

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 1 August 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	23 Craven Hill, London, W2 3EN		
Proposal	<p>Application A (17/01707/FULL and 17/01708/LBC) Alterations and extensions to existing front lower ground floor vaults to extend them below the highway and part of front garden, with associated alterations to front lightwell including removal of grille, formation of staircase and installation of railings. Alterations to rear lower ground floor comprising installation of new staircase from rear courtyard to rear garden, installation of new rear door and infill of existing below garden basement extension. Associated internal alterations.</p> <p>Application B (17/00852/FULL and 17/00853/LBC) Alterations and extensions to existing front lower ground floor vaults to extend them below the highway and part of front garden, with associated alterations to front lightwell including removal of grille and installation of railings. Alterations to rear lower ground floor comprising installation of new staircase from rear courtyard to rear garden and installation of new rear door. Associated internal alterations.</p>		
Agent	Rundell Associates		
On behalf of	Mr Damian Chunilal		
Registered Number	17/01707/FULL and 17/01708/LBC (Application A), 17/00852/FULL and 17/00853/LBC (Application B)	Date amended/ completed	9 March 2017
Date Application Received	24 February 2017		
Historic Building Grade	II		
Conservation Area	Bayswater		

1. RECOMMENDATION

Application A (17/01707/FULL and 17/01708/LBC)

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.

Application B (17/00852/FULL and 17/00853/LBC)

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

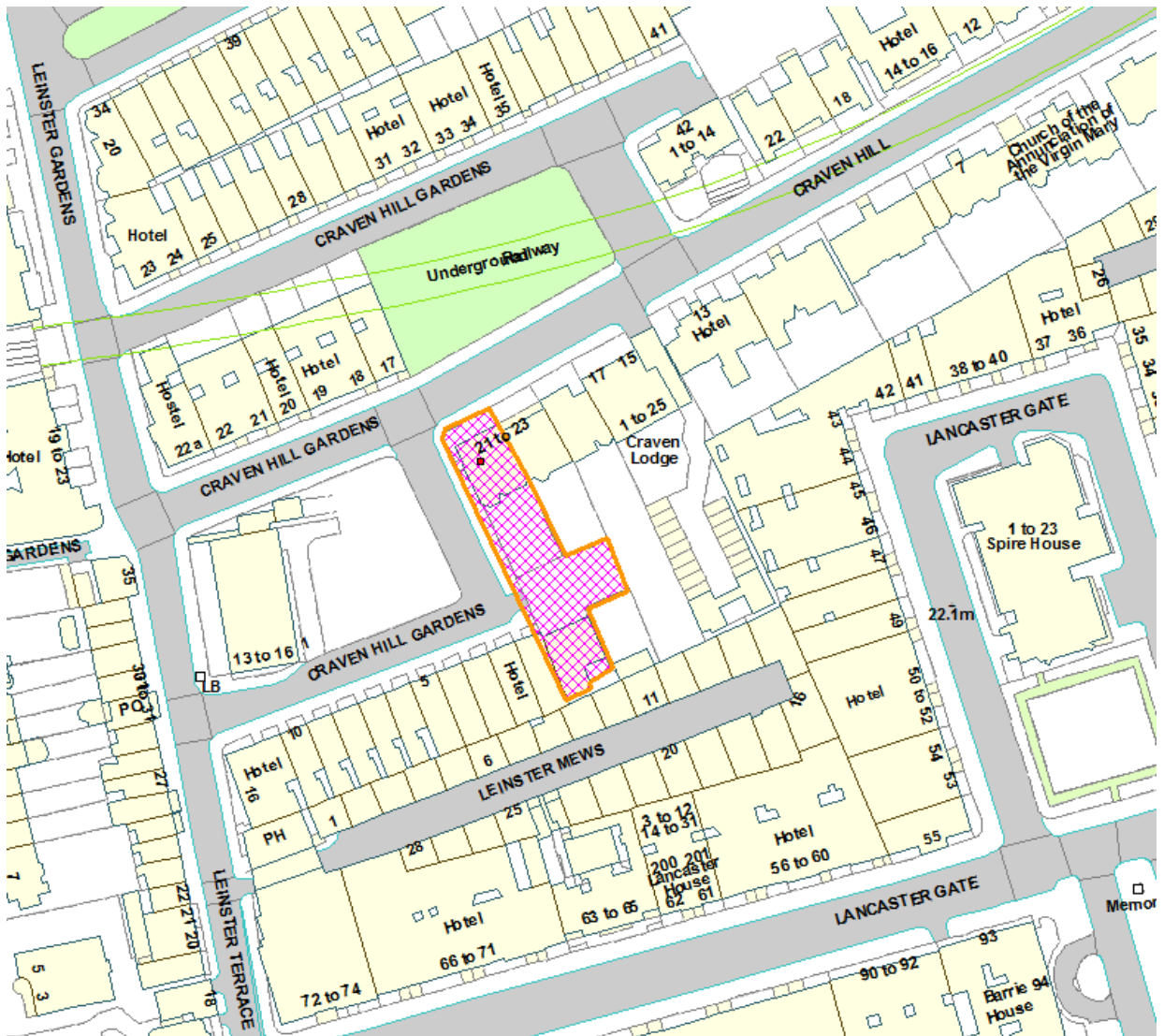
Planning permission and listed building consent are sought for two separate schemes. Both schemes (Applications A and B) propose works to the front vaults including enlargement of the vaults underneath the adjoining pavement and below the front garden with associated works to the front lightwell including the removal of the existing grille covering the lightwell and installation of railings. The works are proposed primarily to facilitate the use of the front vaults as ancillary staff accommodation to the existing use of the building as a single dwellinghouse. In addition, Application A also proposes a staircase to lower ground floor level to the front elevation and the infill of the existing subterranean accommodation below the rear garden, with associated alterations to the steps within the rear sunken courtyard leading up to rear garden level.

