

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 6 September 2016	Classification For General Release	
Addendum Report of Director of Planning		Ward(s) involved Hyde Park	
Subject of Report	8 Connaught Square, London, W2 2HG		
Proposal	Excavation of basement floor below lower ground floor of main house and rear extensions, infill extension at lower ground level within rear lightwell, installation of mechanical plant on rear first floor level terrace and associated internal and external alterations.		
Agent	Obsidian London Ltd		
On behalf of	Mr Mubashir Mukadam		
Registered Number	14/11257/FULL & 14/11258/LBC	Date amended/ completed	25 May 2016
Date Application Received	12 November 2014		
Historic Building Grade	II		
Conservation Area	Bayswater		

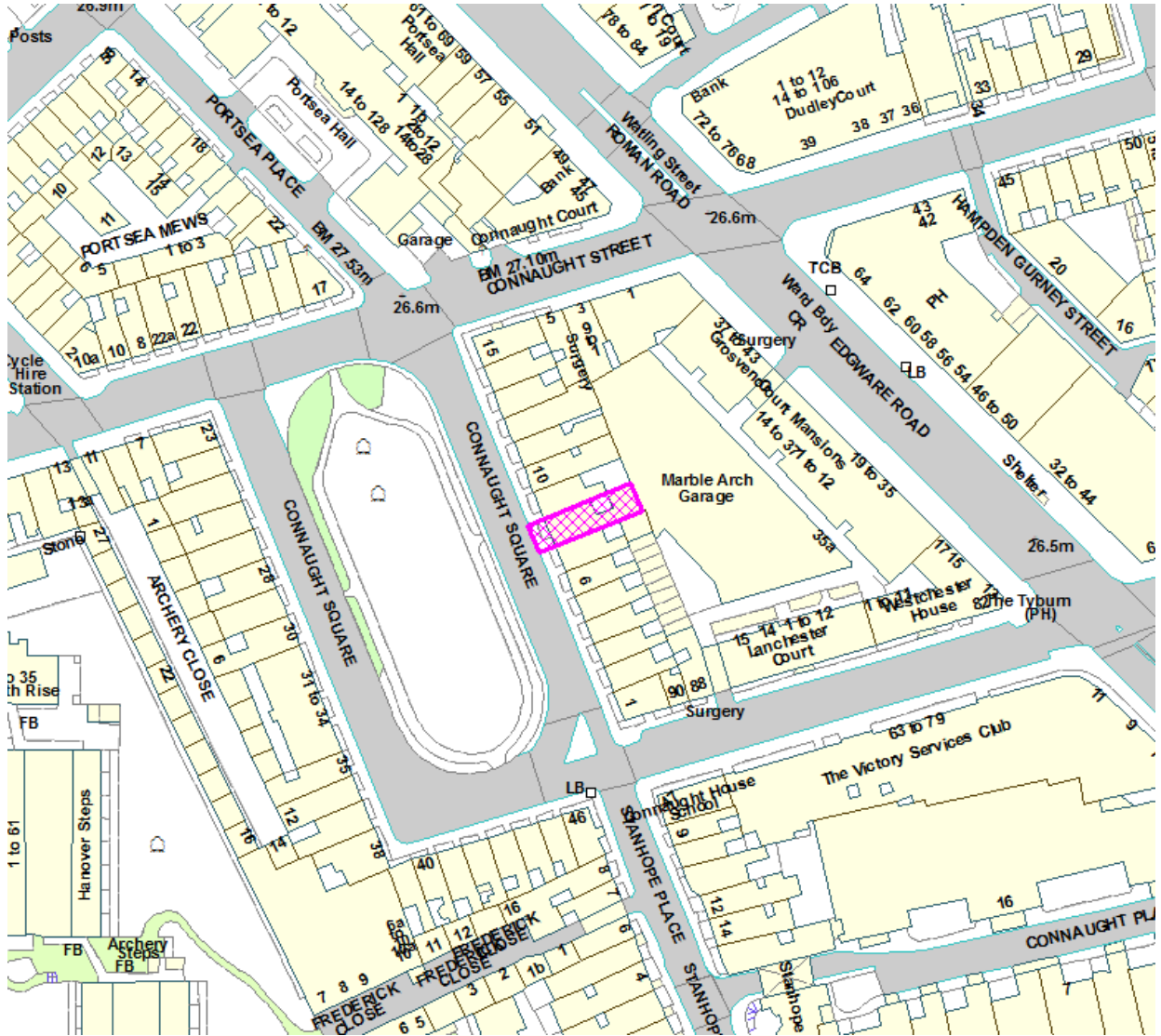
1. RECOMMENDATION

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

This proposal for planning permission and listed building consent was previously reported to the Planning Applications Committee on 12 July 2016, at which, the application was deferred to allow the Committee to visit the application site prior to determining the application. The site visit is due to take place on the 30 August 2016 and the application is being reported back to the Committee for its further consideration and determination.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

ADDITIONAL REPRESENTATIONS CIRCULATED TO THE PLANNING APPLICATIONS COMMITTEE ON 12 JULY 2016 AFTER PUBLICATION OF COMMITTEE REPORT

WARD COUNCILLORS (COUNCILLORS COX, ACTON & FLORU)

Ask that the application is deferred for a site visit. Would be the first basement development in Connaught Square, which is one of the most historically and architecturally significant parts of the Bayswater Conservation Area. Key issue is the impact upon the hierarchy of spaces within the building. Question whether the proposal is in effect a double basement.

HYDE PARK ESTATE ASSOCIATION

Shocking and alarming example of overdevelopment of existing Georgian house. Connaught Square is one of the most significant and historically important squares in London. Proposal would harm this listed building. Construction works would cause noise and disturbance to neighbouring residents. Proposal would change the character of the square.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

