

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 22 March 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	1 Carlton Hill, London, NW8 0JX		
Proposal	Excavation of a new basement level, external and internal alterations		
Agent	Mr Martin Evans		
On behalf of	SKN Sovereign Trust (Isle Of Man)		
Registered Number	15/01182/FULL 15/01183/LBC	Date amended	4.2.2016
Date Applications Received	11 February 2015		
Historic Building Grade	Grade II		
Conservation Area	St John's Wood		

1. RECOMMENDATION

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

2. SUMMARY

This is a Grade II house located on the junction of Carlton Hill and Loudoun Road within the St John's Wood Conservation Area. This proposal relates to the excavation of a basement under part of the main listed house, part of the rear garden and under part of the side garden. The proposal has been amended to reduce the footprint of the basement, in order to safeguard existing trees and the special architectural and historic interest of this listed building. The proposal has attracted objections from the St John's Wood Society and neighbouring residents.

The key considerations are:

- The impact on the special architectural and historic interest of this listed house, its listed neighbours and this part of the St John's Wood Conservation Area;
- The impact of the proposed excavation works on the existing trees in the curtilage of this site; and
- The impact on the amenities of neighbours.

The revised basement has now overcome officer's earlier objections to its impact on the special architectural and historic interest of this listed building and this part of the St John's Wood Conservation Area. The smaller footprint now safeguards the mature trees in the garden of this

Item No.

4

house. Despite the objections received, the proposal is not considered to harm the amenities of neighbours and the applications are recommended for conditional approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

ORIGINAL SUBMISSION

HISTORIC ENGLAND

Authorise the Council to determine the listed building consent application

THAMES WATER

No objections subject to recommended informatives.

ST JOHN'S WOOD SOCIETY

Objection. Although we welcome this scaled back plan repeat our previous strong objections to the loss of or threat to any trees of visual amenity and request that the Arboriculture Manager is consulted. Query the safety of the lightwell, the lightwell on the south side of the building has an uncomfortable relationship with the building .Request that the case officer carefully considers the geotechnical report for the basement and the construction management plan in light of the concerns raised by neighbours.

BUILDING CONTROL

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

ARBORICULTURAL OFFICER

Requested additional information as the submitted information does not give sufficient information to assess the proposed basement in respect of the existing trees in the gardens. More information required in respect of the depth of soil over the basement .Need to make a site visit to assess the impact.

HIGHWAYS PLANNING MANAGER

To be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 3:

Total No. of replies: 4

No. of objections: 4

The issues raised include the following:

Land Use

- The proposal is excessive and represents a substantial overdevelopment of the site.
- Amenity the impact of such works on residents' health, noise from construction, dust and dirt .Residents unable to enjoy their properties which are located within a conservation area.

Traffic

- Another basement has been approved at No 2 and this together with this latest proposal will lead to major traffic movements up Carlton Hill. Due to traffic calming measures, each truck which passes shakes the existing listed buildings.
- The submitted Construction Traffic Management Plan incorrectly identifies the suspended parking bays on Carlton Hill, these are not residents' bays but visitor bays and object to their loss.
- No parking shall be provided outside No 3 Carlton Hill.
- Cleaning of vehicles leaving the site must apply to all vehicles leaving the site.
- Concerned about double parking as this will cause significant traffic nuisance and hazards to other road users.
- Carlton Hill is in frequent use by school traffic from Quintin Kynaston School and proposal will create an unacceptable risk to pupils.

Trees

- Request that the Council fully assess the impact on trees.
- A large Eucalyptus tree was removed from the garden of No 1 a couple of years ago and there has been a notable increase in the amount of water in the garden of No 3 and the garden wall at the rear had developed significant cracking.