The key issues in this case are:

- The impact of the proposed developments on the appearance of the building and the character and appearance of the Bayswater Conservation Area.
- The compliance of the proposed basement excavation with the adopted basement development policy.
- The impact of the proposed development on trees within the site (relevant to Application A only).

The proposed development would be consistent with relevant land use, design, amenity and environment policies in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan). As such, the application is recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Street elevation (top) and rear garden and lightwell (bottom).

5. CONSULTATIONS

Application A – (17/01707/FULL and 17/01708/LBC)

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

- State that they are confused by the sequence of planning applications that have been made for this site.
- State that the Design and Access Statement fails to make it clear whether this new application replaces all the previous ones, or is additional to them.
- State that this new application should be considered under the new Basement policy, taking account of the totality of what has been proposed, as it would be part of a very large basement scheme for the site.
- State that it is unsatisfactory that multiple applications have been submitted progressively increasing the size of the complete scheme.
- State that the subterranean accommodation would be unsatisfactory and that Westminster should not permit new substandard accommodation for domestic staff.
- Recognise that this application includes the demolition of the existing basements in the garden which include an existing staff flat, and state that it would be better for the surrounding residents if the existing basements were simply sealed up rather than demolished with all the noise and dust that would be created.

ARBORICULTURAL MANAGER

No objection, subject to conditions in relation to tree protection during construction works and details of hard and soft landscaping.

BUILDING CONTROL

Comment that while they do not strictly agree with the conclusions of the flood risk assessment, no objection is raised. The submitted details in relation to structural works are considered acceptable. Also make reference to building regulation issues with regards to escape in the event of a fire.

CLEANSING MANAGER

No objection, subject to a condition securing details of waste storage.

ENVIRONMENTAL HEALTH

State that they object to the use of vaults as habitable accommodation.

HIGHWAYS PLANNING MANAGER

No objection subject to condition for proposals not to be used as self contained flat and informative that technical approval for work affecting supporting structure of the highway is required.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 53.

Total No. of replies: 0.

No. of objections: 0.

No. in support: 0.

ADVERTISEMENT/ SITE NOTICE

.Yes

Application B – (17/00852/FULL and 17/00853/LBC)

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

- State that this application should be considered under the new basement policy.
- State that the approach taken by the owner and agents in submitting multiple applications progressively increasing the size of the scheme is unsatisfactory and that they should be required to resubmit the complete scheme.
- State that the subterranean accommodation proposed would be unsatisfactory and that Westminster should not permit new sub-standard accommodation for domestic staff.

BUILDING CONTROL

Comment that while they do not strictly agree with the conclusions of the flood risk assessment, no objection is raised. The submitted details in relation to structural works are considered acceptable. Also make reference to building regulation issues with regards to escape in the event of a fire.

ENVIRONMENTAL HEALTH

State that they object on grounds of the use of vaults as habitable accommodation.

HIGHWAYS PLANNING MANAGER

State that they have no objection, subject to condition for proposals not to be used as self contained flat and informative that technical approval for work affecting supporting structure of the highway is required.