11 emails from 9 respondents raising objections on all or some of the following grounds:

Design:

- Excessive addition to this listed terrace, despite amendment, which would detrimentally affect the fabric, character and layout of the listed building.
- Out of keeping with square and its historic context.
- Excavation to the depth of the swimming pool would amount to the depth of a double basement.
- Proposed basement would have a greater floor to ceiling height than the existing lower ground and ground floors, thereby disrupting the hierarchy of space.
- The flow of movement through the house would also be altered.
- Potential for damage to listed features during construction works.

Amenity

- Altered lower ground floor and basement would lack natural light and ventilation, necessitating mechanical ventilation.
- Concern that external plant will lead to noise disturbance to neighbours.

Other Matters

- Difficult to review amended application due to the number of documents displayed on the Council's website.
- Applicant should be made to make a fresh application to be assessed under current policy.
- Do not consider development to be sustainable development.
- Unsure if revised scheme relates to planning and listed building consent applications.
- Concerned that some documents do not appear to reflect the revised scheme.
- Limited weight should be attributed to supporting statements as liability of authors is limited.
- Increased structural risk to neighbouring properties.
- Noise and disruption from construction works.

- Concern that the Tyburn Brook is located beneath these properties.
- If permission is to be granted, request that conditions are imposed to control plant noise, damp and to prevent swimming pool from being an 'endless pool' with a wave-creating motor.
- Disruption to traffic and parking disruption during construction works.

No further representations have been received since the application was reported to the Planning Applications Committee on 12 July 2016.

6. BACKGROUND PAPERS

1. Report to Planning Applications Committee of 12 July 2016 and minutes and background papers, including report, minutes and background papers of meetings on 12 February 2016 and 28 July 2015.

