

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 12 January 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	9 Hill Road, London, NW8 9QE,		
Proposal	Erection of single storey side and rear extensions; excavation of basement extension below house and part of rear garden; alterations and restoration works to existing building; provision of new boundary treatment and landscaping; associated internal and external works.		
Agent	Howard Sharp and Partners LLP		
On behalf of	Mr & Mrs D Burton		
Registered Number	15/03618/FULL 15/03619/LBC	Date amended/ completed	11 June 2015
Date Application Received	24 April 2015		
Historic Building Grade			
Conservation Area	St John's Wood		

1. RECOMMENDATION

1. Grant conditional permission and listed building consent.
2. Agree reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

The application site comprises a Grade II listed semi-detached single family dwelling located within the St John's Wood Conservation Area. Planning permission and listed building consent are sought for the erection of single storey side and rear extensions, excavation of basement extension below house and part of rear garden, alterations and restoration works to existing building, provision of new boundary treatment and landscaping and associated internal and external alterations. Objections have been received from four neighbours to the proposal on design and amenity grounds.

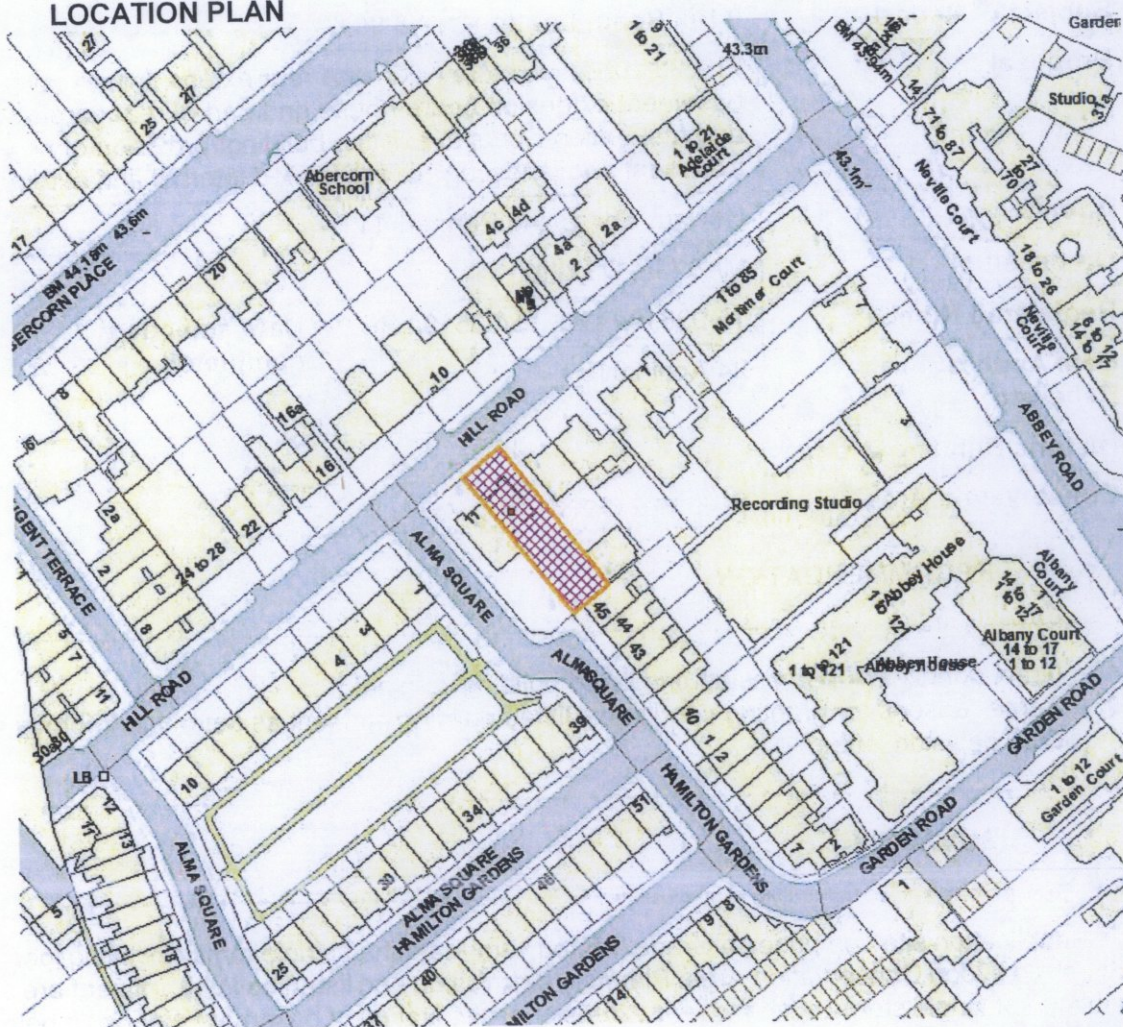
The key issues in this case are:

- The impact of the proposed development on the character, appearance and special interest of this Grade II listed building and the St John's Wood Conservation Area.
- The impact of the proposal on the amenity of neighbouring residents, especially in relation to the potential loss of light to the kitchen of the ground floor flat at 7 Hill Road.

