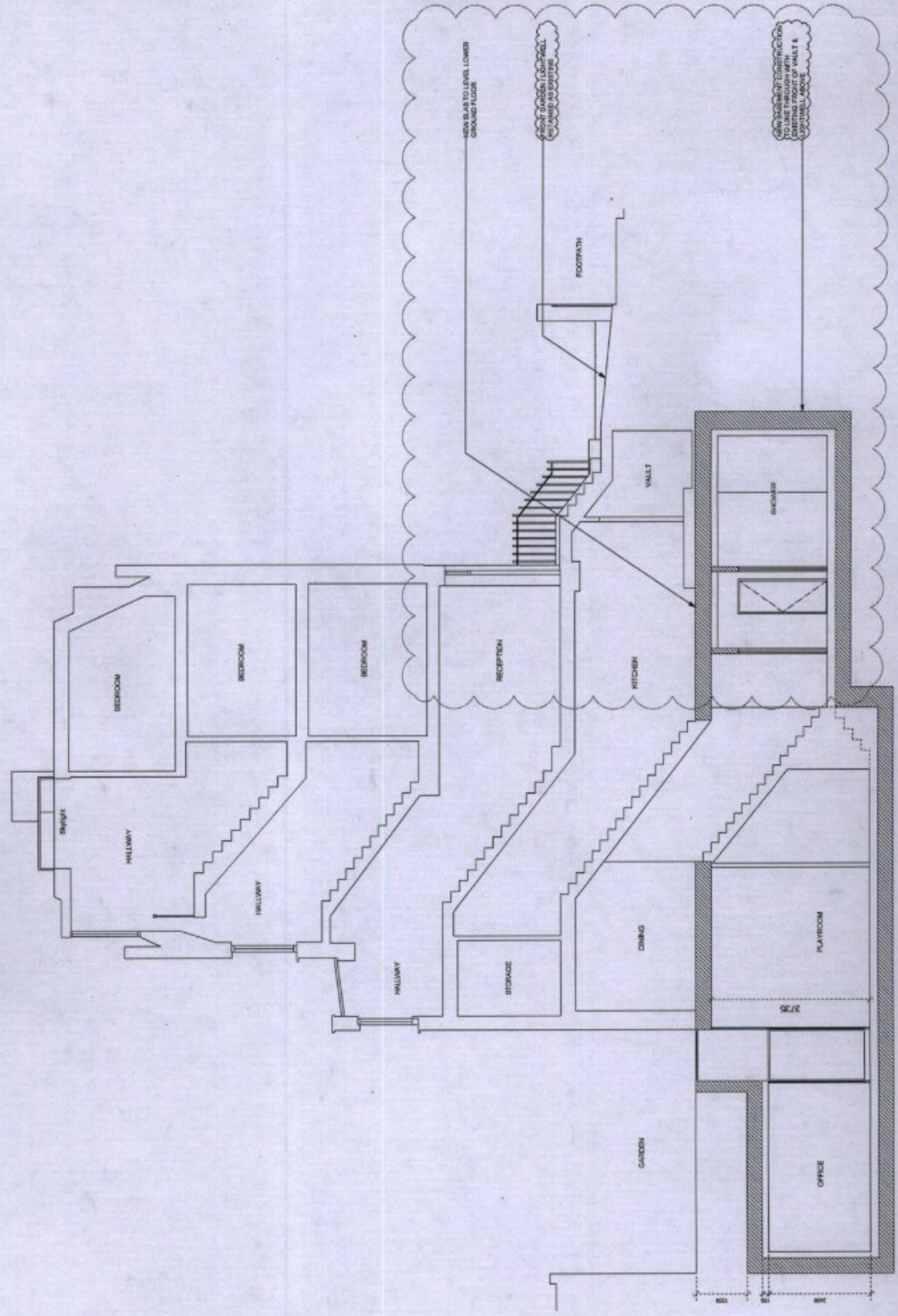
PLANNING

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Project: 46 SUTHERLAND PLACE
 LONDON W2