Other Matters

- Neighbours have received no contact from the applicants regarding this project.
- The proposed basement is very large at 193 sq.m and the effect on the stability of No 3 Carlton Hill remains unknown.
- No information submitted regarding detailed hydro geological study data in respect of the true nature and condition of the supporting subsoil and the presence of ground water. The reports are wholly speculative and considerable concern raised in respect of the structural effect of the proposed excavation.
- The structural slab below large areas of the main garden space will create significant problems with surface water drainage.
- Applicant failed to provide information on the potential temporary uplift forces and potential ground water uplift. The structural feasibility report fails to specify the precise scope and extent of demolition works. More information required on the proposed construction design.
- No reference made of the need to comply with Party Wall Act.
- Errors in the applicant's soil consultant's report.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

REVISED SCHEME

ST JOHN'S WOOD SOCIETY

No objections subject to the views of neighbours and the Arboricultural Officer.

ARBORICULTURAL OFFICER

No objections to the removal of three trees (two cabbage palms and a Chusan Palm subject to replacement planting, as these trees are of limited value.

In respect of the impact of the basement, consider that it should be possible with care to construct the proposed basement, and suggest that the basement construction

methodology is sought at this time as it is critical to safeguard the purple leaf plum Request that tree surgery to cut back the Purple Leaf Plum is reserved by condition. The applicant has submitted a revised Arboricultural Report on 4.2.2016 and the formal views of the Arboricultural Officer are awaited and will be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 3:

Total No. of replies: 4

No. of objections: 4

The issues raised include the following:

- There is no good justification for giving consent to this type of application as residents have to endure horrendous noise, traffic and dust.
- Impact of the basement excavation on No 3 Carlton Hill and applicant has failed to address the structural issues raised in earlier letter dated 24 March 2015
- Applicants CTMP fails to mention the car parking bay immediately outside No 3 Carlton Hill and how this will be affected.
- The revised drawings indicate a paved terrace at sunken level which are very close to the boundary with No 3 –the means of support and construction of retaining structures have not been described. Applicant's soil consultant report has failed to address points raised in earlier letter.
- Despite the improvements in the revised scheme in the areas of scale, trees and transport management plan, remained concerned about the excavation which is closer to No 3 and the effect this may have on the foundations to the conjoined listed house at No 5 Carlton Hill.
- Drainage remains a problem following the removal of the Eucalyptus tree.
- The offshore company ownership puts at risk any redress neighbours for future problems caused by this proposal.

6. BACKGROUND INFORMATION

6.1 The Application Site

No 1 Carlton Hill is a detached Grade II Gothic Villa located on the south side of Carlton Hill at its junction with Loudoun Road. The site lies within the St John's Wood Conservation Area. There is currently an off street parking spaces at the end of the rear garden accessed off Loudoun Road. There are a number of mature trees in the front, rear and side garden. The house is currently vacant.

6.2 Recent Relevant History

27 July 2000 Permission granted for the addition of two new parking bays and carriage crossing.

7. THE PROPOSAL

This proposal for a basement excavation originally sought approval for a significantly larger footprint under the main house, extending into the front, side and rear gardens. Following negotiations with officers, the footprint of this basement has been reduced .It is now proposed to excavate under the rear part of the existing house , and under part of the rear garden , and also under part of the side garden.Other works includes internal

alterations to the listed house and external alterations including the demolition of a rear balcony.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Although an objection has been received on over-development grounds, the revised proposal in terms of its reduced footprint is now considered the maximum permissible footprint. This proposal to create additional residential floorspace accords with policy H3 in the UDP.

8.2 Townscape and Design

The house is a Grade II Gothic villa, the extent of the originally proposed basement and its lightwells was considered to be excessive which would have had a harmful impact on this special architectural and historic interest of this designated heritage asset. The originally proposed lightwells were considered to be very large and detract from the garden setting of the building .

As a result, the revised proposal has reduced the footprint of the proposed basement .It is now located under the rear part of the main house, with its main projection into the rear garden and projection into the side garden. The revised scheme seeks to mitigate the impact on the existing building and will preserve the hierarchy of the building. The existing lightwells will remain as existing and these will serve the new basement floor.