- The loss of the magnolia tree in the rear garden.

For the reasons set out in this report, the proposed development is considered to accord with relevant policies within the Unitary Development Plan adopted in January 2007 (the UDP) and Westminster's City Plan: Strategic Policies adopted in November 2013 (the City Plan). As such, it is recommended that planning permission and listed building consent are granted, subject to the conditions set out in the draft decision letters.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

CONSULTATION ON INITIALLY SUBMITTED SCHEME (MAY 2015)

ST JOHNS WOOD SOCIETY

Any response to be reported verbally.

ARBORICULTURAL MANAGER

Objection to loss of Magnolia tree.

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of geology has been undertaken and found to be of sufficient detail. The existence of groundwater, including rivers has been investigated.

ENVIRONMENT AGENCY

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

No objection.

THAMES WATER

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 18; Total No. of Replies: 5.

One letter of support. Four emails/ letters of received raising objection on all or some of the following grounds.

Townscape/ Design

- Rear extension projects further than allowed at 11 Hill Road.
- Side extension large than that allowed at 11 Hill Road.
- Extension would detract from architecture of building.

Amenity

- Increase in height of side wall between numbers 7 and 9 will impact on light to Ground floor flat of 7 Hill Road.

Other Matters

- Loss of Magnolia tree when No. 11 required to submit details showing that their basement would not damage roots.
- Cumulative construction impact of schemes in Hill Road.
- Work should not take place on Saturdays.
- Disruption in terms of noise, vibration, traffic and dust.
- Impact on water table.

ADVERTISEMENT/SITE NOTICE: Yes

CONSULTATION ON REVISED SCHEME - AMENDMENTS TO LANDSCAPING PLAN AND REAR EXTENSION (NOVEMBER 2015)

ARBORICULTURAL MANAGER

New landscaping proposal overcomes objection to loss of magnolia tree.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 18; Total No. of Replies: 0.

ADVERTISEMENT/ SITE NOTICE: Yes.

6. BACKGROUND INFORMATION**6.1 The Application Site**

The application site is a Grade II listed single family dwelling which forms part of a semi-detached pair located on the south east side of the Hill Road. The building is located within the St John's Wood Conservation Area.

6.2 Recent Relevant History

None relevant.

7. THE PROPOSAL

The application seeks planning permission and listed building consent for the erection of single storey side and rear extensions, excavation of basement extension below house and part of rear garden, alterations and restoration works to existing building, provision of new boundary treatment and landscaping and associated internal and external alterations.

The application has been amended during the course of its consideration to provide alterations to the proposed landscaping scheme, to reduce the projection of the rear extension, to make detailed changes to the design of the rear extension and to change the position of the rear skylights.

8. DETAILED CONSIDERATIONS**8.1 Land Use**

The enlargement of the existing dwellinghouse would accord with Policy H3 in the UDP and Policy S14 in the City Plan. Accordingly the proposal is acceptable in land use terms.

8.2 Townscape and Design**8.2.1 Internal Alterations**

Initially concerns were raised by officers in respect of the proposed removal of the chimney breast in the south west corner of the building. In order to maintain the interpretation of the building in terms of its plan form and how it historically functioned, the scheme has been amended to allow the removal of the chimney breast at lower ground floor level, where the building is already much altered, but maintained from

ground floor upwards. This amendment overcomes officers main concern with the proposed internal work and, subject to the recommended conditions, the other internal alterations proposed to the listed building are acceptable of would not harm the significance of the building.

8.2.2 External Alterations

The proposed extensions at lower ground floor level to the side and rear would be discreetly located and sufficiently modest in scale so as to be clearly ancillary to the host listed building where they are seen in private views to the front and rear and limited public views to the front elevation. As such, these alterations are acceptable in design and listed building terms.

Initially the proposed rear extension has a roof structure comprising a green (sedum) roof along with a decorative metal panel. However, the decorative metal panel has been omitted as it competed with the materials found on the host building and the detailed design of the rear extension simplified so that the green (sedum) roof is the sole roofing material, with separation from the rear elevation being achieved by use of a skylight. These revised materials are considered to sit more comfortably against the host building. The green roof aids contributes to the contemporary design comprising stone columns and extensive slim profile aluminium framed windows. In combination, these materials used in the way proposed allow the extensions to rear as clearly later additions to the listed building, but which are lightweight and complementary in appearance.