ADDITIONAL REPRESENTATIONS CIRCULATED TO THE PLANNING APPLICATIONS COMMITTEE ON 12 JULY 2016 AFTER PUBLICATION OF COMMITTEE REPORT

2. Email from Councillor Cox, Councillor Acton and Councillor Floru dated 5 July 2016.
3. Email from the Hyde Park Estate Association dated 5 July 2016.
4. Email from the occupier of 7 Connaught Square dated 29 June 2016.
5. Emails (x2) from the occupier of 9 Connaught Square dated 30 June 2016.
6. Letter from the occupiers of 7 and 9 Connaught Square dated 30 June 2016.
7. Email from the occupier of 11 Connaught Square dated 30 June 2016.
8. Email from the occupier of 17 Connaught Square dated 1 July 2016.
9. Email from the occupier of 30 Connaught Square dated 3 July 2016.
10. Email from the occupier of an unspecified property in Connaught Square dated 3 July 2016.
11. Email from the occupier of 36 Connaught Square dated 4 July 2016.
12. Email from the occupier of 6 Connaught Square dated 5 July 2016.

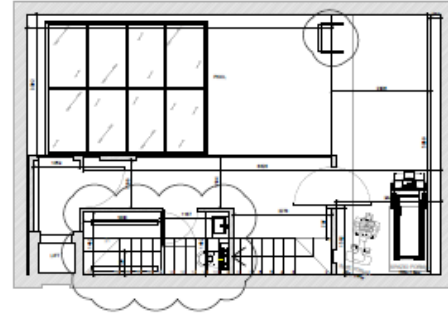
Selected Relevant Drawings

Existing and proposed plans, elevations and sections.

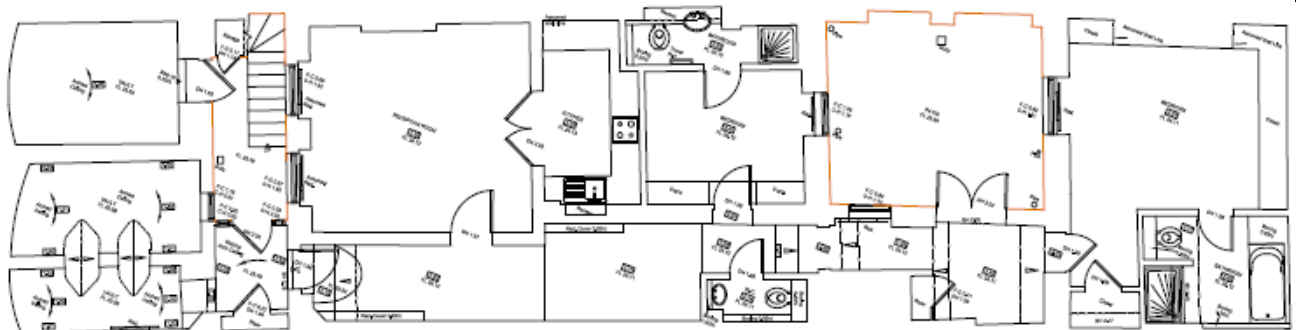
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT NATHAN BARRETT ON 020 7641 5943 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