The revised basement is now considered acceptable as it will preserve the special architectural and historic interest of this building and the character and appearance of this part of the St John's Wood Conservation Area. The external rooflight in the rear garden is considered to be a modest intervention which will not harm the listed house or this part of the St John's Wood Conservation Area.

The originally proposed internal works would of resulted in the loss of original room proportions and fabric both at basement and first floor level. Although it is accepted that the building had been altered previously, these additional works would further compromise the internal character of spaces.

The scheme has been amended to a more sympathetic arrangement which maintains more of the cellular plan form and the existing staircase from basement to ground is being retained .The revised internal alterations as revised are now considered to respect the historic plan form and fabric of this listed house and will preserve its special architectural and historic interest. There are no objections to the removal of the existing rear balcony which is a later addition to the house.

Overall, the revised scheme is now considered to comply with policies S25 and S28 in the City Plan and policies DES1, DES5, DES9 and DES10 in the UDP.

8.3 Residential Amenity

It is not considered that the proposal will harm the amenities of neighbours in terms of loss of light, enclosure or loss of privacy.

A rooflight to serve the new basement is being proposed in the rear garden. This is located at the end of the rear terrace and forms part of a garden seat. This is considered to be a modest intervention in design terms and will not materially affect the adjoining residents at No 3 Carlton Hill in terms of light pollution/glare.

The revised scheme therefore accords with policies S29 in the City Plan and ENV13 in the UDP.

8.4 Transportation/Parking

No changes are being proposed to the existing vehicular access point. Objections have been received in respect of the impact of vehicles associated with the construction of the basement in respect of pupils attending the nearby Quintin Kynaston School. It is not considered that construction vehicles associated with the development will affect children attending the nearby schools in Marlborough Hill. The formal views of the Highways Planning Manager will be reported verbally to Committee.

The applicant has submitted a Construction Traffic Management Plan which indicates the suspension of some of the residents only bays adjacent the site in Loudoun Road in association with the construction of the basement. No bays are proposed to be suspended in Carlton Hill. Although residents' concerns regarding the suspension of parking bays during construction are well understood, this is not a ground to refuse permission.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

No changes are proposed to access arrangements into the house.

8.7 Other UDP/Westminster Policy Considerations

Noise

Objections have been raised to the increase in noise and disruption associated with the construction works. The residents' objections are well understood, and it is recommended to impose a condition to control hours of building works.

Plant

A plant area is proposed at basement level. No details of the plant have been submitted to date, but given its location, it is considered that the imposition of the standard council noise conditions will safeguard the amenities of neighbours.

Trees

There are a large number of mature trees in the gardens of this house, due to its corner position which are of high amenity value within the St John's Wood Conservation Area. Officers were not convinced that the originally proposed scheme would not harm a

number of these existing trees. The Arboricultural Officer advised that given this is a constrained site there is a high risk of loss or damage to a number of trees shown to be retained.

The revised scheme following negotiations with officers and has reduced the footprint of the basement in order to protect the root protection areas of the False Acacia and the Plum tree. The Arboricultural Officer considers that it should be possible with care to construct the revised basement without damage to these trees and has recommended a number of conditions.

In respect of the proposed tree removal, there are no objections to the removal of two cabbage palms and a Chusan palm which are of limited amenity value.

There is now 1200 mm of soil depth above the new basement and this now in accordance with the Council's basement SPD. A condition is recommended to require the approval of new hard and soft landscaping.

8.8 London Plan

This proposal 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. Special regard has been had to the desirability of preserving the special architectural and historic interest of this listed building and the designated heritage assets.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this proposal

8.11 Environmental Impact Assessment

Not relevant in the determination of this proposal.

8.12 Other Issues

Basement

Objections have been raised to the impact of the proposed basement on the structural stability of adjoining listed houses. It is accepted that the revised footprint has moved the basement up to the boundary line with No 3 Carlton Hill. However the Council's Building Control Officer is satisfied with the structural approach and an investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of ground water including underground rivers has been researched and the likelihood on local flooding and adverse effects on the water table has been found to be negligible. The basement is to be constructed using piled walls which is considered appropriate and the Building Control confirm that the proposals to safeguard adjacent properties during construction are considered to be acceptable.