As the building is a grade II heritage asset the use of aluminium windows in the proposed extensions was initially of concern and considered to be at odds with the traditional materials and method of construction of the fenestration on the host building. However, following discussions with the architect, the rationale behind the aluminium frames and the potential design implications is better understood. Consequently, in this instance the introduction of aluminium fenestration is considered to be acceptable as it allows for a slim profile frame to sit comfortably behind the dressed stone columns, which will visually be the principal material. Furthermore, as set out in the preceding paragraph, aluminium is in keeping with the contemporary design approach of the extension.

Initially a metal screen was proposed to the front porch to the front elevation of the side extension at lower ground floor level. Following amendment of the scheme this has been omitted and the detailed design and materials of the front porch are considered to sit more comfortably against the host building.

The proposed basement extension, although large in scale, would be located below existing ground level with limited external manifestations. During the course of the application the rooflights to the rear have been reduced in scale and whilst they are still set away from the rear elevation, they are sufficiently small in scale and discreetly located between the side and rear extensions, so as not to harm the special interest of the listed building or the character and appearance of the St. John's Wood Conservation Area. To the front, the scheme currently proposes the installation of a large rooflight across the whole floor surface of the existing shallow front lightwell. This would be a prominent and starkly modern addition to this listed building in a very

prominent position on the building. It would also cause the base of the building to be illuminated to a significant degree when the room that this large rooflight serves is used after dark. This level of illumination would be alien to the character and appearance of the listed building and would further harm its significance. In this context, an amending condition is recommended requiring the omission of the rooflight in favour of the provision of a traditionally detailed lightwell to the front elevation with a horizontal metal grille over at ground floor level.

Part of the proposed basement would project beyond the existing building and the proposed rear and side extensions and would fail to be covered by 1.2 metres of top soil. However, given that the area in question is small in scale and as the majority of the rear garden would remain undeveloped, it is considered that the limited soil depth over this section of the basement, where is below part of the garden area is acceptable in this case. As such, whilst the proposed basement diverges from the best practice set out in the 'Basement Development in Westminster' SPD (2014), the degree of divergence is not sufficiently great to warrant refusal of permission or consent.

Since the submission of this application, weight has been afforded to certain parts of the City Council's new basement policy. However, the application of the emerging policy relates solely to applications submitted after the 1 November 2015 and as such, this policy is not relevant to the determination of this application.

In summary in design terms the scheme is acceptable and the proposed alterations and extensions would not harm the significance of the listed building and would not harm the character and appearance of the St. John's Wood Conservation Area. Subject to the recommended conditions the proposals would accord with Policies DES1, DES5, DES9 and DES10 in the UDP and Policies S25 and S28 in the City Plan.

8.3 Residential Amenity

The rear extension has a relatively modest maximum height of 2.7 metres. This is lower than the existing extension at No.11 and the proposed extension which received planning permission in August 2014. The proposal would therefore not have a significant impact on sense of enclosure or loss of sunlight or daylight to the neighbouring property at No.11 Hill Road. The rear extension is set back from the boundary of No.7 by 3.5 metres and would have no amenity impact on that property. Being at lower ground floor level within the rear garden surrounded by boundary treatment on all side the rear extension would not result in any increase in overlooking issues.

The proposed side extension will result in the boundary wall between No.11 and No.9 increasing in height by 1.4 metres to 2.7 meters. An objection has been received from the owner of the ground floor flat at No.7 Hill Road on the grounds that the increase in height will reduce light to their bathroom and kitchen windows, which face the boundary wall and are approximately 2.7 metres from it. However, the proposed side extension would not have a significant impact in terms of loss of daylight or sunlight or sense of enclosure, as the 12 metre high flank wall of application property would be located only 3 metres back from the raised boundary wall. The side extension would

therefore be in the shadow of this existing flank wall and would not create a significant worsening of the existing situation.

In summary the proposed extensions and alterations are considered to be acceptable in amenity terms and accord with Policy ENV13 in the UDP and Policy S29 in the City Plan.

8.4 Transportation/Parking

No change in the number of units is proposed. The proposal retains off street car parking provision.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

No changes to access are proposed to this private dwellinghouse.

8.7 Other UDP/Westminster Policy Considerations

The proposal involves the removal of a mature Magnolia tree and a Japanese Maple tree. However, following the submission of a comprehensive landscaping plan, which proposes suitable replacement trees, the Arboricultural Manager does not object to the proposed development, subject to tree protection and replacement landscaping conditions been imposed. The applicant has offered to plant the new trees in advance of any demolition, site clearance or building work to enable the planting to establish. This requirement will therefore be added to a landscaping condition as will their commitment to improve the soil in the rear garden to aid future planting and soft landscaping. The proposals therefore accord with Policies ENV16 and ENV17 in the UDP.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.11 Environmental Impact Assessment

The environmental impacts of the proposed development are not significant and the development is of insufficient scale to warrant the submission of an Environmental Impact Assessment.