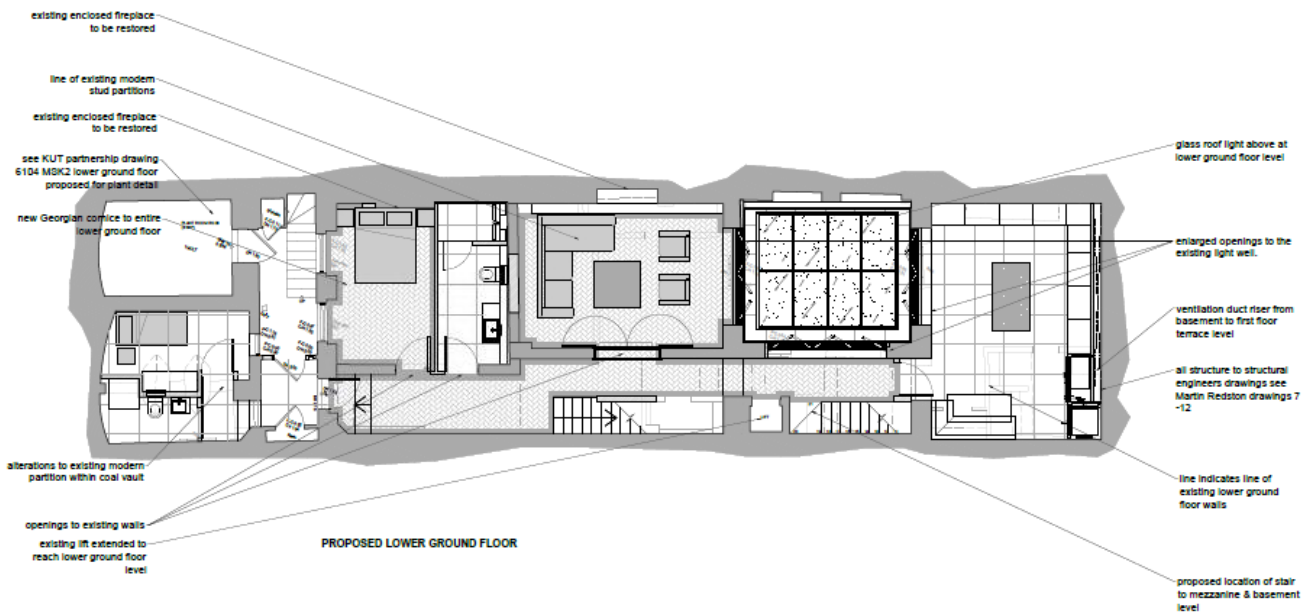
7. KEY DRAWINGS

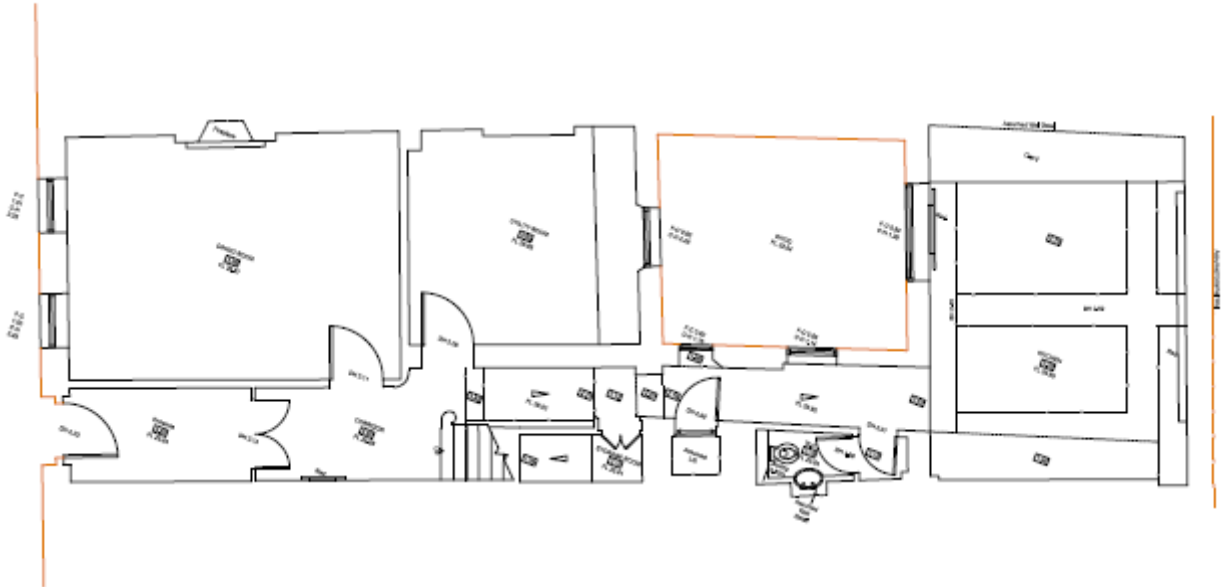


PROPOSED NEW BASEMENT

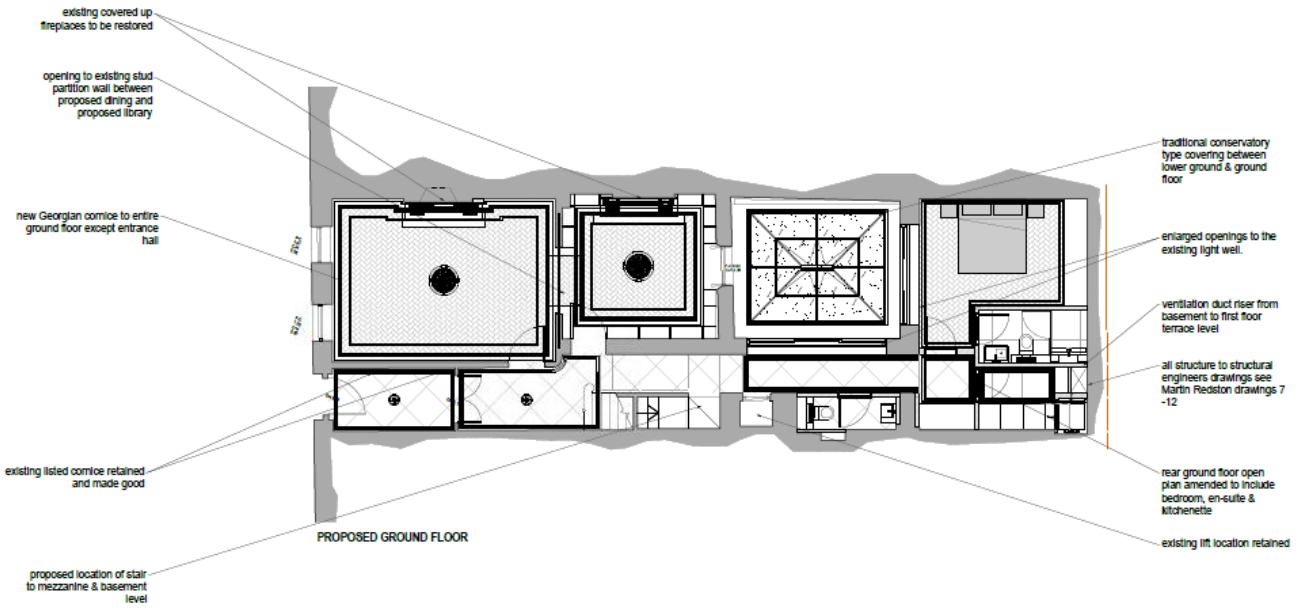


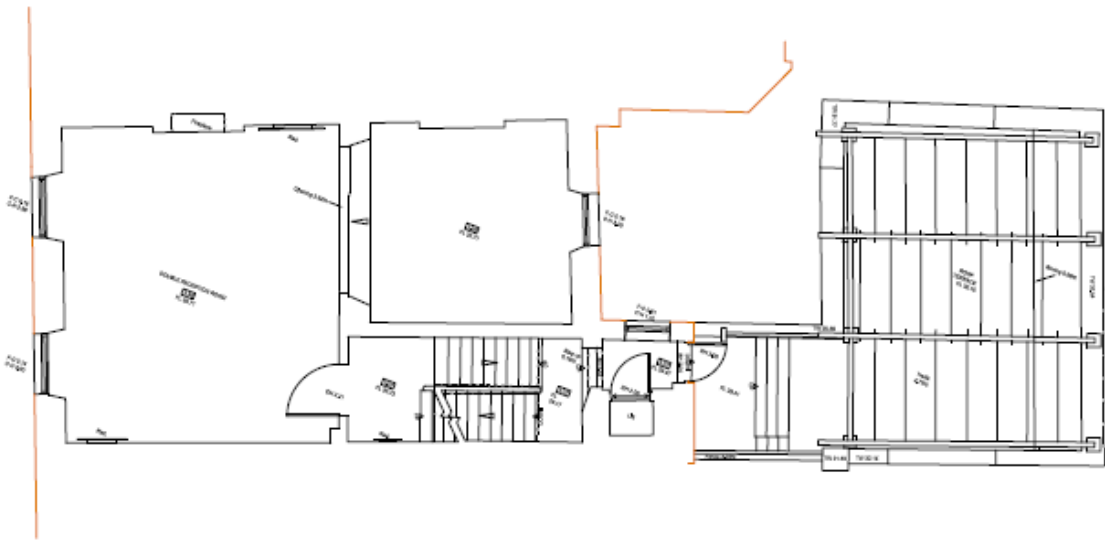
EXISTING LOWER GROUND FLOOR





