

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 1 March 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	51 Marlborough Place, London, NW8 0PS		
Proposal	Demolition of existing pilasters and entablature to front entrance and removal of existing metal entrance steps. New reconstituted stone portico and steps to front entrance with low level rendered walls.		
Agent	Mr Mike Slade		
On behalf of	Mr Marek Wojciechowski		
Registered Number	15/11730/FULL	Date amended/ completed	8 February 2016
Date Application Received	16 December 2015		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

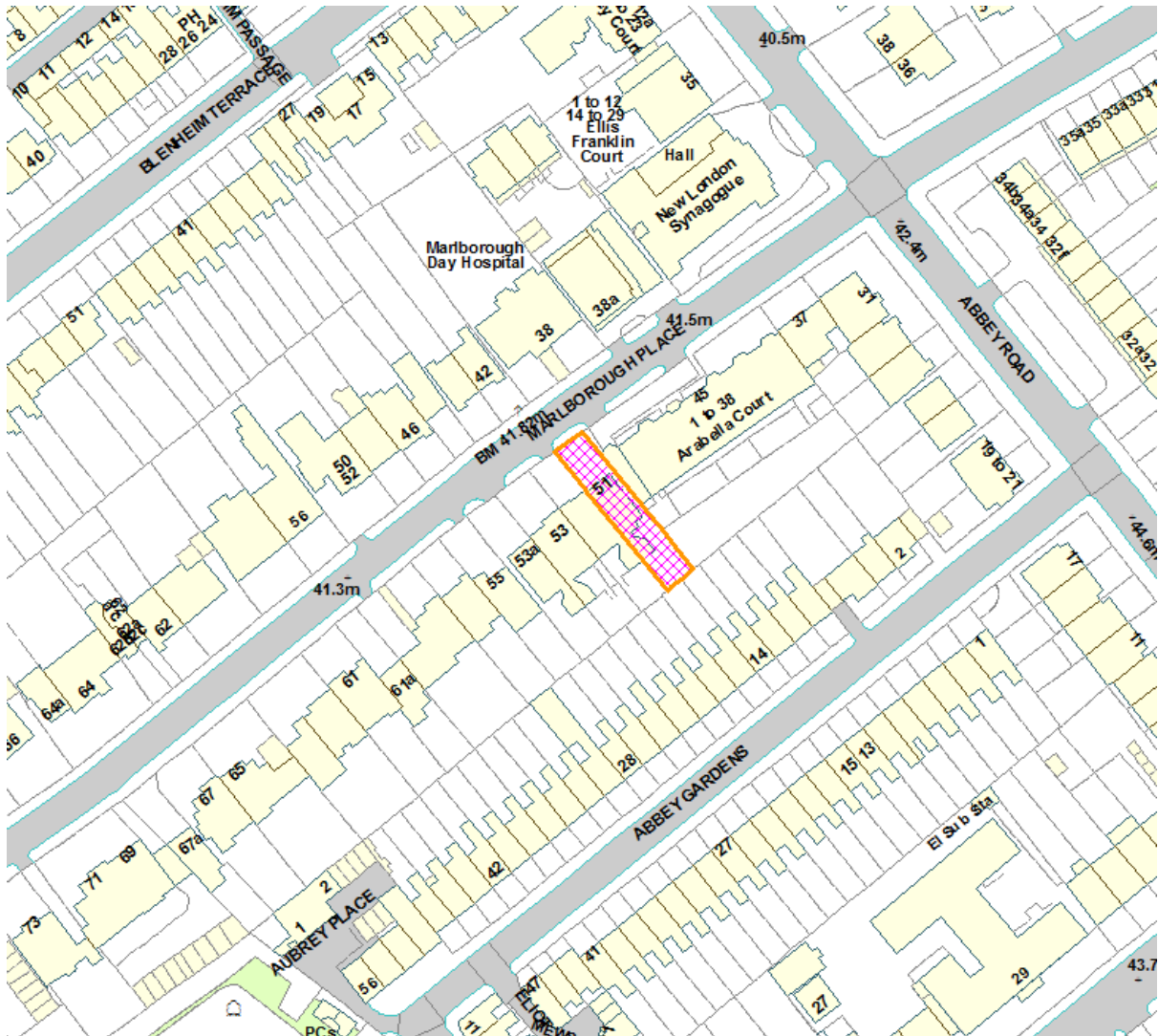
The application site is an unlisted single dwelling house which is located within the St John's Wood Conservation Area. Permission is sought for the removal of the existing external door surround to the main ground floor entrance door and the removal of the existing metal entrance steps and handrailing, and to replace them with a new reconstituted stone entrance porch with greater projection than the existing door surround and also new stone faced steps and metal handrailing leading to the entrance door, and other associated alterations.

The key issue in this case is:

* The impact on the character and appearance of the building and surrounding conservation area.