LONDON UNDERGROUND

Any response to be reported verbally.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 22.

Total No. of replies: 1.

No. of objections: 1.

No. in support: 0.

One objection received raising objection on the following grounds:

- There have been numerous previous applications for basements to this property, and that each application has asked for an increase in the size of the project.
- Query how the current application fits in with the previous approved plans.
- Query whether the other approvals will now cease to be valid.
- Urge the planning committee to require a total resubmission of the project showing what the total project now encompasses.
- Also state that the planning committee should review the past approval to dig under the sidewalk on the Craven Hill Gardens frontage which will require the destruction of a row of trees that are 8m tall and should be preserved as green amenity for the neighbourhood.

ADVERTISEMENT/ SITE NOTICE

Yes.

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

The application site comprises a five storey property sited on the south side of Craven Hill, which has two street frontages, one in Craven Hill and one facing Craven Hill Gardens. The property is grade II listed and is located within the Bayswater Conservation Area. It is in use as a single dwellinghouse. There is existing subterranean accommodation underneath the rear garden, which was granted planning permission and listed building consent in the early 1990's, and existing vaults to lower ground floor level underneath the front garden.

6.2 Recent Relevant HistoryNos. 21-23 Craven Hill

5 October 1994 – Planning permission and listed building consent granted for incorporation of flats 1-3 at 21 Craven Hill and flat 1 at 23 Craven Hill in to museum and construction of a basement and new conservatory to museum (92/06499/FULL & 92/06501/LBCX).

1 January 1994 – Planning permission granted for extension of basement into area beneath conservatory in rear garden (94/02342/FULL).

7 February 1995 – Planning permission and listed building consent granted for extension of new basement into area beneath conservatory in rear garden (94/07177/FULL & 94/08404/LBC).

No.23 Craven Hill

16 September 2014 – Planning permission and listed building consent were granted for excavation underneath main building and part front and rear gardens to provide a new single storey of basement accommodation and associated replacement of rear garden staircase and garden room, replacement of storage shed to rear garden with louvred structure for air conditioning equipment (14/05224/FULL & 14/06960/LBC)

16 September 2014 – Planning permission and listed building consent were granted for excavation underneath main building and part front and rear gardens to provide a new two storey basement extension to the house and associated replacement of rear garden staircase and garden room, replacement of storage shed to rear garden with louvred structure for air conditioning equipment (14/01814/FULL & 14/01815/LBC).

19 May 2015 – Planning permission and listed building consent granted for excavation of extended two storey basement beneath building and front and rear gardens and associated internal alterations following updated tree survey information (14/11056/FULL & 14/11057/LBC).

None of the applications approved in 2014 and 2015 appear to have been implemented on site.

In addition to the previously determined applications, the following current applications remain under consideration by officers:

- Proposal: Excavation below main building and front and rear gardens to create a two storey basement and associated replacement of rear garden staircase and garden room. Replacement of storage shed with louvred structure for air conditioning equipment. Creation of tunnel connecting existing main house and mews property to convert 23 Craven Hill and 23A Craven Hill into a single household dwelling. (16/00132/FULL & 16/00133/LBC).
- Proposal: Excavation of double storey basement extending under house, front and rear gardens and underneath the pavement to Craven Hill, associated replacement of rear garden staircase and garden room and boundary railings, and alterations to front lightwell. Replacement of storage shed with louvred structure for air conditioning equipment (16/00098/FULL & 16/00099/LBC).
- Proposal: Excavation underneath main building and front and rear gardens to create a two storey basement and associated replacement of rear garden staircase and garden room. Replacement of storage shed with louvred structure for air conditioning equipment (15/07811/FULL & 15/07812/LBC).

7. THE PROPOSAL

Planning permission and listed building consent are sought for two separate schemes. Both schemes (Applications A and B) propose works to the front vaults including enlargement of the vaults underneath the adjoining pavement (by 1.8m) and below the front garden with associated works to the front lightwell including the removal of the existing grille covering the lightwell and installation of railings. The works are proposed primarily to facilitate the use of the front vaults as ancillary staff accommodation to the existing use of the building as a single dwellinghouse. In addition, Application A also proposes a staircase to lower ground floor level to the front elevation and the infill of the existing subterranean accommodation below the rear garden, with associated alterations to the steps within the rear sunken courtyard leading up to rear garden level.

8. DETAILED CONSIDERATIONS

8.1 Land Use

In land use terms, the applications propose enlargement of the existing dwellinghouse and this accords with Policy H3 of the UDP and policy S14 of the City Plan.