This proposal was submitted in February 2015 and has been the subject of detailed negotiations with officers to address historic building matters and also to address tree concerns which have taken some time to address. The City Council is applying the new emerging basement policy in respect of new applications received after 1 November 2015. In respect of the comments raised by the agents acting on behalf of No 3, the applicant has submitted further information namely the Basement Impact Assessment, the Engineers Report and Construction method statement.

The applicant has submitted a Construction Management Plan which sets out the hours of excavation and building works from 8 am to 6 p.m. Monday to Friday, and deliveries will take place between 9.30 am to 4.30 p.m. The existing vehicular access on Loudoun Road will be used and the applicant will apply to suspend a number of residents parking bays in Loudoun Road to allow collections and deliveries. However, it does not include details such as contractor details. To ensure that a fully detailed Construction Management Plan is provided before development commences, a condition is recommended.

9 BACKGROUND PAPERS

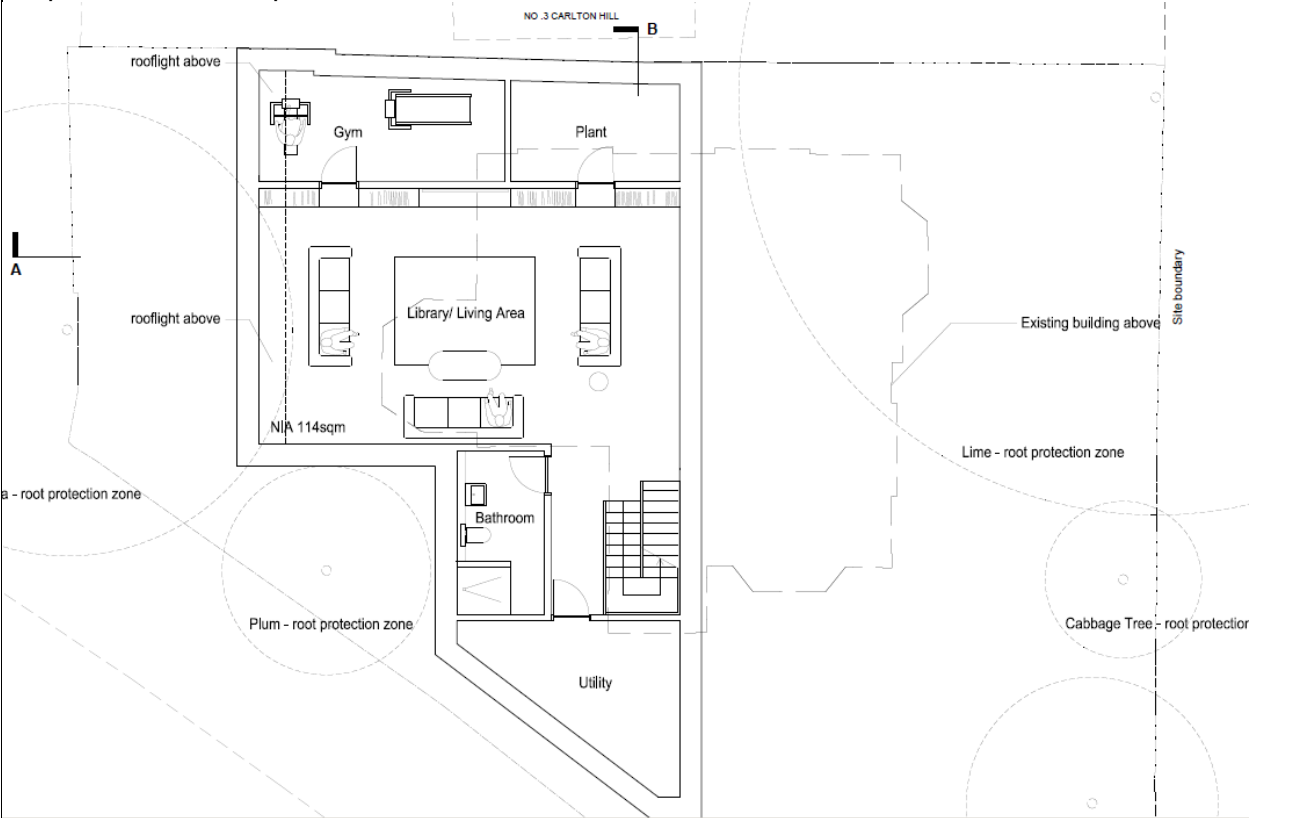
1. Application form
2. Response from Historic England dated 3 March 2015.
3. Response from the St John's Wood Society dated 7 April 2015.
4. Response from Building Control dated 4 March 2015
5. Response from Environmental Health dated 3 March 2015
6. Emails from Arboricultural Officers dated 31 March 2015 and 9 June 2015.
7. Response from Thames Water dated 27 February 2015
8. Letter from occupier of 19 Loudoun Road, London NW8 dated 5 March 2015
9. Letter from occupier of Simon Levy Associates, Link House, 49 Theobald Street dated 24 March 2015
10. Letter from occupier of 3 Carlton Hill, London, NW8 dated 12 March 2015
11. Letter from occupier of 76 Loudoun Road, London NW8 dated 12 March 2015
12. Email from No 3 Carlton Hill London NW8 dated 9 April 2015.
13. Comment from St John's Wood Society.
14. Memorandum from Arboricultural Officer dated 14.1.2016
15. Email from 76 Loudoun Road NW8
16. Email from Simon Levy Associates on behalf of the owner of No 3 Carlton Hill dated 18 January 2016
17. Email from 5 Carlton Hill London NW8 dated 19 January 2016.
18. Email from 19 Loudoun Road NW8 dated 12 January 2016