8.12 Other Issues

An objection has been received with regard to the impact of the basement excavation on the local water table. Building Control have assessed the proposal and have confirmed that the structural methodology proposed is acceptable. An investigation of geology below the site has been undertaken and found to be of sufficient detail and the existence of groundwater, including rivers has been investigated. This assessment has demonstrated that the risk of localised flooding as a result of the proposed basement is negligible. Accordingly, the objection raised on this ground cannot be supported.

Objections have been received on the grounds of the cumulative construction impact of schemes which have gained permission in Hill Road, that the Construction Management Plan (CMP) does not exclude work being carried that should not take place on Saturdays and to the general disruption of the construction in terms of noise, vibration, traffic and dust. A CMP has been submitted with the proposal; however, it does not provide the detail generally required for this type of development. Therefore a condition is recommended requiring the submission of a comprehensive CMP. If this demonstrates the proposal will be constructed in a way which minimises disruption, having regard to other similar basement developments that may be being carried out at the same time, then it would be unreasonable to refuse the proposed development on construction impact grounds. A standard condition with regard noisy works is recommended, with additional controls to prevent noisy works of excavation on Saturdays.

9. BACKGROUND PAPERS

1. Application form.
2. Email from Building Control - Development Planning, dated 20 May 2015.
3. Memo from Highways Planning - Development Planning, dated 26 May 2015.
4. Memo and email from Arboricultural Manager dated 19 June 2015 and 29 October 2015.
5. Letter from the occupier of Garden Flat, 12 Hill Road dated 13 May 2015.
6. Letter from the occupier of 11 Hill Road dated 25 July 2015.
7. Letter from the occupier of 11 Hill Road, London, dated 14 May 2015.
8. Letter from the occupier of Garden flat, 7 Hill Road dated 17 May 2015.
9. Letter from the occupier of The Studio, 7 Hill Road dated 21 May 2015.
10. Letter from the occupier of Flat 2, 7 Hill Road dated 23 May 2015.

Selected relevant drawings

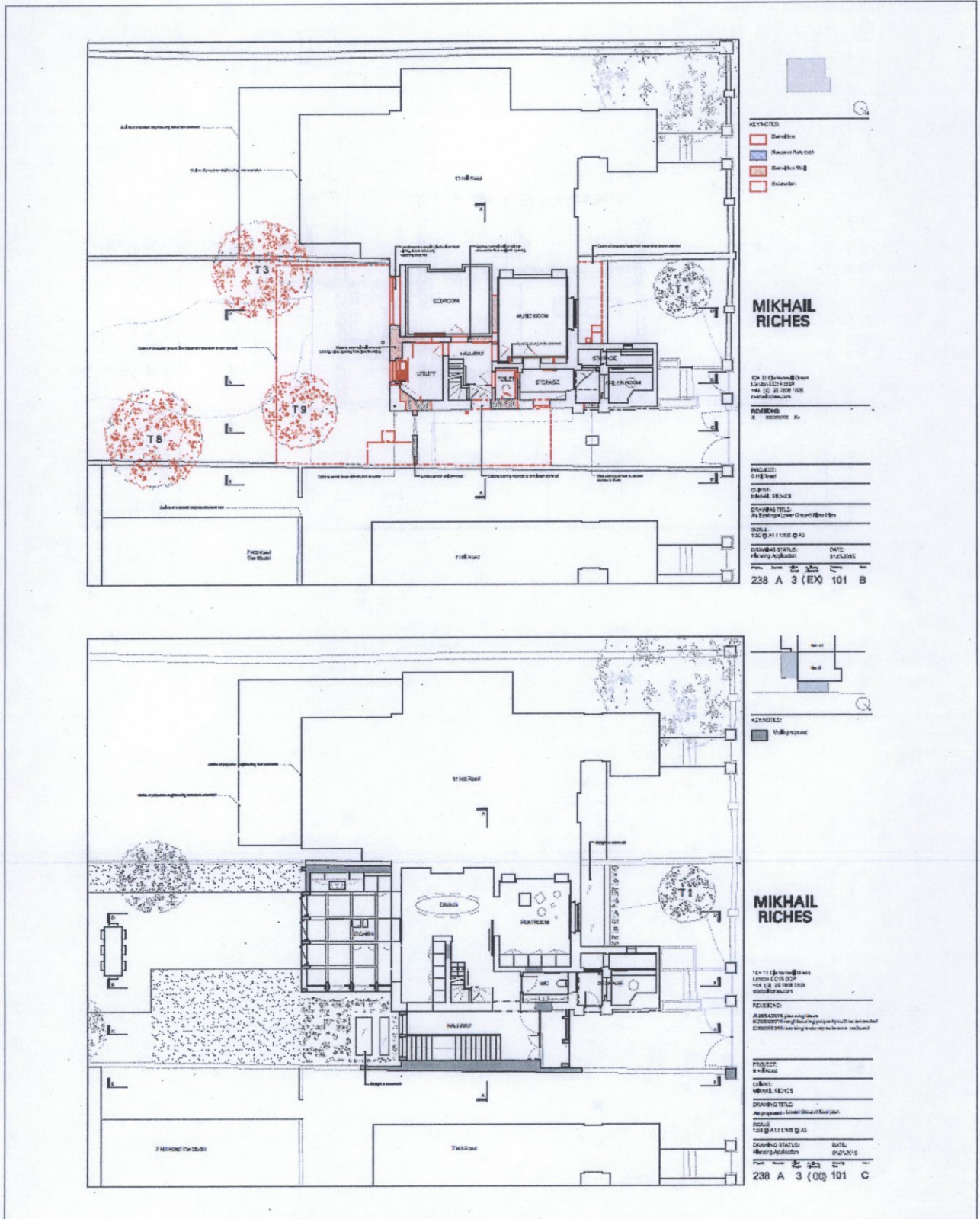
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