The South East Bayswater Residents Association (SEBRA) and Environmental Health have express concerns about the use of the basement extension to house staff. However, in planning terms such accommodation is ancillary to the lawful use of the property as a single dwellinghouse and does not comprise a separate planning unit. As such, permission could not reasonably be refused on the basis of the standard of the proposed accommodation within the proposed basement extension. A condition is though recommended to ensure the staff accommodation is only used for this purpose and is not occupied as a self-contained flat and an informative is recommended to advise that the

proposed basement may not provide a suitable standard of habitable accommodation for staff under the Housing Act 2004 and that they should discuss this matter further with Environmental Health officers.

8.2 Townscape and Design

The removal of the grille covering the existing front lightwell and installation of a simply detailed run of railings with flat handrail above and simple uprights will give the lightwell a more traditional appearance which is considered to be in sympathy with this mid 19th Century building. The new windows in the lightwell elevation lighting the accommodation within the vaults comprise three windows of traditional appearance which are considered to be in character with the building. The vaults themselves, though forming part of the overall listed building at No.23 Craven Hill, are a more modern rebuild of what could be anticipated to have been the original arched vault structures to the front of the building. Therefore their conversion and excavation to increase their floor to ceiling height and accommodate soil depth over them will not adversely affect the character of the listed building. The other internal alterations shown to lower ground floor level are not considered contentious.

Both schemes include the provision of an escape ladder within the front lightwell with a discrete gate at the top of the ladder within the lightwell railings. The ladder would be fixed to the lightwell wall such that it would not detract from the character or appearance of the listed building. The gate at the top of the ladder will be detailed to appear as part of the run of railings around the lightwell. Application A also includes an external staircase between the front forecourt of the building and lower ground floor level. Whilst the staircase would be appreciable to the front of the building, it would be a typical feature to be found to the front of a building of this period at lower ground floor level and would be set behind the proposed railings around the lower ground floor lightwell. In this context, it is not considered that the staircase would detract from the character and appearance of the listed building.

The new staircase to the rear garden will provide for a neater staircase arrangement between the lower ground floor level courtyard and the raised main rear garden area than currently exists. New doors are proposed to be installed to lower ground floor level on the rear bay, which are not well integrated into the character of the building, particularly in view of being notably wider than the windows in the upper floors of this bay. However, this concern can be overcome by imposition of an amending condition to secure a more appropriately designed pair of doors. Application A includes the infill of the existing basement extension below the rear garden that was constructed in the 1990's. This is not objectionable in design and listed building terms and would have no adverse impact on the character of the building.

Measures associated with ensuring an appropriate means of escape route are proposed internally to the building, which include fire alarm systems, smoke seals, fire doors and other measures. The building has been notably altered internally in the past, and these measures would not adversely compromise its character further.

Overall therefore, the works are considered acceptable in design and listed building terms, and in line with Policies DES 1, DES 5, DES 9 and DES 10 in the UDP and Policies S25 and S28 in the City Plan.

8.3 Residential Amenity

The proposed external works are limited to subterranean development to the front of the building and to the front garden, with minor works such as the provision of railings around the front lightwell at ground level, and the replacement of the existing large staircase structure within the rear lightwell with a smaller staircase structure. As such, there would be no adverse impact on the amenity of surrounding residents and the both schemes (Applications A and B) would accord with Policy ENV 13 in the UDP and Policy S29 in the City Plan.

8.4 Transportation/ Parking

The Highways Planning Manager considers the proposals to be undesirable in transportation terms on the basis that the accommodation within the vaults appears to be capable of becoming a self-contained residential unit.

The application initially included a staircase within the front lightwell, which was to be accessed directly from the front garden via a gate in the front boundary wall. However, the staircase and gate have been removed from the scheme to ensure the staff accommodation is not occupied as a self-contained unit of residential accommodation, with access to the staff accommodation now integrated into the building such that access is gained through the main house.

Following amendment and subject to the recommended condition requiring the staff accommodation to remain ancillary to the main residential unit the Highways Planning Manager's concerns have been addressed in terms of the impact the development would have on on-street parking pressure in the vicinity.

The Highways Planning Manager is content that the design of the basement extension, which is 900mm below the public highway and would not extend more than 1.8m under any part of it, is in accordance with Policy CM28.1(D) in the City Plan. He notes that further technical approvals will be required from the City Council as Local Highway Authority if permission is granted.