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

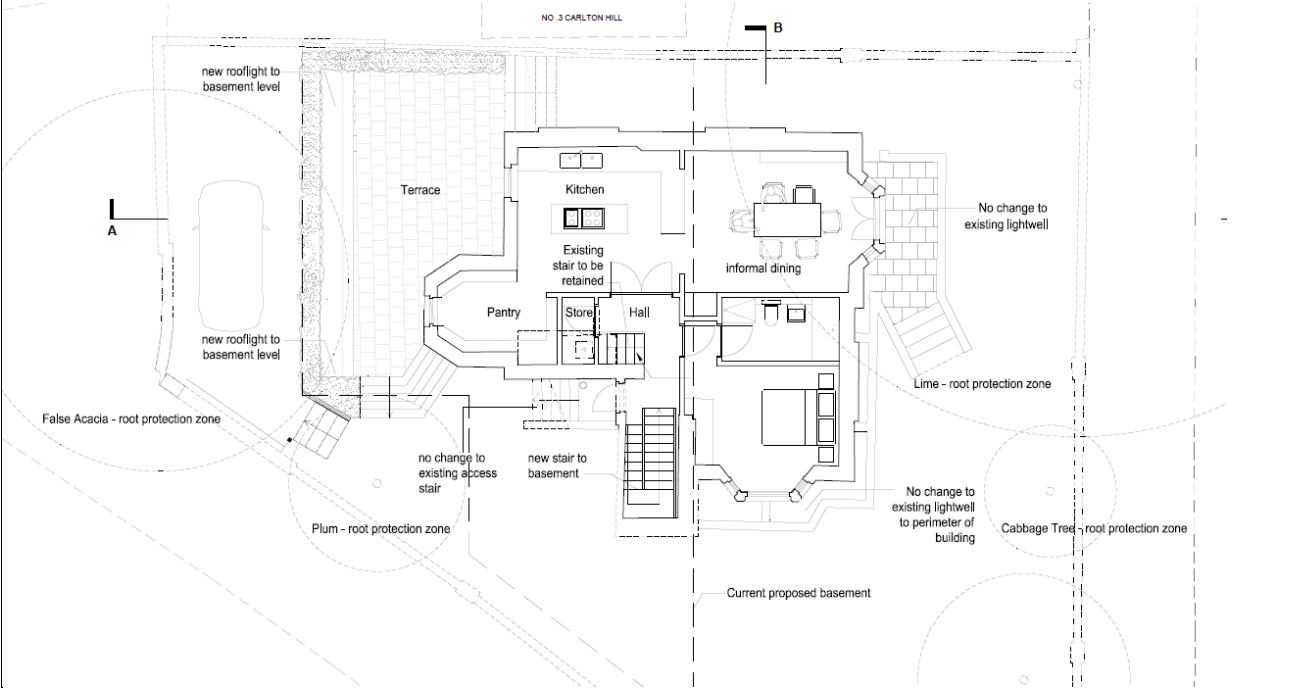
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT AMANDA COULSON ON 020 7641 2875 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