EXISTING GROUND FLOOR



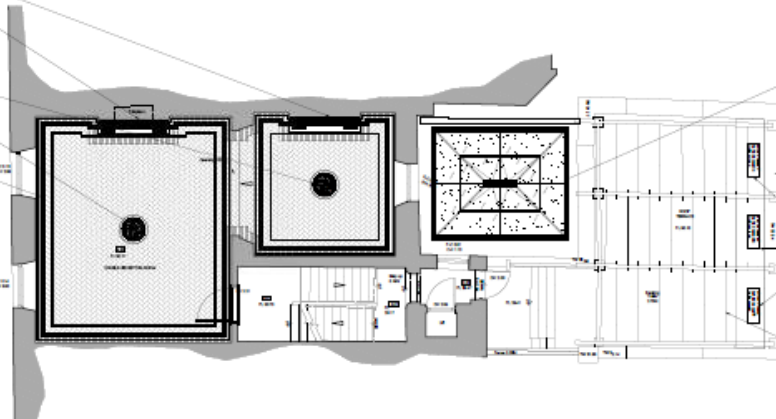


EXISTING FIRST FLOOR

existing 1no. covered up
fireplace and one modern
to be restored new Georgian
fireplaces installed

2no. new ceiling roses

new Georgian cornice to entire
first floor



traditional conservatory
type covering between
lower ground & ground
floor

2.7m high wall to new first
floor terrace level to be
retained

3no. air conditioning
condensers housed
behind acoustic trellis
screen see section B for
elevation of trellis