For the reasons set out above, both Application A and Application B are acceptable in highways terms and would accord with Policies TRANS2 and TRANS3 in the UDP and Policies S41 and CM28.1 in the City Plan.

8.5 Economic Considerations

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

8.6 Access

The proposed staff accommodation will be accessed via steps through the house, an arrangement which is considered acceptable given that this is a private dwellinghouse.

8.7 Other UDP/Westminster Policy Considerations

8.7.1 Basement Development

SEBRA are concerned that the current applications (A and B) should be assessed with regard to the recently adopted basement development policy (Policy CM28.1 in the City Plan adopted in November 2016). This assessment is set out in this section of the report, which also considers the cumulative effect of the Applications A and B when considered in conjunction with the previously approved double basement extensions, which remain extant until May 2018.

In support of the proposed excavation works necessary to alter and enlarge the existing front vaults, the applicant has submitted a detailed structural method statement based on the ground conditions of this site, which has been produced by a suitably qualified Structural Engineer (for both Application A and Application B). The submitted structural method statement has been reviewed by Building Control officers, who do not object to the structural method proposed. Whilst London Underground have not responded to consultation on the current application, in respect of previous applications for basement works on this site they have requested a condition for further detailed structural information to be submitted pursuant to a condition in light of the proximity of nearby London Underground tunnels. As such, it is recommended that such a condition is again imposed.

In terms of the impact of the excavation works on the amenity of neighbouring residents and the operation of the public highway, the applicants have confirmed that they will adhere with the Code of Construction Practice adopted in July 2016. A condition is recommended to ensure compliance with the CoCP and to ensure the basement construction works are monitored for compliance with the CoCP at the applicant's expense by the Environmental Inspectorate.

The site is located just within the Bayswater Surface Water Flood Risk Hotspot. The applicants have submitted a Flood Risk Assessment, which has been considered by Building Control. Building Control state that they don't fully concur with the conclusion of the assessment as its scope is limited to the application site and permeable area below the public highway would be reduced rather than marginally increased. However, Building Control are content that the increase in impermeable area would be so small so as to have a negligible impact in terms of surface water flooding risk. This is therefore not a ground on which permission could reasonably be withheld.

The application site is not within an Archaeological Priority Area and therefore it would not have a significant impact on archaeological deposits.

Given the above assessment, the proposed basement excavation works in Applications A and B are compliant with Part A of Policy CM28.1 in the City Plan.

In terms of Part B of Policy CM28.1, the Arboricultural Manager has confirmed that both Applications A and B are acceptable and subject to a tree protection condition, they would not have an adverse impact on existing trees. The Arboricultural Manager notes that the proposal in Application A to remove the existing basement extension below the rear garden introduces the opportunity for additional soft landscaping to the rear of the site. Given the front and rear of the site are predominantly hard landscaped at present, the re-provision of similar landscaping is not objectionable in this case.

Officers are satisfied that the basement will incorporate energy efficient measures, sustainable urban drainage measures and suitable protection from sewer flooding in accordance with Points 3, 4 and 7 of Part B of Policy CM28.1.

As set out in Section 8.2 of this report, the proposed basement would be discretely located and would not detract from the character and appearance of the listed building or the Bayswater Conservation Area. Accordingly Points 5 and 6 of Part B of Policy CM28.1 have been met.

In light of the considerations above the scheme is compliant with Part B of Policy CM28.1 in the City Plan.

Part C of the basement development policy sets limits on the extent of basement development that is acceptable under the policy. Point 1(a) sets out that basement development should not cover more than 50% of the curtilage of the site. In this case the proposed basement largely replaces existing vaults and is located below the public highway. Only an additional 8m² of what was originally 'Garden Land' would be excavated. In combination with the 1990's extension below part of the rear garden, this would mean that less than 50% of the original garden land would be built under. In terms of the extant permissions for double basements below most of the site, the level of the basement extension now proposed means that the implementation of the currently proposed schemes (Applications A and B) is not compatible with implementation of the scheme previously approved in May 2015. Accordingly there would not be a cumulative effect as the schemes cannot be lawfully implemented in combination in their currently proposed/ approved form.

In this case the front of the site is covered entirely by an impermeable paved surface and therefore there is no undeveloped garden land in the area of the site where the basement excavation is proposed. As such, the proposed basement is not required by Part C, Point 1(c) of the basement policy to be set in from the boundary of the site. Furthermore, the boundary in question is a boundary with the highway, which is excluded from this policy requirement.