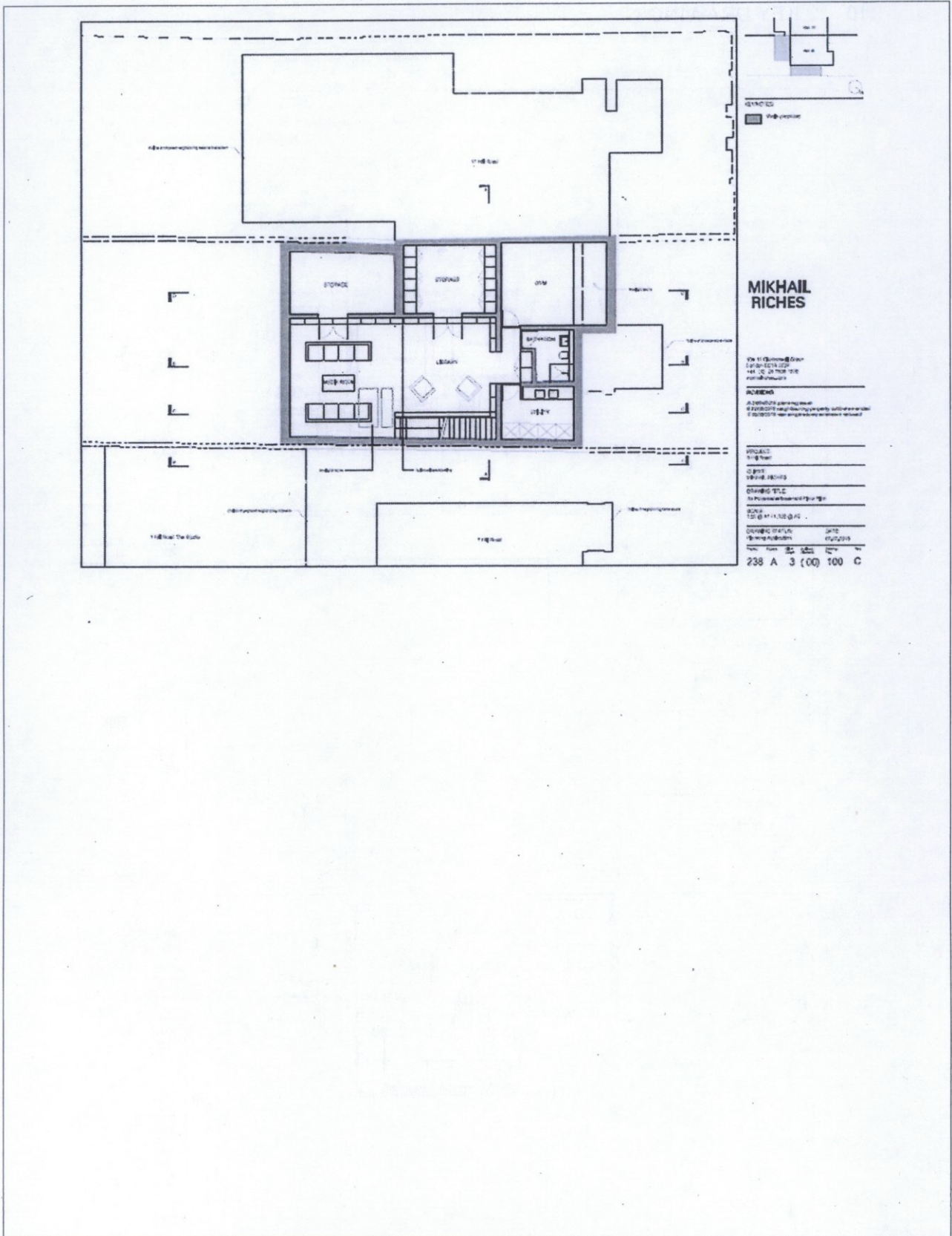
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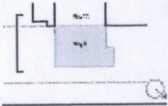
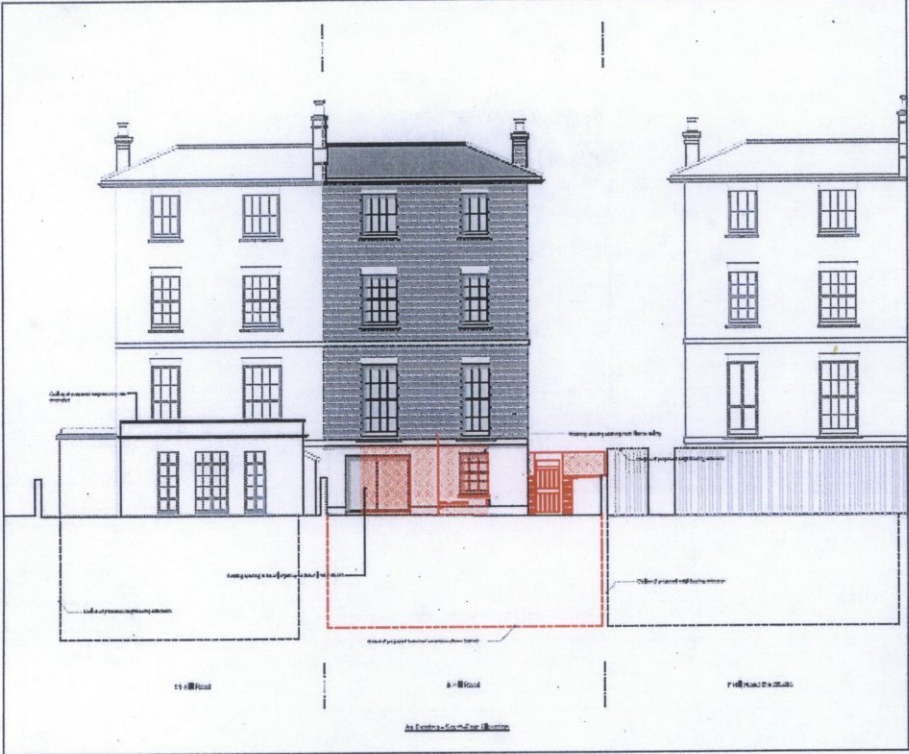
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IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT RICHARD LANGSTON ON 020 7641 7923 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk
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10. KEY DRAWINGS







