

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 25 July 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	8 Gerald Road, London, SW1W 9EQ		
Proposal	Demolition of existing conservatory and erection of new lower ground floor rear extension and three storey closet wing rear extension, re-build mansard top floor and roof. Lowering of floor level underneath main internal staircase to create new WC. Re-build front steps, new rear garden landscaping, repair and refurbish front facade and railings, and re-build of non-original front metal step.		
Agent	Mr Johnny Holland / Hackett Holland Ltd		
On behalf of	Mr Tom Busher		
Registered Number	17/03902/FULL and 17/03903/LBC	Date amended/ completed	29 June 2017
Date Application Received	5 May 2017		
Historic Building Grade	II		
Conservation Area	Belgravia		

1. RECOMMENDATION

1. Grant conditional permission 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

8 Gerald Road is a grade II listed, mid-terraced, early nineteenth century townhouse located within the Belgravia Conservation Area.

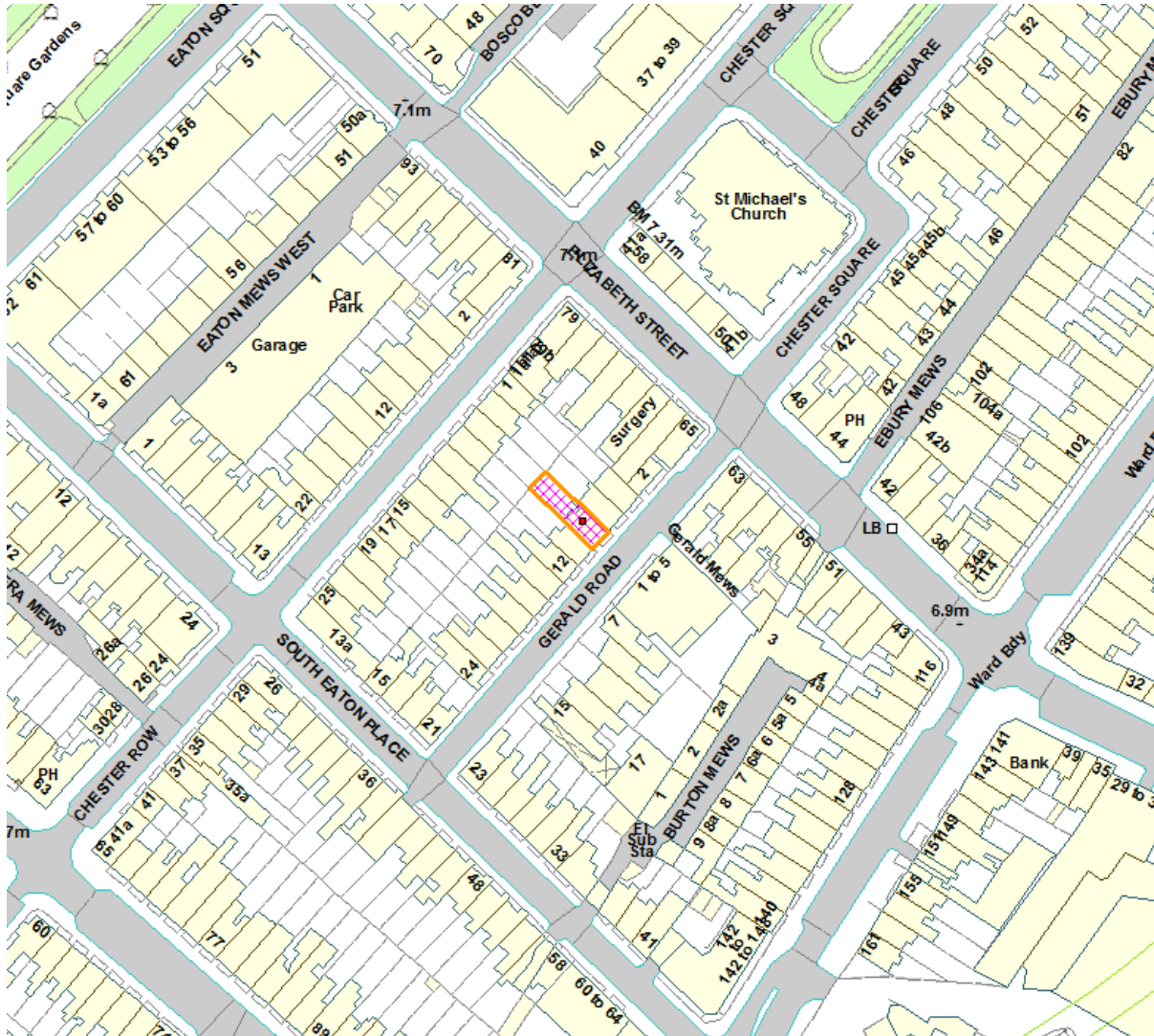
Permission and listed building consent are sought for the demolition of the existing conservatory and erection of a new lower ground floor rear extension and three storey closet wing rear extension; re-build mansard top floor and roof; lowering of floor level underneath main internal staircase to create new WC; re-build front steps, new rear garden landscaping, repair and refurbish front facade and railings, and re-build of non-original front metal step; and internal alterations.

The key issues in this case are:

- the impact of the proposed development on the character and appearance of the listed building and the character and appearance of the Belgravia Conservation Area; and
- the impact on the amenity of neighbouring residents.

For the reasons set out in this report, the proposed development is considered to accord with relevant policies within the Unitary Development Plan adopted in January 2007 (the UDP) and Westminster's City Plan adopted in November 2016 (the City Plan). As such, it is recommended that planning permission and listed building consent are granted, subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



View from the front



View from the rear

5. CONSULTATIONS

HISTORIC ENGLAND:

Authorised to determine the application for listed building consent – the application should be determined in accordance with national and local policy guidance, and on the basis of the City Council's specialist conservation advice.

BELGRAVIA RESIDENTS ASSOCIATION:

Any response received to be reported verbally

BELGRAVIA NEIGHBOURHOOD FORUM:

Any response received to be reported verbally

THE BELGRAVIA SOCIETY:

Any response received to be reported verbally

ARBORICULTURAL SECTION:

No objection, subject to condition to ensure a replacement tree is planted in the rear garden.

BUILDING CONTROL:

The structural method statement is considered acceptable.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 11

Total No. of replies: 1

No. of objections: 1

No. in support: 0

One objection on the following grounds:

Design:

- the extension would be bulky, out of character with the area and would damage the rhythm of the terrace.