Whilst a minimum of 1m of soil depth, plus a drainage layer is not proposed over the proposed basement, given the soil depth proposed is no shallower than is present over the existing front vault (approximately 1.0m, but with no additional depth for a drainage layer), this is not considered to be objectionable. This is an assessment shared by the Arboricultural Manager who concurs that given the existing situation this is not objectionable. The basement would be limited to a single storey.

For the reasons set out above the proposed basement extension is compliant with Policy CM28.1(C) having regard to the particular site specific circumstances of this site.

As set out in Section 8.4 of this report, the proposed basement is compliant with Part (D) of the basement development policy given its limited extent and location at least 900mm below the surface of the highway.

8.7.2 Mechanical Plant

The applicants make reference to the installation of a heat recovery ventilation system which they advise will be installed within the staff accommodation and that no part will be installed externally. They also advise that there are no proposals for air conditioning equipment; rather the staff accommodation would be serviced by the existing plant infrastructure within the house. As such, there would be no external impact on the character and appearance of the listed building as a result of mechanical plant. An informative is recommended advising that further permission and consent would be required for any external mechanical plant equipment.

8.7.3 Waste and Recycling

The Cleansing Manager has commented that the drawings submitted for both schemes do not include provision for storage of waste and he recommends a condition is imposed. However, given that the staff accommodation would be ancillary to the existing use of the building as a dwellinghouse, it is not considered that a condition to secure waste storage provision is necessary or reasonable as a new self-contained unit of residential accommodation is not proposed.

8.8 London Plan

This application does not raise any 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 floor space of the basement accommodation would be about 52sqm, of which 21sqm would be newly created floorspace, and as such the proposals would not be CIL liable.

8.11 Environmental Impact Assessment

Not relevant to these application proposals.

8.12 Other Issues

Concern has been expressed by SEBRA and a neighbouring resident about multiple applications for basement development having been submitted in recent years in relation to this site. However, the City Council cannot prevent the submission of applications, but must assess them upon their planning merits and in light of relevant policy and any site specific material considerations.

To address concerns regarding the means of escape from the new accommodation to be created within the proposed basement extension both Application A and Application B have been amended to include a ladder within the front lightwell to provide another alternative means of escape. Further means of escape are provided through the building

in the event of an emergency and the applicants have confirmed that they will install a fire alarm system, install fire doors and smoke seals, as well as other works to upgrade the fire escape routes. The amendments made during the course of the application have addressed the concerns raised by Building Control on this issue.

9. BACKGROUND PAPERS

Application A (17/01707/FULL and 17/01708/LBC)

1. Application form.
2. Responses from the South East Bayswater Residents Association dated 18 March 2017, 12 June 2017 and 13 June 2017.
3. Memo from the Highways Planning, dated 30 March 2017.
4. Responses from Building Control dated 4 May 2017, 5 May 2017, 6 July 2017 and 6 July 2017.
5. Memo from the Arboricultural Manager dated 13 April 2017.
6. Memo from Environmental Health dated 24 April 2017.
7. Memo from the Cleansing Manager dated 21 March 2017.
8. Response from the occupier of 21 Craven Hill dated 23 June 2017.

Application B (17/00852/FULL and 17/00853/LBC)