10 KEY DRAWINGS

Proposed basement plan

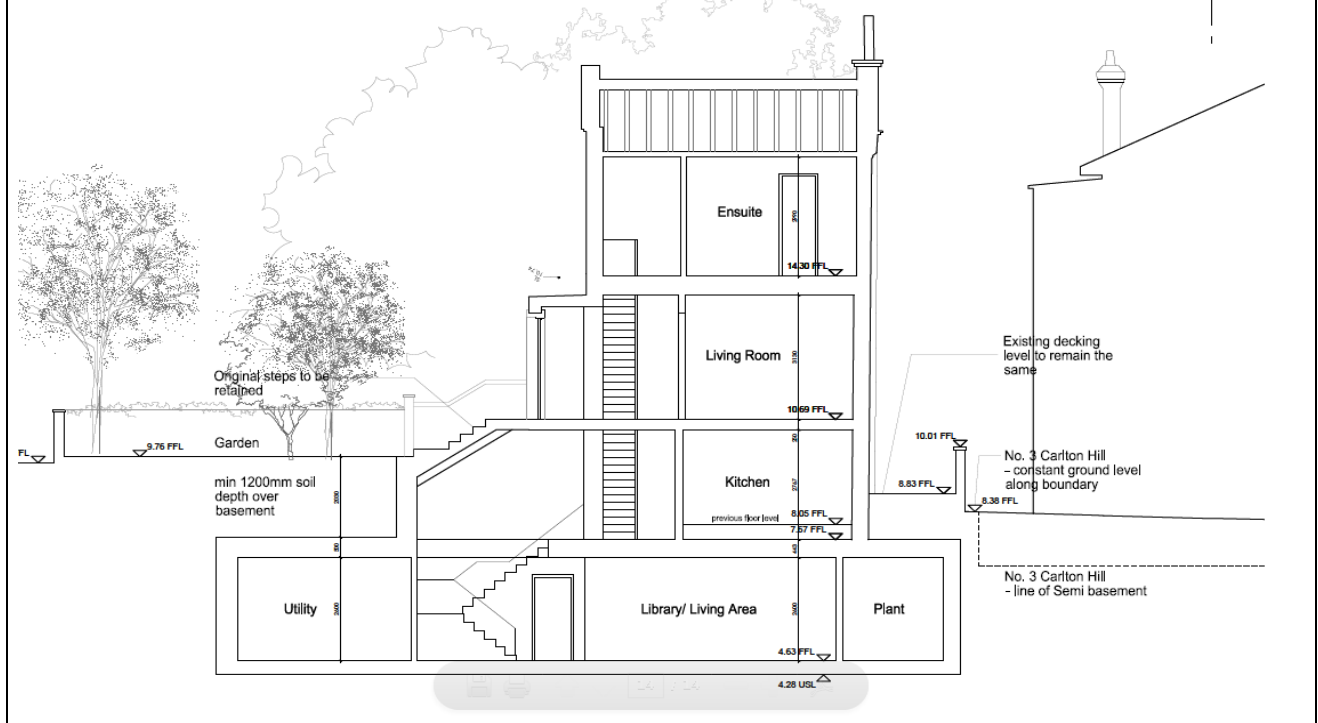


Ground Floor plan





Proposed Sections



Item No.