KEYNOTES:
 Proposed

MIKHAIL RICHES

10-11 Chesham Green
 London E15 6DP
 +44 (0) 20 7038 1000
 mriches.com

PROJECT:
 8th Road

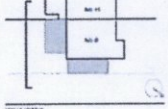
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 MIKHAIL RICHES

DRAWING TITLE:
 An Existing - Court East Extension

SCALE:
 1:50 @ A1 (1:100 @ A3)

DRAWING STATUS:
 Working Application DATE:
 01/12/2015

238 A 3 (EX) 202 C



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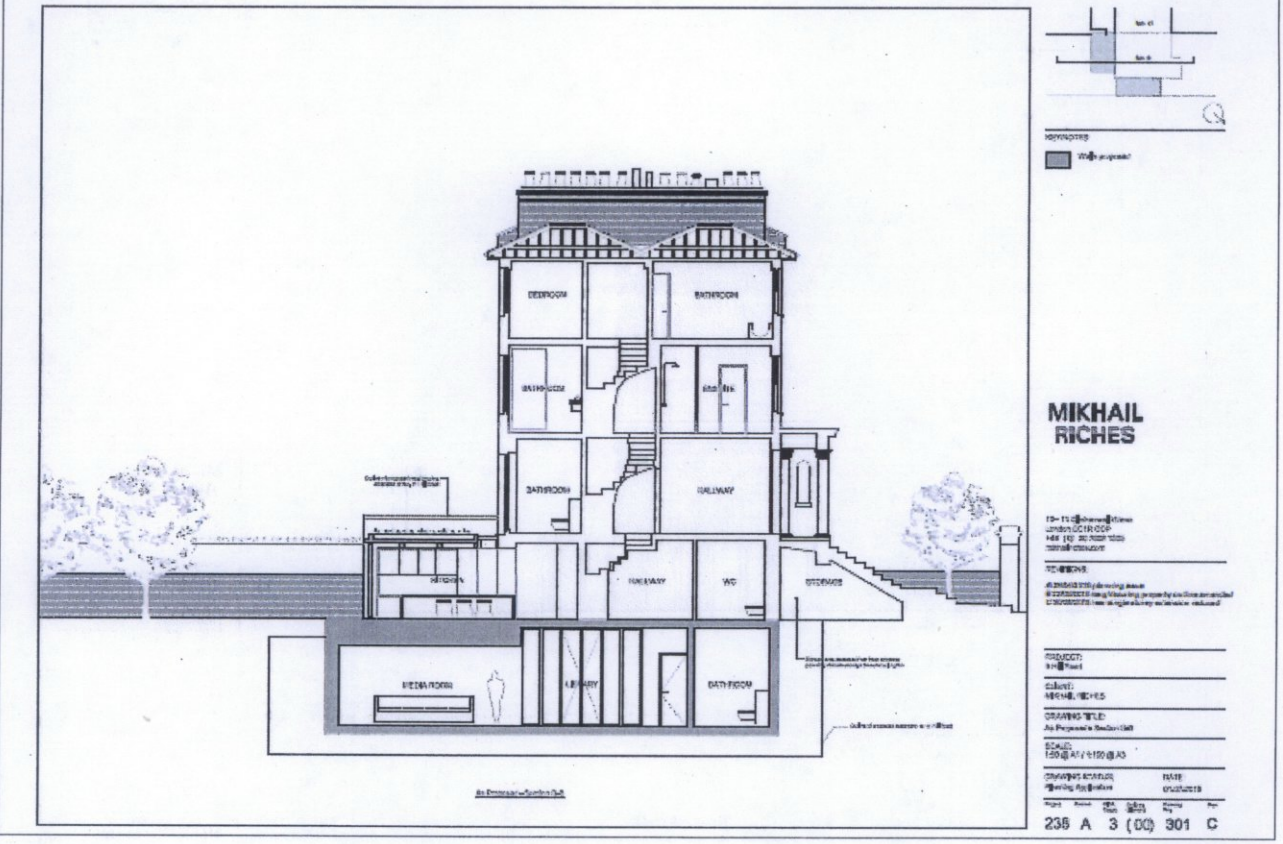
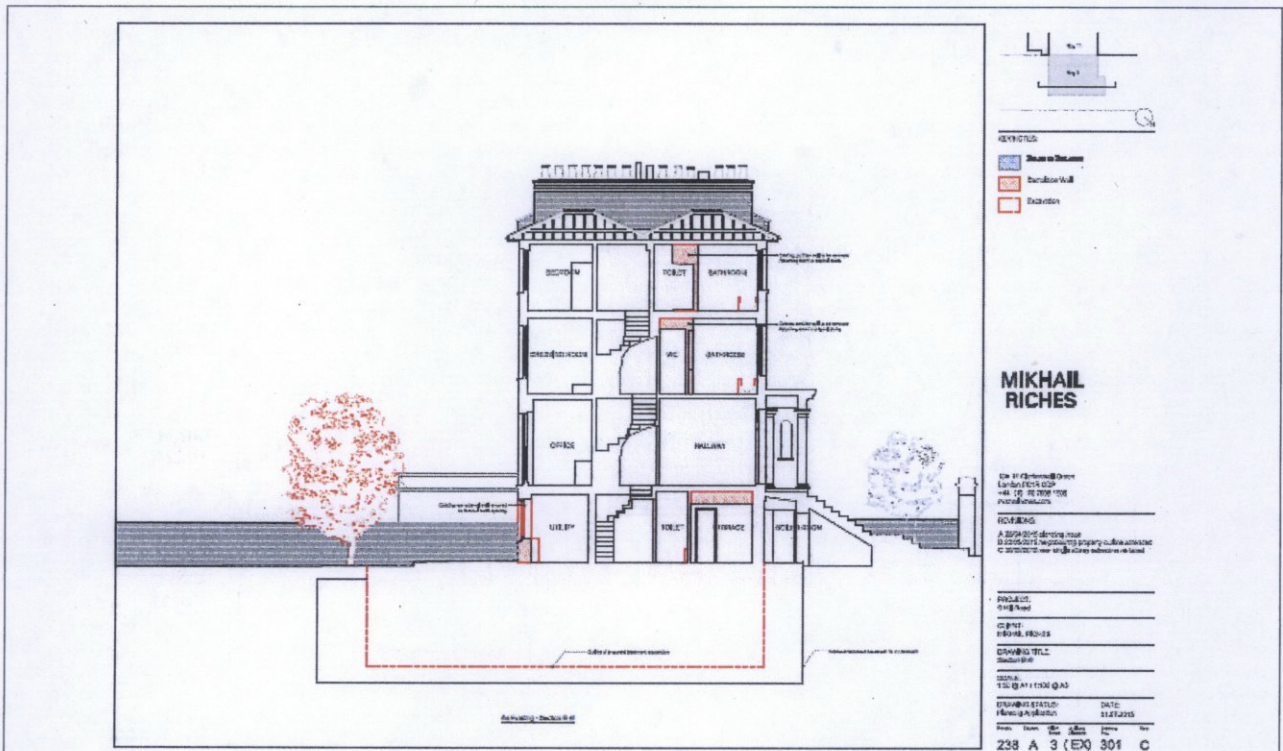
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238 A 3 (00) 203 C