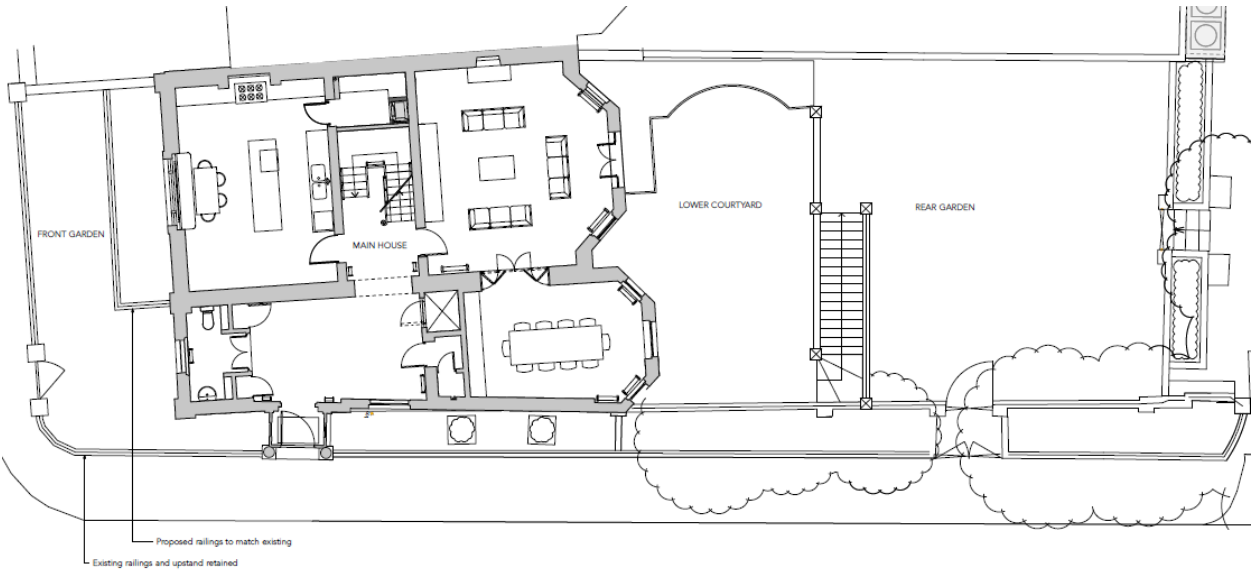
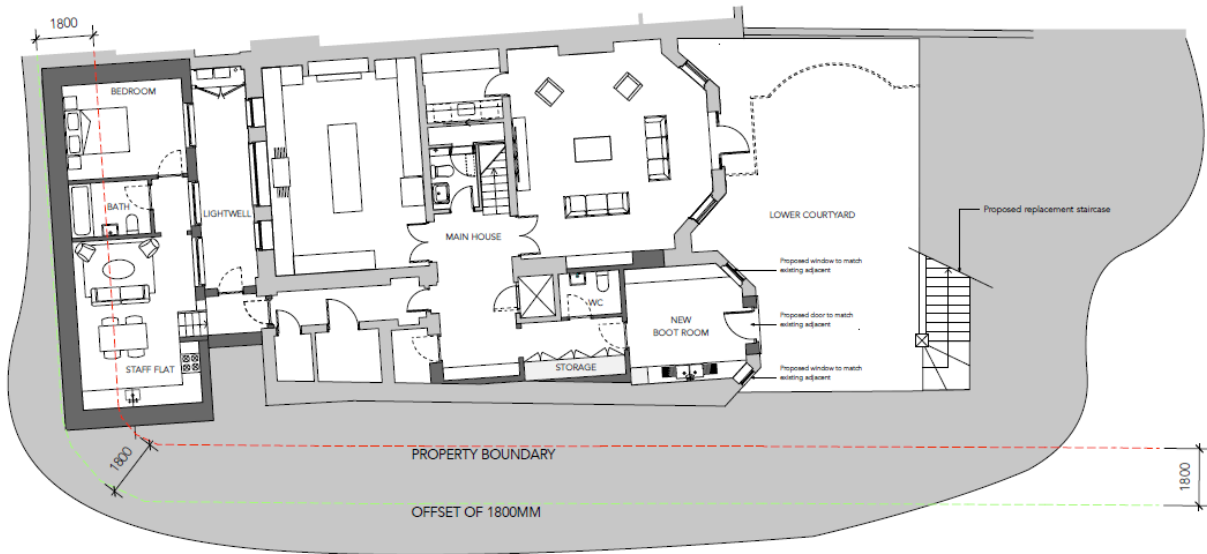
1. Application form.
2. Responses from the South East Bayswater Residents Association, dated 24 February 2017, 12 June 2017 and 13 June 2017.
3. Mem from the Highways Planning Manager dated 10 March 2017.
4. Response from Building Control dated 4 May 2017, 10 April 2017 and four further responses dated 6 July 2017.
5. Responses from the occupier of 21 Craven Hill dated 24 February 2017 and 23 June 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: OLIVER GIBSON BY EMAIL AT ogibson@westminster.gov.uk.

10. KEY DRAWINGS

Application A



Proposed basement and ground floor plans.