4

DRAFT DECISION PLANNING PERMISSION LETTER

Address: 1 Carlton Hill, London, NW8 0JX,

Proposal: Excavation of a basement under house and part of garden and external alterations

Plan Nos: Drawing numbers CAR-LOC-GA01, CAR-PL-GA-01, -02A, -02B, -03, -04, -05, -06, -07, -08, -09, -10, -11, -12, CAR-EX-GA-01, -02, -03, -04, -05, -06, -07, -08, -09, CAR-DEM-GA-02, -03, -05, -06B, -07B, -08B, -09B, -10B, -11B; Covering letter dated 15 November 2015, Design and Access Statement Rev C 10th Nov 2015, Revised Arboricultural Impact Assessment Report dated 5 November 2015.

FOR INFORMATION ONLY: Screening and Scoping Report: Land Stability dated 13 November 2015(Rev 3); Structural Feasibility Report (Rev C); Letter from Greer Pritchard dated 17 November 2015; Basement impact assessment by esi, Construction Traffic Management Plan November 2015.

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

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 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 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 5 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 3 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 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)

- 6 You must plant new trees to replace trees 8, 9 and 10 as identified in your tree report dated February 2016. The replacement trees must be planted in the first planting season after you complete the development. You must apply to us for our approval of the position, size and

species of the replacement trees. You must also replace any replacement tree which dies, is removed or becomes seriously damaged or diseased within five years of the date we give our approval for the replacement trees, in the next planting season with another of the same size and species to the one originally planted.

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)

- 7 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.

You must produce written site supervision reports as detailed above 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.

- 8 **Pre Commencement Condition.** Notwithstanding the Construction Traffic Management Plan submitted, 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 must include the following details (where appropriate):
- (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.

- 9 (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 5 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 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.
- (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:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) of our Unitary Development Plan that we adopted in January 2007 (UDP), 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.

- 10 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.

- 11 You must apply to us for approval of details of a supplementary acoustic report demonstrating that plant shown to be located in the new basement will comply with the Council's noise criteria as set out in Condition 9 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

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 (UDP), 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.

Informatives

- 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 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)
- 3 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 4 To meet condition 4 the minimum protection we normally expect is plywood boarding at least 1.2 metres high. The boarding should go around the tree at a distance from the trunk which will keep machinery away from the branches. If this is not possible there should be at least two metres between the trunk of the tree and the boarding. (I33AA)
- 5 All the trees on the site are protected by a Tree Preservation Order. You must get our permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I31AA)

DRAFT DECISION LISTED BUILDING CONSENT LETTER

Address: 1 Carlton Hill, London, NW8 0JX,

Proposal: Demolition of an existing balcony, the excavation of a new basement level, internal and external alterations.

Plan Nos: Drawing numbers CAR-LOC-GA01, CAR-PL-GA-01, -02A, -02B, -03, -04, -05, -06, -07, -08, -09, -10, -11, -12, CAR-EX-GA-01, -02, -03, -04, -05, -06, -07, -08, -09, CAR-DEM-GA-02, -03, -05, -06B, -07B, -08B, -09B, -10B, -11B; Covering letter dated 15 November 2015, Design and Access Statement Rev C 10th Nov 2015.

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

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 apply to us for approval of detailed drawings at a scale of 1:20 of the following parts of the development new rooflight in rear garden. You must not start work until we have approved what you have sent us.

You must then carry out the work according to these approved drawings. (C26CB)

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 paragraph 5.4 of 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)