DRAFT DECISION LETTER

Address: 9 Hill Road, London, NW8 9QE,

Proposal: Erection of single storey side and rear extensions; excavation of basement extension below house and part of rear garden; alterations and restoration works to existing building; provision of new boundary treatment and landscaping; associated external works.

Plan Nos: 238A3(EX)101RevC; 238A3(EX)102RevC; 238A3(EX)103RevC; 238A3(EX)105RevC; 238A3(EX)201RevC; 238A3(EX)202RevC; 238A3(EX)203RevC; 238A3(EX)204RevC; 238A3(EX)301RevC; 238A3(EX)302RevC; 238A3(00)100RevC; 238A3(00)101RevC; 238A3(00)102RevC; 238A3(00)103RevC; 238A3(00)105RevC; 238A3(00)201RevC; 238A3(00)202RevC; 238A3(00)203RevC; 238A3(00)204RevC; 238A3(00)301RevC; 238A3(00)302RevC; 238A3(00)303RevC; Design and Access Statement; Heritage Statement; Construction Method Statement (For information only); Arboricultural Impact Assessment Report; Tree Protection and Landscape Improvements Explanatory Notes; Landscape Outline Plan 2. RevC 30.06.1; TreePlan 2.RevC 30.06.15.

Case Officer: Richard Langston

Direct Tel. No. 020 7641 7923

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

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

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St Johns Wood 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)

- 4 You must plant and maintain new trees and ameliorate the soil as set out on your detailed landscape plan 2 rev C and plan reference TPP1/ASH/PEW/REVC2, and in accordance with your Tree Protection and Landscape Improvements Explanatory Notes rev 2 dated 22 October 2015. The new trees must be planted in advance of any demolition, site clearance or building work.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood 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)

- 5 You must protect the existing and proposed trees as shown on Tree Plan 2 Rev C by the erection of protective fencing and placement of ground protection in the locations shown, and the specification for the tree protection must conform to the recommendations in BS5837:2012 Trees in relation to design, demolition and construction - recommendations. 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 the tree protection is in place, and you must maintain it for the duration of the development. If you subsequently need to revise any of the approved tree protection or provisions, you must apply to us for our approval of the revised details, and you must not carry out work the relevant part of the development 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)

- 6 **Pre Commencement Condition.** Notwithstanding the Construction Management Plan within the submitted Design and Access Statement, no development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan 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.

- 7 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)

- 8 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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 9 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 10 You must apply to us for approval of further details of the following parts of the development:

- Detailed drawings, including sections of the new windows and doors.

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 according to these approved details.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 11 You must apply to us for approval of samples of the facing materials you will use for the side and rear extensions at lower ground floor level, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 12 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

(a) Omission of the proposed rooflight to the floor of the front lightwell and replacement with a lightwell that extends down to basement level with a traditionally detailed timber window to the front basement room (marked 'gym' on the submitted drawings).

(b) Provision of horizontal black painted metal grille over the front lightwell, set below the coping to the edge of the lightwell.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the

development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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 site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 3 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 4 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.

DRAFT DECISION LETTER

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Direct Tel. No. 020 7641 7923

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present

position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 You must apply to us for approval of further details of the following parts of the development:

- Detailed drawings, including sections of the new windows and doors.

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 according to these approved details

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must apply to us for approval of samples of the facing materials you will use for the side and rear extensions at lower ground floor level, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

(a) Omission of the proposed rooflight to the floor of the front lightwell and replacement with a lightwell that extends down to basement level with a traditionally detailed timber window to the front basement room (marked 'gym' on the submitted drawings).

(b) Provision of horizontal black painted metal grille over the front lightwell, set below the coping to the edge of the lightwell.

You must not start on these parts of the work until we have approved what you have sent us. You

must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)