Amenity:

- loss of light to 10 Gerald Road.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

8 Gerald Road is a grade II listed, mid-terraced, early nineteenth century townhouse located within the Belgravia Conservation Area. The property comprises lower ground, ground, two upper storeys and a mansard.

6.2 Recent Relevant History

On 29 November 2010 planning permission and listed building consent was granted for erection of a single storey conservatory to rear lower ground/ ground floor level and construction of new parapet wall and associated internal alterations.

7. THE PROPOSAL

Permission and listed building consent are sought for the demolition of the existing conservatory and erection of a new lower ground floor rear extension and three storey closet wing rear extension, re-build mansard top floor and roof; lowering of floor level underneath main internal staircase to create new WC; re-build front steps, new rear garden landscaping, repair and refurbish front facade and railings, and re-build of non-original front metal step; and internal alterations.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The application property is a single family dwellinghouse and the additional residential floorspace created would enlarge the existing home.

8.2 Townscape and Design

The building is an early nineteenth century mid-terraced house forming part of the Grade II listed terrace, 4-24 Gerald Road within the Belgravia Conservation Area. It is formed of five storeys, including lower ground floor and a modern mansard extension. To the rear it has been extended at lower ground floor level only in the form of a shallow brick projection from the staircase compartment, and two conservatories, one of which projects substantially into the garden. The rear elevation is otherwise flat, and is topped by the original butterfly roof gables, behind which rises a modern mansard roof extension. Most other houses on this row have been extended with full-height or near full-height closet wing extensions, as have those opposite the terrace to the rear on Chester Row.

Internally the house is very plain to the lower ground floor, with the simple décor that might have been originally lost to modern fittings. The ground and first floor retain good interiors, appropriate to their period, whilst the second floor is simpler again. The top (modern) mansard floor is devoid of internal significance as one would expect.

As required by Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the determination of these applications must pay special regard to the preservation of the listed building and the character and appearance of the conservation area. This is reflected by Sections 7 and 12 of the NPPF and by the Council's own policies in the City Plan and UDP; in particular to this case, DES 1, DES 5, DES 8, DES 9 and DES 10. The Belgravia Conservation Area Audit is in draft, but has been fully consulted upon and therefore carries some weight. The Council's, 'Roofs: A Guide to alterations and Extensions on Domestic Buildings' and 'Repairs and Alterations' SPGs are also relevant.

Rear extensions

An objection has been received from a neighbouring resident on the grounds that the proposed rear extension would be harmful to the character of the terrace.

Whilst no.8 might be seen as a rare remnant of the terrace's original flat rear elevation, there is now a strong pattern of shallow closet wings which are generally consistent with the prevailing character of closet wings in Belgravia. As such the principle of building a full closet wing onto the rear of this house, whilst apparently a significant and bulky addition, is consistent with and in fact better-designed than others already established on this terrace. Its design and scale is restrained and well proportioned, and conforms to the Council's policy on rear extensions terminating below the top storey.

At lower ground floor level it is proposed to build a single-storey extension which would infill the gap between the new closet wing and that of no.6, and wrap around the rear of the new closet wing, replacing the existing conservatories. Whilst WCC policy and guidance is generally cautious of wrap-around or full-width extensions, that proposed here would replace two existing poorly designed conservatories, and would overall represent a very minimal expansion over the existing. The design proposed is also very well considered, restrained and defines the single-storey extension into two parts – rear extension and infill. This breaks up the massing of the new volumes, and preserves the rhythm of the rear of the terrace. A proportionate garden would also remain to the rear. The visual relationship of the extensions with the adjacent properties would also be appropriate.

Replacement mansard roof extension

The existing modern mansard is poorly designed, and is proposed to be replaced entirely. The proposed new design is consistent with WCC guidance on roof extensions, and would be a significant enhancement over the existing. No historic fabric should be affected by this work.

External alterations

Other than the extensions discussed above and a range of repairs set out in the submission, external alterations are minimal. To the front the existing black and white tiles to the main steps are proposed to be replaced with Portland Stone. This would be a generally welcome return to the original design but needs to be worked up under condition to ensure that the impact on the underlying fabric of the steps / bridge is appropriate.

It is also proposed to replace the modern front area steps with new metal steps. Subject to the detailed design of this, this would be acceptable. The recladding of the build-out from the underside of the step bridge with lead would be an enhancement.

To the rear it is proposed to insert a small new sash window at third floor half-landing height. This is sized to fit this part of the elevation and would relate well to the elevation below.

Other external alterations are limited to the replacement of existing modern UPVC rainwater and soil-vent pipes and ventilation cowls with metal, which would be an enhancement.

Internal alterations

Internally alterations are numerous but are designed to not affect historic fabric or details. Planform changes proposed are limited to areas already altered in the past, and would preserve or, in the case of the second floor, reinstate principal room proportions. Detailing would be reinstated in the form of new chimneypieces (to be detailed under condition) and new floorboards at ground floor level to replace the existing modern flooring. A new WC at lower ground floor would be built beneath the existing lower section of staircase which will require a minor area of excavation. This does not however represent a new basement, and would not harm the significance of the listed building.

Design summary

Individually and cumulatively the proposed extensions and alterations would preserve or, in some cases, enhance the special architectural or historic interest of the listed building and the positive manner in which it contributes to the character and appearance of the conservation area. The proposals would comply with the relevant national and local policies and guidance discussed above, and as such is acceptable in design / listed building terms.

8.3 Residential Amenity

There are a number of residential properties in close proximity to the application site, most notably the adjoining houses 6 and 10 Gerald Road.

Policies S29 of the City Plan and ENV13 of the UDP aim to safeguard the amenity of residents from the effects of new development with particular regard to overlooking, sense of enclosure and loss of daylight and sunlight.

Daylight and Sunlight

An objection has been received from a neighbouring resident on the grounds the proposal would result in a loss of light to 10 Gerald Road.

The applicant has carried out an assessment of 10 Gerald Road based on the methodologies in the Building Research Establishment (BRE) guide "Site Layout Planning for Daylight and Sunlight: a guide to good practice". The BRE guide stresses that the numerical values are not intended to be prescriptive in every case and are intended to be interpreted flexibly depending on the circumstances since natural lighting is only one of many factors in site layout design. For example, in a dense urban environment, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

In assessing daylight levels, the Vertical Sky Component (VSC) measures the amount of light reaching the outside face of a window. If the VSC achieve 27% or more, the BRE advise that the window will have the potential to provide good levels of daylight. The BRE guide suggests that reductions from existing values of more than 20% should be avoided as occupiers are likely to notice the change.