The proposals are considered acceptable in design and in all other respects. The application is therefore recommended for approval being in compliance with the relevant Unitary Development Plan (UDP) and City Plan policies.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

St John's Wood Society
Any response to be reported verbally

Building Control

State that the scheme has not been justified structurally as no details or method statement has been provided to show how the basement construction will affect neighbouring buildings.

Arboricultural Section

State that the applicants have submitted an arboricultural report which has been written in discharge of the tree protection conditions 5 and 6 attached to planning consent RN 15/05798/FULL rather than one specifically referring to this application. Consider however that the application proposals do not directly impact upon the tree, and that the tree protection methods related to the existing tree within the front garden set out in the arboricultural report are acceptable.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 62
Total No. of replies: 3
No. of objections: 3
No. in support: 0

The 3 objection letters raise concerns on the following grounds:-

Design Issues

- Concern expressed that the works would lead to a loss of symmetry to this group of buildings.

Other Issues

- Concern expressed about the noise and disruption the works would give rise to.
- Concerns expressed about the cumulative nature of the works within the various applications submitted in recent years, and view expressed that applicants should submit all works desired in one single application submission.
- Concern about the number of people an enlarged house may accommodate.
- Concern expressed about the installation of a lift and works to rear extensions (work which is proposed in a separate application).

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is single dwelling house which covers lower ground, ground and three upper floors. It has render facing to the lower ground and ground floors, exposed brickwork to the first and second floors and a slate clad mansard to third floor level. The building is not listed and it is located within the St John's Wood Conservation Area. It

forms part of a run of four houses located on the south side of Marlborough Place which were together designed as a unified classical composition, and which were erected in accordance with an appeal decision of 17 July 2001. The main entrance to ground floor level is set slightly above front garden level and is accessed through the metal entrance steps currently in place.

6.2 Recent Relevant History

00/02136/FULL

Demolition of existing buildings, including garages and out buildings at rear and front boundary wall and redevelopment of the site by the erection of four dwelling houses with basement garages.

Application Refused 12 January 2001

Appeal against refusal allowed on 17 July 2001

15/05798/FULL

Excavation of basement under part of front garden, alterations to front elevation and alterations at rear including landscaping, changes to garden levels and balcony. Works approved included the rendering of the front brickwork and adding stone dressings to front upper floor windows.

Application Approved 25 August 2015

7. THE PROPOSAL

The application concerns works to the main entrance area of the building at ground floor level on the front elevation. The application seeks permission to remove the existing external door surround to the main front entrance at ground floor level and replace it with a new classically inspired porch structure, and to remove the existing metal steps leading up to the entrance door and replace them with a new set of steps faced in stone and flanked by rendered walls.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposals do not raise land use considerations.

8.2 Townscape and Design

The building is a single dwelling house which is unlisted and is located within the St John's Wood Conservation Area. The building is modern in date of construction, arising from an appeal decision of 2001 which granted consent for four buildings designed in a unified composition and in an overtly classical style.

This terrace of four buildings was originally designed with the two central buildings incorporating a greater degree of grandeur as compared to the two flanking buildings. No. 51 Marlborough Place represents the flanking building on the east end of this composition of four buildings. This greater grandeur to the two central buildings is represented in a number of respects. They have a slightly advanced front elevation line as compared to the flanking two buildings. They have a large pediment feature above the

main elevations to the front elevation. Also important in distinguishing the difference originally conceived between the central and flanking buildings is the rendering to the elevations and the classically inspired window surrounds to the central two buildings, as compared to the exposed brickwork to the upper floors and more simply detailed window surrounds of the flanking two buildings. It is also notable that two central buildings have classically inspired porch structures which project approximately 1.3m from the main front elevations of those buildings, whereas the two flanking buildings have door surrounds of a shallower approximately 0.2m projection from the building although these door surrounds still incorporate grand classical styling.

Though the original design intention was for the flanking buildings to remain subsidiary in the composition, this impression has been weakened to some significant degree by the granting, though not yet implemented, of permission on 25th August 2015 for works at no. 51 Marlborough Place which including approval for the rendering of the exposed front brickwork to the upper floors and for adding more decorative window surrounds to the upper floor windows. The rendering of the front elevation and addition of grander window surrounds will remove a significant degree of the existing differentiation of this building from the two central buildings to the terrace and in this context the addition of a grander porch following those in place to the central two buildings will sit more comfortably. The new porch would project 1.3m from the front elevation of the building which matches the projection of the porches to the central two buildings, however this 1.3m projection is from a recessed building line at no. 51 as compared to the central two buildings and as such it will still retain a lesser visual impact. It is also notable that the porch proposed is subtly lower in height than those to the central two buildings which will further help to maintain an appearance of subservience of this flanking building. The porch is considered of appropriate and high quality classical design in itself. Though the concerns expressed by objectors on grounds of a loss of symmetry to this group of buildings are noted, in the circumstances set out above it is not considered that this concern is sustainable.