Section: SECTION A
 AS PROPOSED

Plan No: 3724
 Date: 12/01/2014
 Scale: 1:100
 Revision: A



SECTION A



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No. 2347
 Revision to

PLANNING

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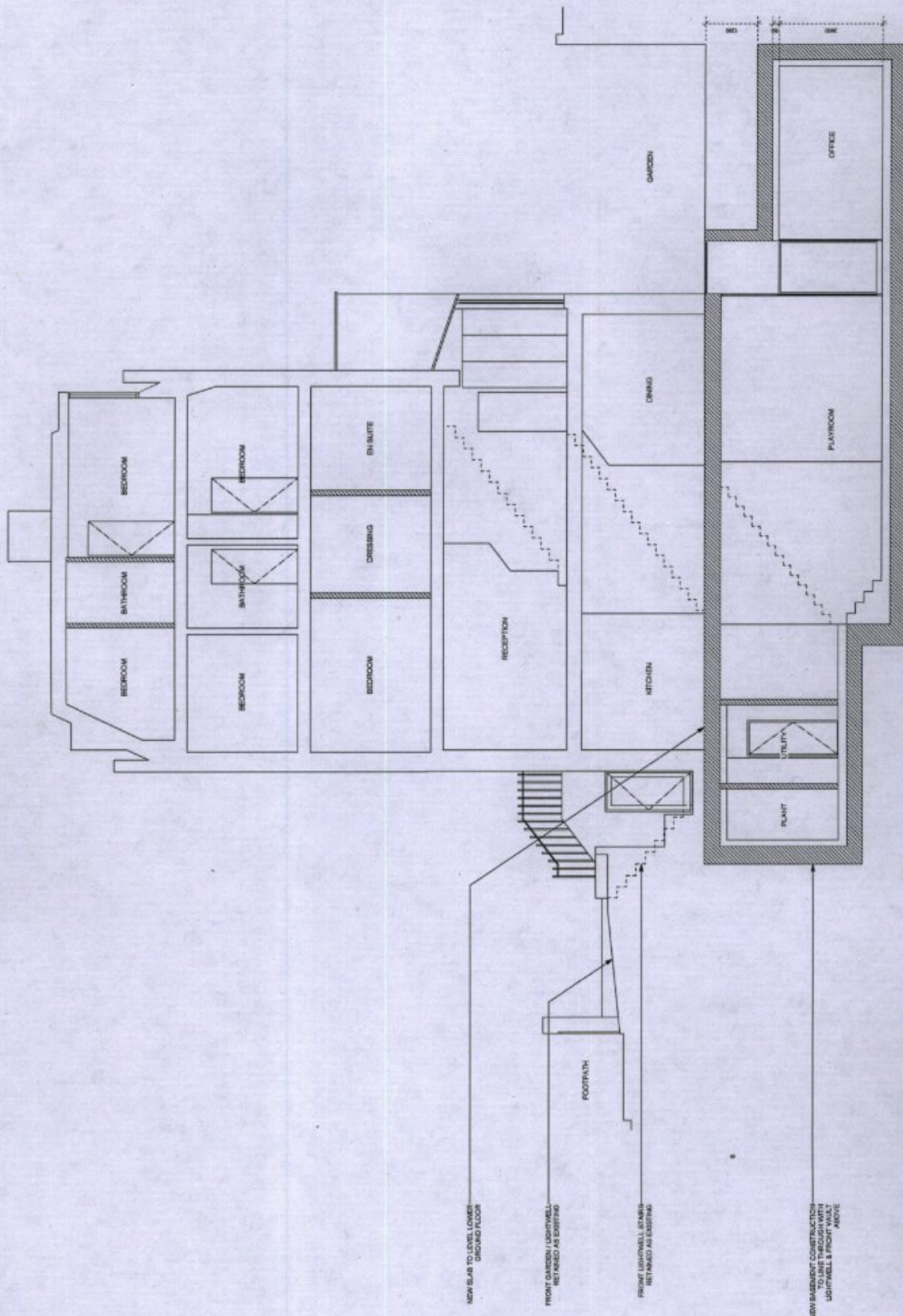
Project: 44 SUTHERLAND PLACE
 LONDON W2

Section: SECTION B
 AS PROPOSED

Drawn: 3724
 Date: 10.08.11

Checked: P106
 Date: 08.08.11

Revised: -
 Date: -



NEW SLAB TO LEVEL LOWER
 GROUND FLOOR

FRONT GARDEN LIGHTWELL
 RETAINED AS EXISTING

FRONT LIGHTWELL STAIRS
 RETAINED AS EXISTING

NEW BARONIC CONSTRUCTION
 LIGHTWELL & FRONT VAULT
 ABOVE

SECTION B