The relevant openings are at ground, first and second floors to the main building at 10 Gerald Road. There is also a lower ground floor window, but this is to a bathroom and the BRE guide indicates non-habitable rooms need not be tested.

The second floor window would receive a loss of 3% which would not be noticeable. The ground and first floor openings would receive losses of 40% and 34% respectively. The ground floor opening is a glazed set of doors serving an open plan kitchen/ dining room which is dual aspect. The first floor window serves a sitting room which is also dual aspect. The BRE guide indicates dual aspect rooms are less of a concern. Indeed, as both impacted rooms in this case benefit from other windows to the front, the overall daylight levels in these rooms will not be unduly reduced by the proposals. It should also be noted that 10 Gerald Road already benefits from a similar closet wing extension as proposed in these applications.

In terms of sunlight, none of the rear windows at 10 Gerald Road meet the criteria for analysis. The BRE guide states that only windows with an orientation within 90 degrees of south need to be assessed, and the windows to the rear of 10 Gerald Road face a north-west direction.

No assessment has been made with regard to other residential properties, and it is not considered necessary for the applicant to have done so. The other properties are of such a distance/ orientation relative to the extensions that there would be no noticeable impact in terms of loss of light.

Sense of Enclosure

The outlook from rooms at the rear of 10 Gerald Road would be framed by the existing closet wing at 10 Gerald Road on one side and the proposed rear extension at the application property on the other. Whilst the flank of the existing closet wing at 10 Gerald Road is visible from these rooms currently, it is not overbearing and a good overall outlook is enjoyed. The proposed extension at 8 Gerald Road would match this existing closet wing in terms of depth, and so would similarly not unduly restrict outlook.

On the boundary with 6 Gerald Road, the rear extension at lower ground would be set lower the existing boundary wall and trellis. Closest to the main building, the trellising on top of the boundary wall would be replaced with trellis 0.7 metres higher than the existing. This is adjacent to the neighbouring ground floor balcony. Given this increased height is retained close to the main building, and it is a relatively modest increase, it is not considered that this would cause an unacceptable increased sense of enclosure.

Privacy

In terms of overlooking, the new windows would not raise any concerns in terms of loss of privacy over the existing arrangement.

8.4 Transportation/Parking

The proposed extensions would provide additional floorspace to an existing residential unit and therefore there would be no increase in the number of households. As such it is

not considered that the proposals would have a detrimental impact on the local highway network or availability of on-street parking.

8.5 Economic Considerations

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

8.6 Access

The proposal does not alter access arrangements.

8.7 Other UDP/Westminster Policy Considerations

Excavation

The proposal involves a modest level of excavation in order to provide a WC underneath the staircase; to lower the floor level of lower ground floor extension and to landscape the rear garden. Building Control have confirmed that the structural method statement provided by the applicant for information purposes is acceptable

Trees

The proposal requires the removal of a small Magnolia. Its removal would not cause significant loss of amenity, subject to a condition to ensure a replacement tree is planted.

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.

The net additional gross internal floorspace would be 11sqm and, as this is less than 100sqm, the application is not liable for Mayoral or City Council CIL.

8.11 Environmental Impact Assessment

The application is of insufficient scale to trigger the requirement of an EIA.

9. BACKGROUND PAPERS

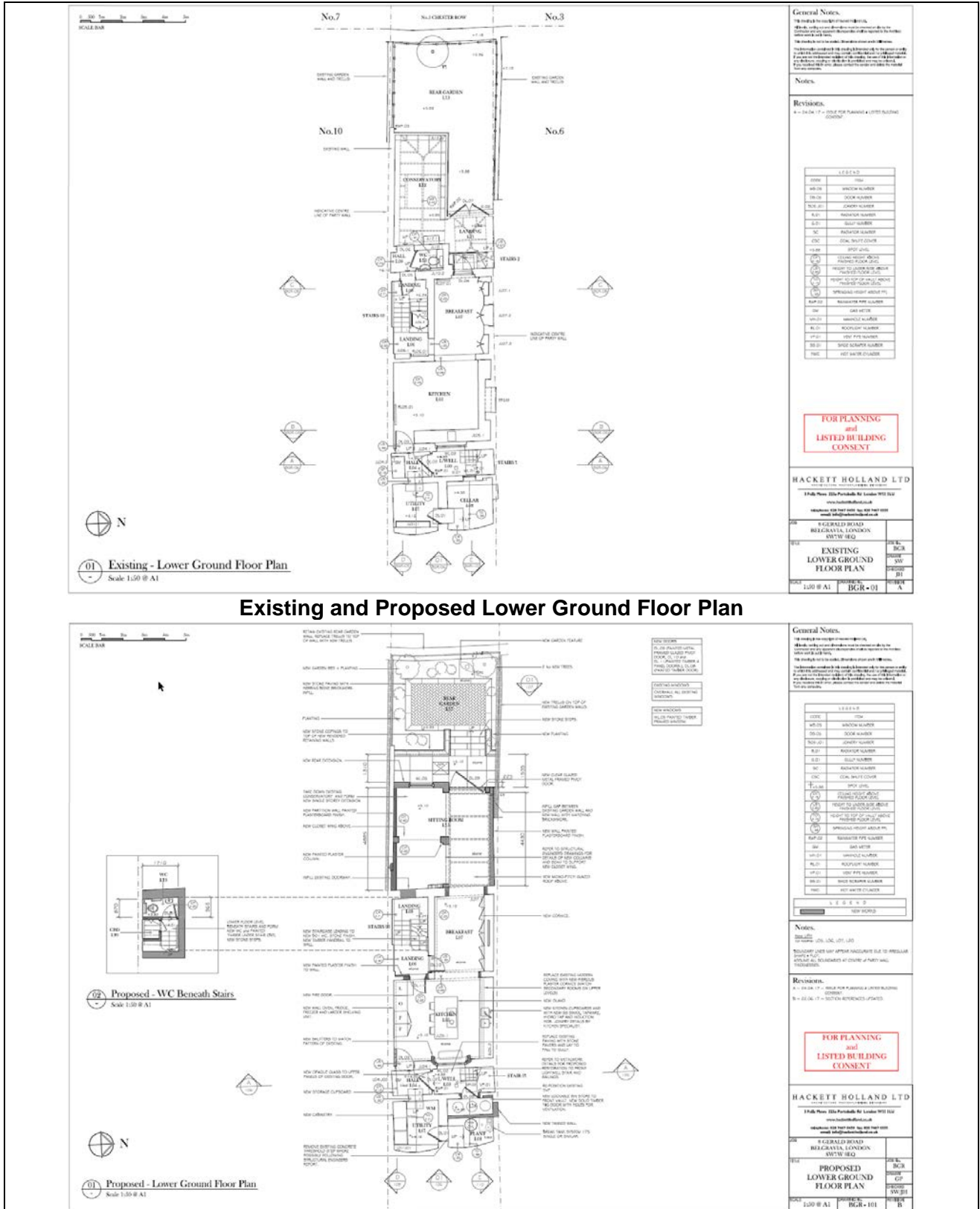
1. Application form.
2. Letter from Historic England, dated 15 May 2017
3. Memorandum from Tree Section, dated 21 June 2017