line indicates existing trellis
above

PROPOSED FIRST FLOOR



Elevation 1

Existing Front Elevation

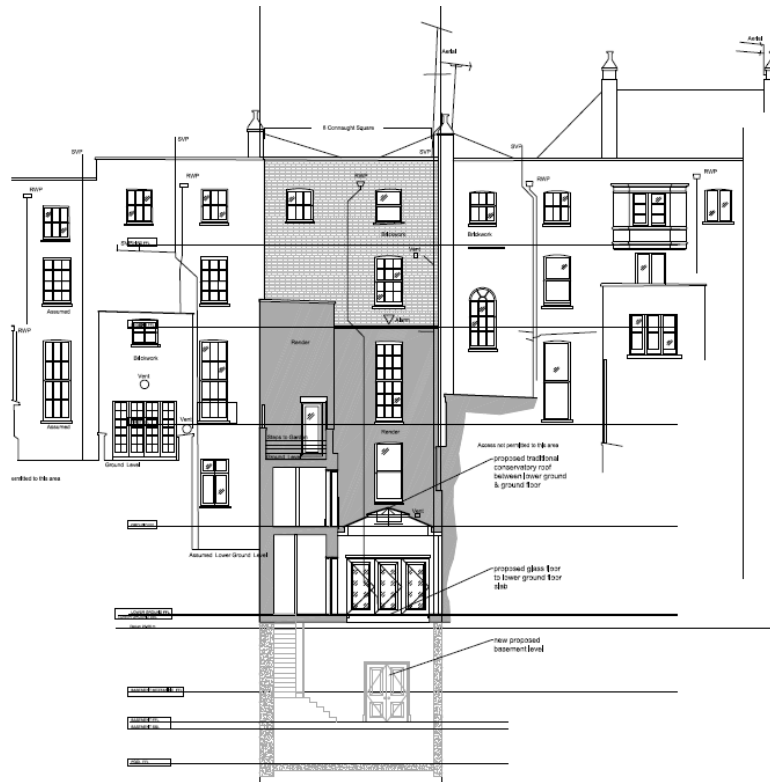


Elevation 1

Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation

DRAFT DECISION LETTER - 14/11257/FULL

Address: 8 Connaught Square, London, W2 2HG,

Proposal: Use as a single dwellinghouse, excavation of basement floor below rear extensions and rear lightwell, erection of infill extension at lower ground level within rear lightwell, installation of mechanical plant on rear first floor level terrace and associated internal and external alterations.

Plan Nos: (EX) 01 Rev.A, (EX) 02, (EX) 03, (EX) 04, (EX) 05, (EX) 06, (EX) 07 Rev.A, (EX) 08 Rev.A, (EX) 09 Rev.A, (EX) 10 Rev.A, (DD) 01 Rev.B, (DD) 02 Rev.B, (DD) 03 Rev.A, (DD) 04 Rev.A, (DD) 05 Rev.A, (DD) 06 Rev.B, (DD) 07 Rev.C, (DD) 08 Rev.A, (DD) 09 Rev.B, (PL) 01 Rev.D, (PL) 03 Rev.B, (PL) 04 Rev.A, (PL) 05 Rev.B, (PL) 06 Rev.A, (PL) 07 Rev.B, (PL) 09 Rev.A, (PL) 10 Rev.D, (PL) 11 Rev.C, (PL) 12 Rev.D, (PL) 13 Rev.B, Planning, Design and Access Statement dated November 2014 (as amended by revised drawings here listed), Heritage Supporting Statement by Turleys dated October 2014, Heritage Assessment by Ettwein Bridges Architects dated October 2014, Construction Management Plan by Addstow (for information only - see Condition 3), Environmental Noise Assessment dated 8 September 2015 (Issue 3), Construction Method Statement by Martin Redston Associates dated 24 May 2016 (including structural drawings 2C, 3C, 4C, 5C, 6C, 7E, 8D, 9C, 10C, 11C and 12C) (for information - see Informative 2), Structural Calculation by Martin Redston Associates and Basement Impact Assessment dated November 2015 (Ref: 15/24237-2), including Factual Report on Ground Investigation dated November 2015 (Ref: 15/24237) (for information - see Informative 2). Mechanical Services drawings SK1/P5, SK2/P5, SK3/P5, SK4/P5, SK5/P5, SK6/P5 and SK7/P5 and SK8/P2 (approved in respect of mechanical services shown only).

Case Officer: Oliver Gibson

Direct Tel. No. 020 7641 2680

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 **Pre Commencement Condition.** Notwithstanding the submitted construction management plan, no development shall take place, including any works of demolition, until a detailed construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:
- (i) a construction programme including a 24 hour emergency contact number;
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
 - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
 - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 4 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 Bayswater 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)

- 5 You must apply to us for approval of detailed drawings of the following parts of the development:
- (a) Elevations and sections at a scale of 1:20 of new conservatory roof over rear lightwell.
 - (b) Plan and elevation at a scale of 1:20 of screen/ trellis around mechanical plant on rear first floor terraces.
 - (c) Elevations and sections of new doors to front lightwell (elevations at 1:20 and sections at 1:5).
 - (d) New external light fittings.

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 detailed drawings. (C26DB)

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 Bayswater 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)

- 6 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
 - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
 - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
 - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
 - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
 - (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
 - (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
 - (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
 - (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

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

- 7 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.

- 8 You must apply to us for approval of detailed drawings showing the following parts of the development:

- Provision of the mechanical plant noise attenuation measures set out in Part 6 of the Environmental Noise Assessment dated 8 September 2015 (102625.ad Issue 3).