The application proposes to remove the existing metal entrance steps and replace them with stone steps flanked by low rendered walls, which is considered uncontentious in itself.

Given the above, the works proposed are considered to be acceptable in design and conservation terms and would accord with Policies DES1, DES5, DES9 and DES 10 in the UDP and S25 and S28 in the City Plan.

8.3 Residential Amenity

The proposals do not raise any implications for surrounding residential amenity in terms of sunlight, daylight or sense of enclosure considerations.

8.4 Transportation/Parking

The proposals do not raise transportation or parking considerations. The issues related to the construction of the scheme are considered separately below.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The existing main entrance is accessed up a short flight of metal stairs set within the front garden, and though these stairs are to be replaced by new stone clad stairs their angle and height remains as existing, and as such there are no changes of substance to the access arrangements for the building.

8.7 Other UDP/Westminster Policy Considerations

Trees

The applicants have included with their application submission an arboricultural report which was previously submitted with the much larger package of works to the front garden previously approved on 25 August 2015. The applicants have confirmed that the only parts of this report which are to relate to the current application submission is the tree protection method, which relates to the existing tree towards the front of the front garden, and the Arboricultural Manager advises that the tree protection methods in the report are acceptable.

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

Environmental Impact issues are not relevant in the determination of this application.

8.12 Other Issues

A Construction Management Plan (CMP) has been submitted which gives some information as to how the construction process would be managed. This is small scale project however and as such, with the information attached, with the provisions set out in the CMP and with the hours of works condition attached, it is not considered that the concerns expressed in terms of the noise and disturbance of the works are sustainable.

Objectors to the application have expressed concern that this is one of a series of applications which have been submitted in recent years to the building, and this includes a separate application which proposes alterations to the rear of the building to facilitate a lift. Though noting these concerns, this current application proposes a self contained package of works which must be considered on its merits, and as such the concerns expressed about works in other applications are not considered sustainable for this application.

Concern has also been expressed about the number of people an enlarged house may accommodate, however it is noted that this application does not seek to enlarge the internal accommodation of the house, and provided there were no change of use of the building such a concern could not be considered sustainable as a reason for refusal of an application.

9. BACKGROUND PAPERS

1. Application form.
2. Memorandum from Arboricultural Manager dated 25 January 2016.
3. Letter from the occupier of Apt 37, 45 Marlborough Place dated 23 January 2016.
4. Letter from the occupier of Apt. 6, 45 Marlborough Place dated 23 January 2016.
5. Letter from the occupier of Apt 19, 45 Marlborough Place dated 25 January 2016.

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

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT ALISTAIR TAYLOR ON 020 7641 2979 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk



Existing & Proposed Front Elevation

Site Location Map (N/S)

	Existing Building		Proposed Building
	Existing Driveway		Proposed Driveway
	Existing Sidewalk		Proposed Sidewalk
	Existing Fence		Proposed Fence
	Existing Tree		Proposed Tree
	Existing Utility		Proposed Utility



Proposed Front Elevation

PLANNING

PLANNING	
Project No.	13082
Project Name	Wards Well-Being
Date	December 2022
City	City of New York
Address	111 West 11th Street, New York, NY 10011
Project Description	Existing & Proposed Front Elevation
Scale	1/8" = 1'-0"
Sheet No.	11

DRAFT DECISION LETTER

Address: 51 Marlborough Place, London, NW8 0PS,

Proposal: Demolition of existing pilasters and entablature to front entrance and removal of existing metal entrance steps. New reconstituted stone portico and steps to front entrance with low level rendered walls

Reference: 15/11730/FULL

Plan Nos: Design and Access Statement, P-00 Location Plan, P-01A, P-05A, P-02A, P-03A, P-04A, Arboricultural Report dated 5th October 2015 as amended by email dated 9th February 2016 from Mike Slade, Construction Management Plan rev A dated 16th December 2015

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:, ,
* between 08.00 and 18.00 Monday to Friday;, * between 08.00 and 13.00 on
Saturday; and, * not at all on Sundays, bank holidays and public holidays., , Noisy work
must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission.
(C26AA)

Reason:

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

- 4 The reconstituted stone facing to the new porch shall match the reconstituted stone facing to the existing ground floor entrance porch to no. 52 Marlborough Place in colour and texture

Reason:

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

- 5 You must apply to us for approval of a sample of the sandstone facing for the new steps. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved material. (C26BC)

Reason:

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

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 It is noted that the submitted Construction Management Plan (CMP) refers to works which have previously been considered under other application proposals, including works to create a new basement underneath the front garden. For the purposes of this application 15/11730/FULL you are advised that this CPM has been considered only on the basis of the Construction Management Plan Revision A dated 16 December 2015 and the locations of the skip, site office, works zone, hoarding location, tree protection and suggestion of parking arrangement, and other works to the front garden shown on the plan titled 'Storage of Plant and Materials: Phases 1-3' including works involved in raising the front garden are not considered under this application submission.
- 3 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.