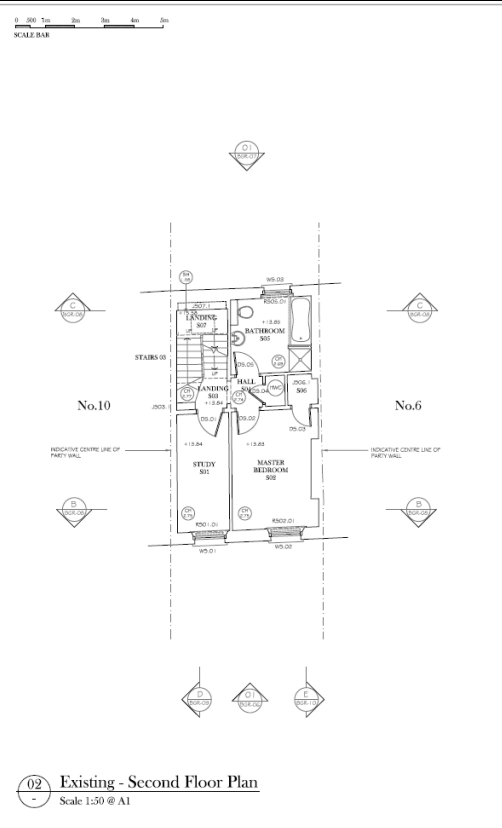
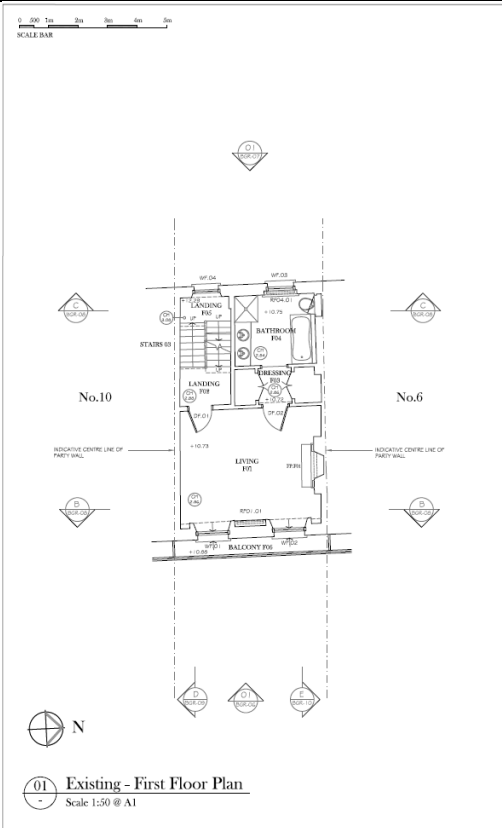
4. Building Control email dated 17 July 2017
5. Objection from occupier of 10 Gerald Road, London, dated 26 May 2017.

(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 THE PRESENTING OFFICER: AMANDA JACKSON BY EMAIL AT ajackson@westminster.gov.uk

10. KEY DRAWINGS





General Notes.

The client is to be responsible for the following:

- Check and confirm dimensions used in previous drawings to be correct and to be used in the preparation of the proposed drawings.
- Check and confirm the location of all existing and proposed services with the B.C.R.
- The drawings are to be used for planning and listed building consent.

The drawings are not to be used for any other purpose without the written consent of the architect.

Notes.

CODE	DESCRIPTION
W0.02	WINDOW NUMBER
D0.02	DOOR NUMBER
R00.01	RADIATOR NUMBER
R.01	RADIATOR NUMBER
G.01	GULLY NUMBER
R0	RADIATOR NUMBER
C0C	CEILING WHITE COVER
S.01	SPRINKLER
C.01	CEILING HEIGHT ABOVE FINISHED FLOOR LEVEL
H.01	HEIGHT TO UNDER SIDE ABOVE FINISHED FLOOR LEVEL
T.01	HEIGHT TO TOP OF JAILLY ABOVE FINISHED FLOOR LEVEL
S.01	SPRINGING HEIGHT ABOVE FFL
R.01	RADIATOR PIPE NUMBER
G.M	GAS METER
M.01	MANHOLE NUMBER
R.01	RADIATOR NUMBER
V.P.01	VENT PIPE NUMBER
S.S.01	SPACE SCAFFOLD NUMBER
M.W.C.	POST WATER CHANDELIER

Revisions.