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 detailed drawings prior to operation of the mechanical plant and vents located on the first floor rear terrace and thereafter you must not remove the noise attenuation measures unless or until the mechanical plant at first floor level has been permanently removed. (C26DB)

Reason:

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

- 9 You must not operate the plant/ machinery that we have allowed (other than to carry out the survey required by this condition) until you have carried out and sent us a post-commissioning noise survey and we have approved the details of the survey in writing. The post-commissioning noise survey must demonstrate that the plant/ machinery complies with the noise criteria set out in conditions 6 and 7 of this permission.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in

ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 3 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 4 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)
- 5 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)
- 6 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423,

siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

- 7 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 8 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)

- 9 Conditions 6, 7, 8 and 9 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 10 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

DRAFT DECISION LETTER - 14/11258/LBC

- Address:** 8 Connaught Square, London, W2 2HG,
- Proposal:** Excavation of basement floor below rear extensions and rear lightwell, erection of infill extension at lower ground level within rear lightwell, installation of mechanical plant on rear first floor level terrace and associated internal and external alterations.
- Plan Nos:** (EX) 01 Rev.A, (EX) 02, (EX) 03, (EX) 04, (EX) 05, (EX) 06, (EX) 07 Rev.A, (EX) 08 Rev.A, (EX) 09 Rev.A, (EX) 10 Rev.A, (DD) 01 Rev.B, (DD) 02 Rev.B, (DD) 03 Rev.A, (DD) 04 Rev.A, (DD) 05 Rev.A, (DD) 06 Rev.B, (DD) 07 Rev.C, (DD) 08 Rev.A, (DD) 09 Rev.B, (PL) 01 Rev.D, (PL) 03 Rev.B, (PL) 04 Rev.A, (PL) 05 Rev.B, (PL) 06 Rev.A, (PL) 07 Rev.B, (PL) 09 Rev.A, (PL) 10 Rev.D, (PL) 11 Rev.C, (PL) 12 Rev.D, (PL) 13 Rev.B, Planning, Design and Access Statement dated November 2014 (as amended by revised drawings here listed), Heritage Supporting Statement by Turleys dated October 2014, Heritage Assessment by Ettwein Bridges Architects dated October 2014, Construction Management Plan by Addstow (for information only - see Condition 3), Environmental Noise Assessment dated 8 September 2015 (Issue 3), Construction Method Statement by Martin Redston Associates dated 24 May 2016 (including structural drawings 2C, 3C, 4C, 5C, 6C, 7E, 8D, 9C, 10C, 11C and 12C) (for information - see Informative 2), Structural Calculation by Martin Redston Associates and Basement Impact Assessment dated November 2015 (Ref: 15/24237-2), including Factual Report on Ground Investigation dated November 2015 (Ref: 15/24237) (for information - see Informative 2). Mechanical Services drawings SK1/P5, SK2/P5, SK3/P5, SK4/P5, SK5/P5, SK6/P5 and SK7/P5 and SK8/P2 (approved in respect of mechanical services shown only).

Case Officer: Oliver Gibson **Direct Tel. No.** 020 7641 2680

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 Bayswater 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must apply to us for approval of detailed drawings of the following parts of the development:

- (a) Elevations and sections at a scale of 1:20 of new conservatory roof over rear lightwell.
- (b) Plan and elevation at a scale of 1:20 of screen/ trellis around mechanical plant on rear first floor terraces.
- (c) Elevations and sections of all new internal and external doors (elevations at 1:20 and sections at 1:5).
- (d) Plans and elevations of all air conditioning fan coil units and associated joinery enclosures, ducting and pipe runs.
- (e) All restored fireplaces and new chimney pieces.
- (f) All new cornices.
- (g) New opening between front and rear rooms at ground floor level.
- (h) New opening between hallway and rear room at lower ground floor level.
- (i) New structural glazed floor between basement and lower ground floor level.
- (j) New staircase between ground floor and lower ground floor.
- (k) External light fittings.

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 detailed drawings. (C26DB)

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 Bayswater 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 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)

- 2 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.