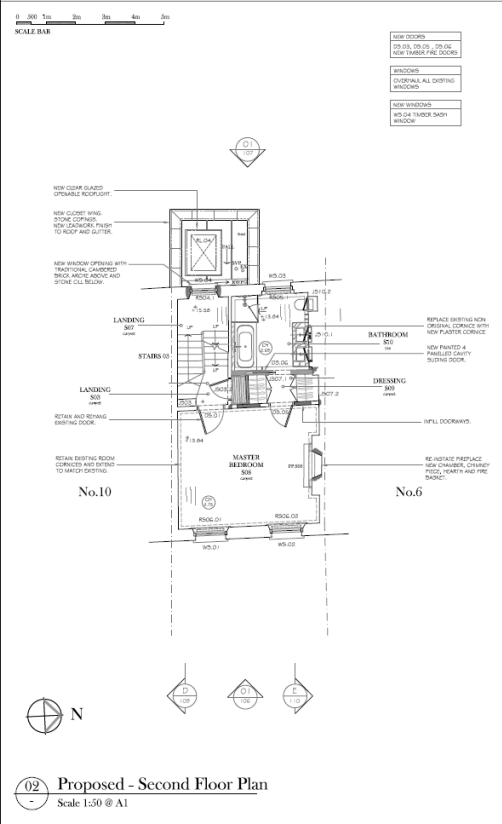
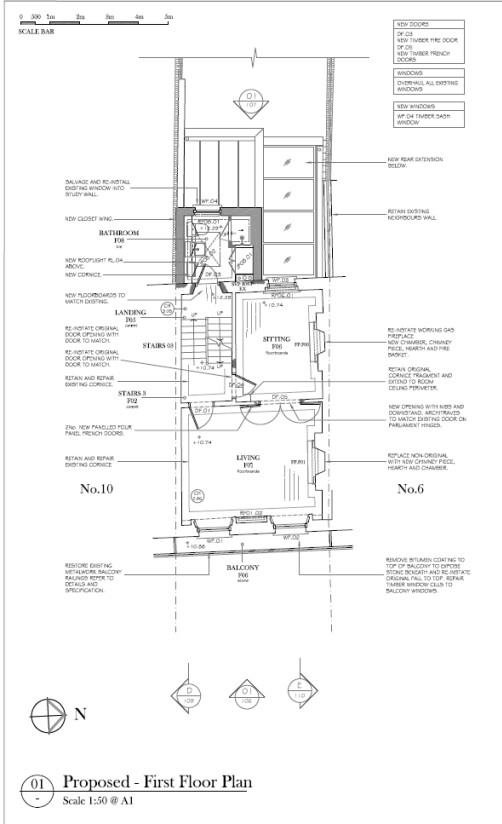
A - 24.04.17 - ISSUE FOR PLANNING & LISTED BUILDING CONSENT

FOR PLANNING and LISTED BUILDING CONSENT

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 ARCHITECTS
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JOB	8 GERALD ROAD BELGRAVIA, LONDON SW1W 9EQ	DATE	1:50 @ A1	SCALE	BGR-03	REVISED BY	A
TITLE	EXISTING FIRST and SECOND FLOOR PLANS	DATE	1:50 @ A1	SCALE	BGR-03	REVISED BY	A

Existing and Proposed First and Second Floor Plans



General Notes.

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W0.02	WINDOW NUMBER
D0.02	DOOR NUMBER
R00.01	RADIATOR NUMBER
R.01	RADIATOR NUMBER
G.01	GULLY NUMBER
R0	RADIATOR NUMBER
C0C	CEILING WHITE COVER
S.01	SPRINKLER
C.01	CEILING HEIGHT ABOVE FINISHED FLOOR LEVEL
H.01	HEIGHT TO UNDER SIDE ABOVE FINISHED FLOOR LEVEL
T.01	HEIGHT TO TOP OF JAILLY ABOVE FINISHED FLOOR LEVEL
S.01	SPRINGING HEIGHT ABOVE FFL
R.01	RADIATOR PIPE NUMBER
G.M	GAS METER
M.01	MANHOLE NUMBER
R.01	RADIATOR NUMBER
V.P.01	VENT PIPE NUMBER
S.S.01	SPACE SCAFFOLD NUMBER
M.W.C.	POST WATER CHANDELIER

Revisions.

B - 22.04.17 - SECTION REFERENCED UPDATED

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JOB	8 GERALD ROAD BELGRAVIA, LONDON SW1W 9EQ	DATE	1:50 @ A1	SCALE	BGR-103	REVISED BY	B
TITLE	PROPOSED FIRST and SECOND FLOOR PLANS	DATE	1:50 @ A1	SCALE	BGR-103	REVISED BY	B



General Notes.
 1. The work is to be carried out in accordance with the Building Regulations 2010.
 2. All work is to be carried out in accordance with the Building Regulations 2010.
 3. The work is to be carried out in accordance with the Building Regulations 2010.

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Revisions.
 A - 24.04.17 - CHECK FOR PLANNING & LISTED BUILDING CONSENT

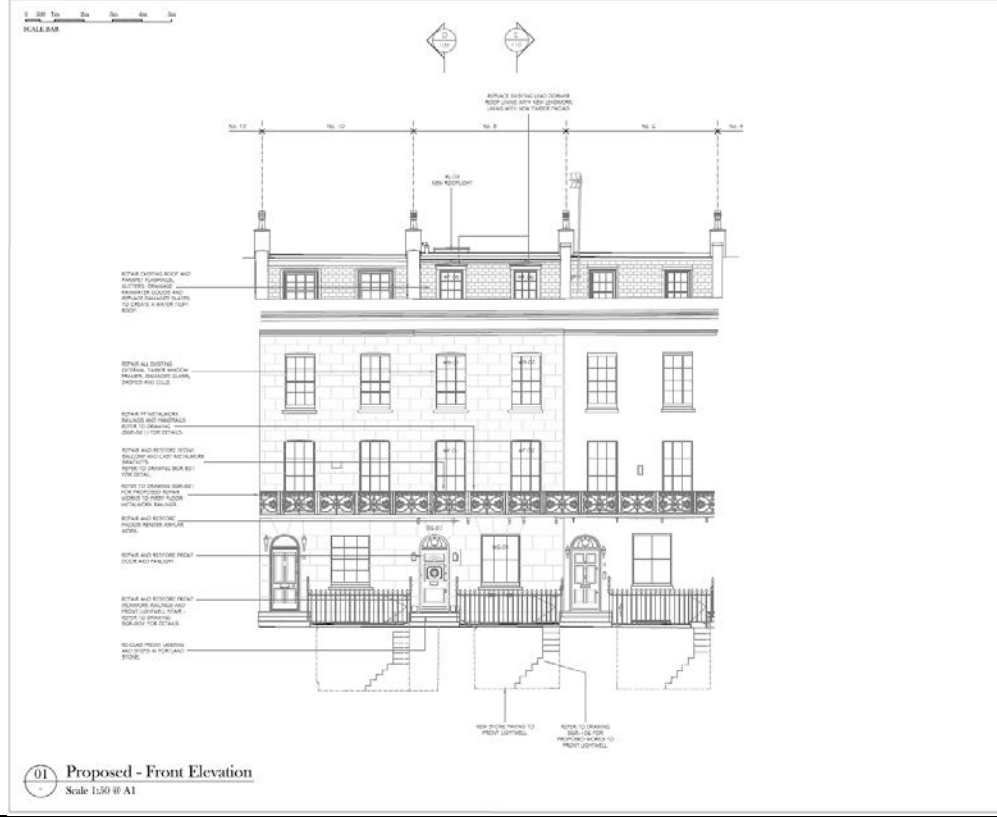
FOR PLANNING
and
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CONSENT

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9 GERALD ROAD
 BELGRAVE, LONDON
 SW1W 9EQ

DATE	REVISION	BY
15.03.17	EXISTING FRONT ELEVATION	BGR
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15.03.17	EXISTING FRONT ELEVATION	HI
15.03.17	EXISTING FRONT ELEVATION	HI
15.03.17	EXISTING FRONT ELEVATION	HI

Existing and Proposed Front Elevation



General Notes.
 1. The work is to be carried out in accordance with the Building Regulations 2010.
 2. All work is to be carried out in accordance with the Building Regulations 2010.
 3. The work is to be carried out in accordance with the Building Regulations 2010.

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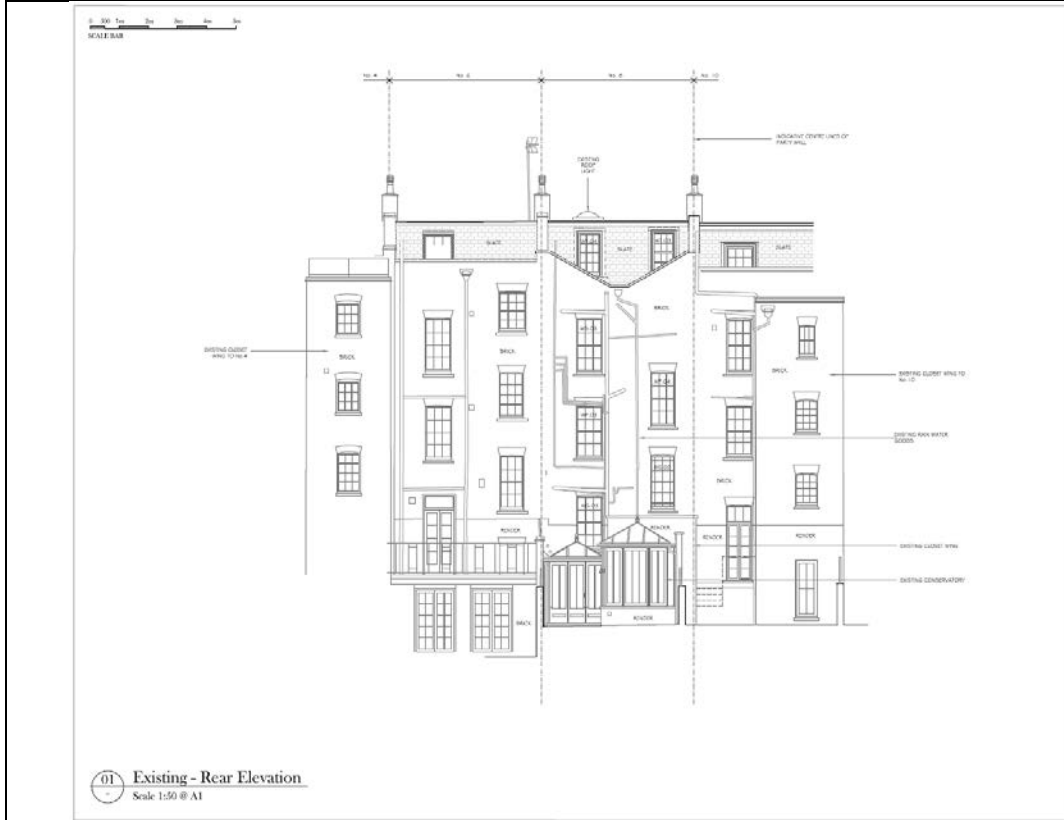
Revisions.
 A - 15.03.17 - CHECK FOR PLANNING & LISTED BUILDING CONSENT
 B - 22.04.17 - SECTION APPROVED UPDATES

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and
LISTED BUILDING
CONSENT

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9 GERALD ROAD
 BELGRAVE, LONDON
 SW1W 9EQ

DATE	REVISION	BY
15.03.17	PROPOSED FRONT ELEVATION	BGR
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General Notes:

The drawings are for information purposes only. All work is to be done in accordance with the Building Regulations and any other relevant legislation. The drawings are to be used in conjunction with the contract documents and any other relevant documents. The drawings are to be used in conjunction with the contract documents and any other relevant documents. The drawings are to be used in conjunction with the contract documents and any other relevant documents.

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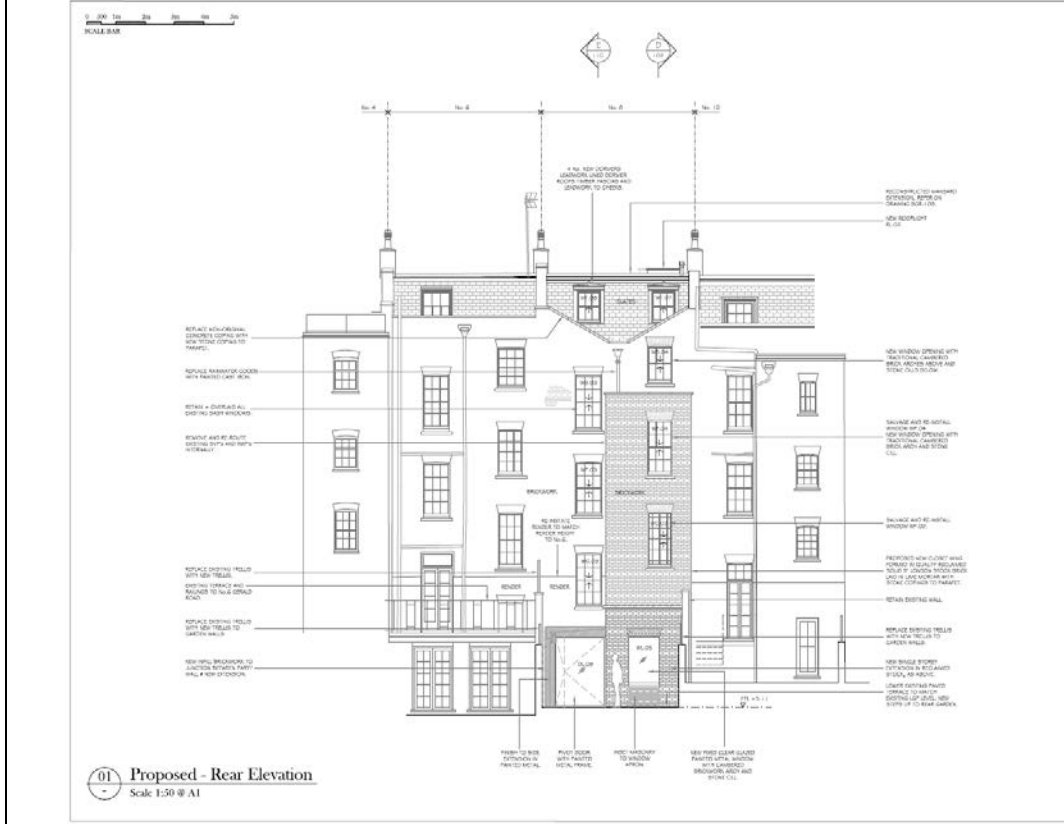
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FOR PLANNING and LISTED BUILDING CONSENT

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Telephone: 020 7467 4667 Fax: 020 7467 4668
and 020 7467 4669

17 PARK LANE, 22ND FLOOR, NO. 1, LONDON W1K 1TH	
PROJECT	EXISTING REAR ELEVATION
DATE	1:50 @ A1
REVISION	BGR - 07
SCALE	A

Existing and Proposed Rear Elevation



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The drawings are for information purposes only. All work is to be done in accordance with the Building Regulations and any other relevant legislation. The drawings are to be used in conjunction with the contract documents and any other relevant documents. The drawings are to be used in conjunction with the contract documents and any other relevant documents.

Notes:

REVISIONS ARE NOT APPEAR INCLUDED DUE TO BREAKDOWN OF WORK. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ANY OTHER RELEVANT LEGISLATION.

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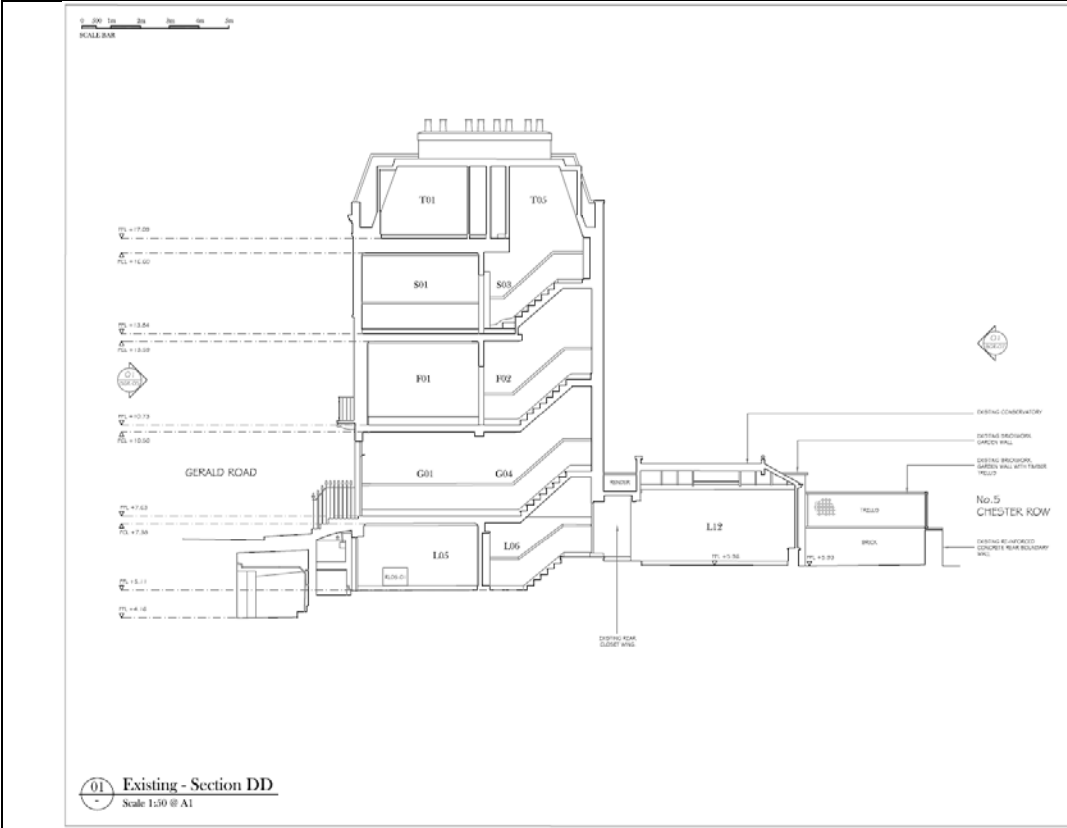
Revisions:

1 - AS PER 17 - AS PER PLANNING & LISTED BUILDING CONSENT

FOR PLANNING and LISTED BUILDING CONSENT

HACKETT HOLLAND LTD
ARCHITECTS, INTERIORS & EXTERIORS
17 Park Lane, 22nd Floor, No. 1, London W1K 1TH
www.hackettholland.co.uk
Telephone: 020 7467 4667 Fax: 020 7467 4668
and 020 7467 4669

17 PARK LANE, 22ND FLOOR, NO. 1, LONDON W1K 1TH	
PROJECT	PROPOSED REAR ELEVATION
DATE	1:50 @ A1
REVISION	BGR - 107
SCALE	B



01 Existing - Section DD
Scale 1:50 @ A1

General Notes.
 1. The building is to be constructed in accordance with the Building Regulations and the relevant parts of the Building Act 2004.
 2. The building is to be constructed in accordance with the Building Regulations and the relevant parts of the Building Act 2004.
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Notes.

LEGEND	
001	EXISTING
002	NEW WORK
003	TO BE DEMOLISHED
004	TO BE RECONSTRUCTED
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Revisions.
 A - 24.04.17 - ISSUE FOR PLANNING & LISTED BUILDING CONSENT

FOR PLANNING and LISTED BUILDING CONSENT

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001 8 GERALD ROAD BELGRAVIA, LONDON SW1W 8EQ

002 EXISTING SECTION DD

003 DATE: 1:50 @ A1

004 DRAWN BY: BCR

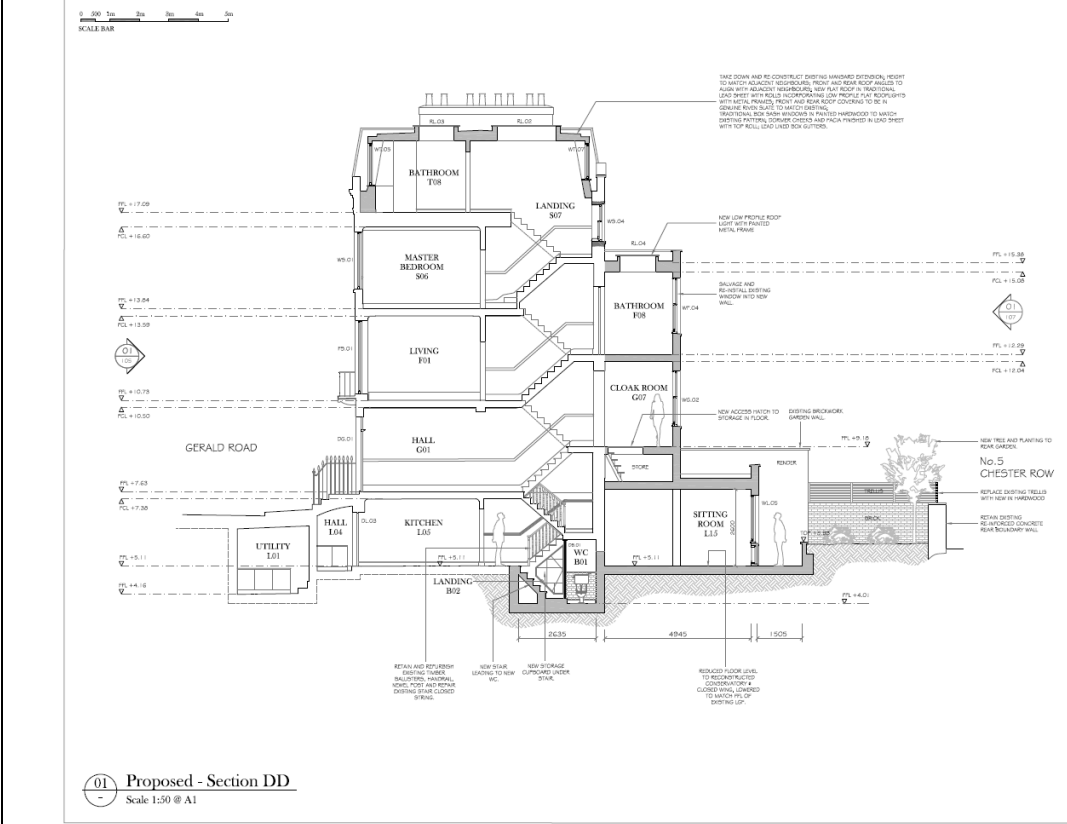
005 CHECKED BY: SW

006 APPROVED BY: JH

007 REVISION: BCR-09

008 SHEET: A

Existing and Proposed Section



01 Proposed - Section DD
Scale 1:50 @ A1

General Notes.
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Notes.

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099	TO BE REPAIRED
100	TO BE MAINTAINED

Revisions.
 A - 24.04.17 - ISSUE FOR PLANNING & LISTED BUILDING CONSENT
 B - 22.04.17 - SECTION REVISIONS UPDATED.

FOR PLANNING and LISTED BUILDING CONSENT

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 email: info@hackettholland.co.uk

001 8 GERALD ROAD BELGRAVIA, LONDON SW1W 8EQ

002 PROPOSED SECTION DD

003 DATE: 1:50 @ A1

004 DRAWN BY: BCR

005 CHECKED BY: SW

006 APPROVED BY: JH

007 REVISION: BCR-109

008 SHEET: B

Item No.

3

DRAFT DECISION LETTER

Address: 8 Gerald Road, London, SW1W 9EQ

Proposal: Demolition of existing conservatory and erection of new lower ground floor rear extension and three storey closet wing rear extension, re-build mansard top floor and roof. Lowering of floor level underneath main internal staircase to create new WC. Re-build front steps, new rear garden landscaping, repair and refurbish front facade and railings, and re-build of non-original front metal step.

Reference: 17/03902/FULL

Plan Nos: BGR-00 A; BGR-01 A; BGR-02 A; BGR-03 A; BGR-04 A; BGR-05 A; BGR-06 A; BGR-07 A; BGR-08 A; BGR-09 A; BGR-10 A; BGR-101 B; BGR-102 B; BGR-103 B; BGR-104 B; BGR-105 B; BGR-106 B; BGR-107 B; BGR-109 B; BGR-110 A; BGR-201 A; BGR-202 A; BGR-203 A; BGR-204 A; BGR-205 A; BGR-206 A; BGR-207 A; BGR-209 A; BGR-210 A; BGR-600 A; BGR-601 A; BGR-602 A; BGR-603 A; BGR-604 A; BGR-607 A; BGR-608 A; BGR-609 A; BGR-610 A; BGR-611 A; BGR-621 A; BGR-622 A; BGR-623 A.

For information:

Design and Access Statement (Hackett Holland Ltd); Tree Report (Hackett Holland Ltd); Heritage Statement (Christian Leigh); Daylight and Sunlight Analysis rev A dated 21.06.17 (Dixon Payne); Method Statement for Basement Construction (Lucking and Clark LLP); SK-05.

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

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 piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) 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 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 Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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 a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved

sample. (C27DB)

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 Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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 You must apply to us for approval of further information as set out below of the following parts of the development:

- (a) New window, doors and dormers (drawn elevations and sections at 1:5);
- (b) New rooflights and roof glazing system (drawn plans and sections at 1:5, plus product details);
- (c) New chimneypieces (drawn elevations, plans and sections at 1:10);
- (d) Alterations to main front steps (intrusive survey of existing, plus drawn sections at 1:10);
- (e) New external lightwell stairs (drawn elevations, plan and sections at 1:10); and
- (f) Overall external profile of extensions (drawn elevations and sections at 1:20).

All details submitted must be shown in context with the surrounding fabric, and must be consistent with the approved plans. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (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 Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

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

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 8 You must plant new trees to replace those which are shown to be removed on drawing BGR-101 B. 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 protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

- 9 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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

(a). Redesign of lower ground floor rear windows, to a more traditional design.

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

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan

(November 2016), 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.

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.