Application A

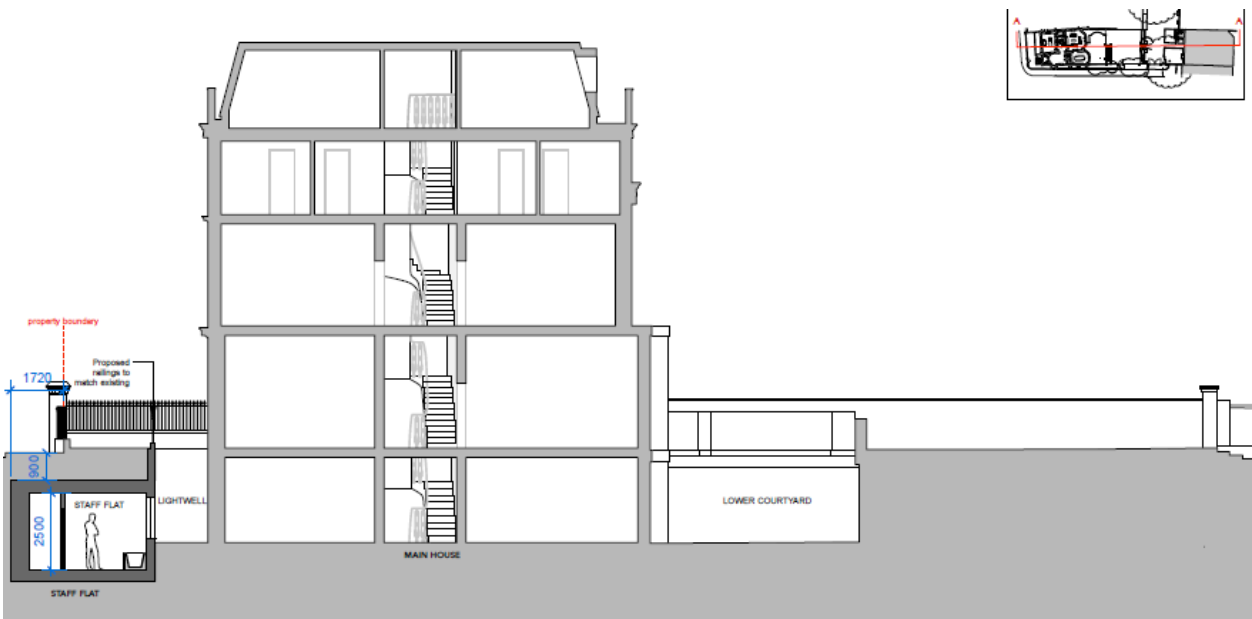


1 - Proposed Lightwell - North elevation

2 - Proposed Lightwell - South elevation

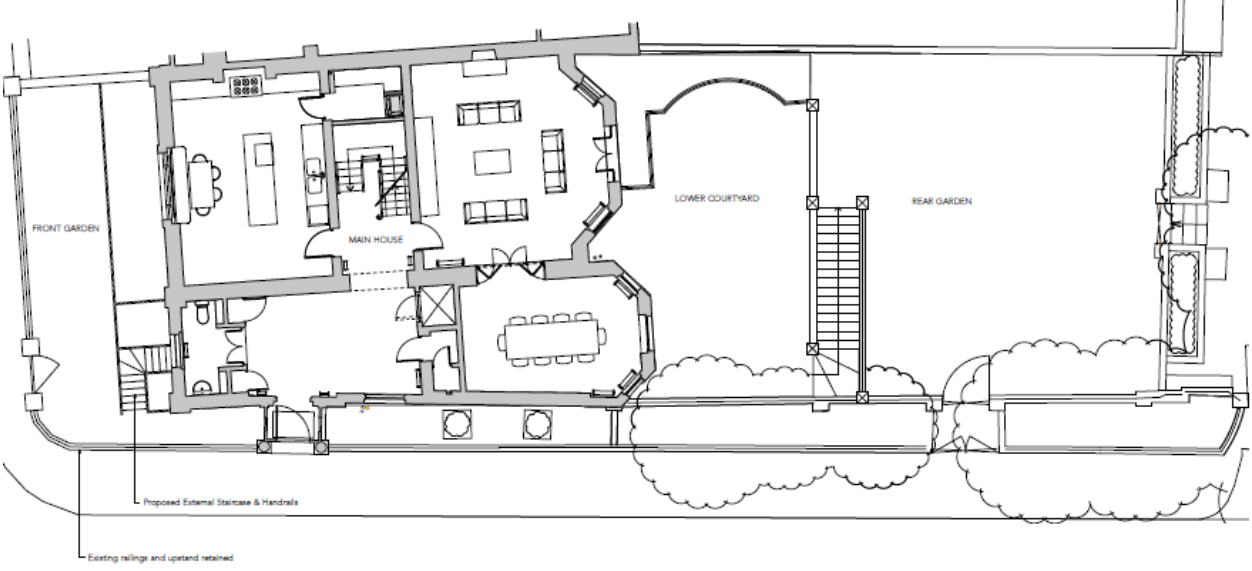
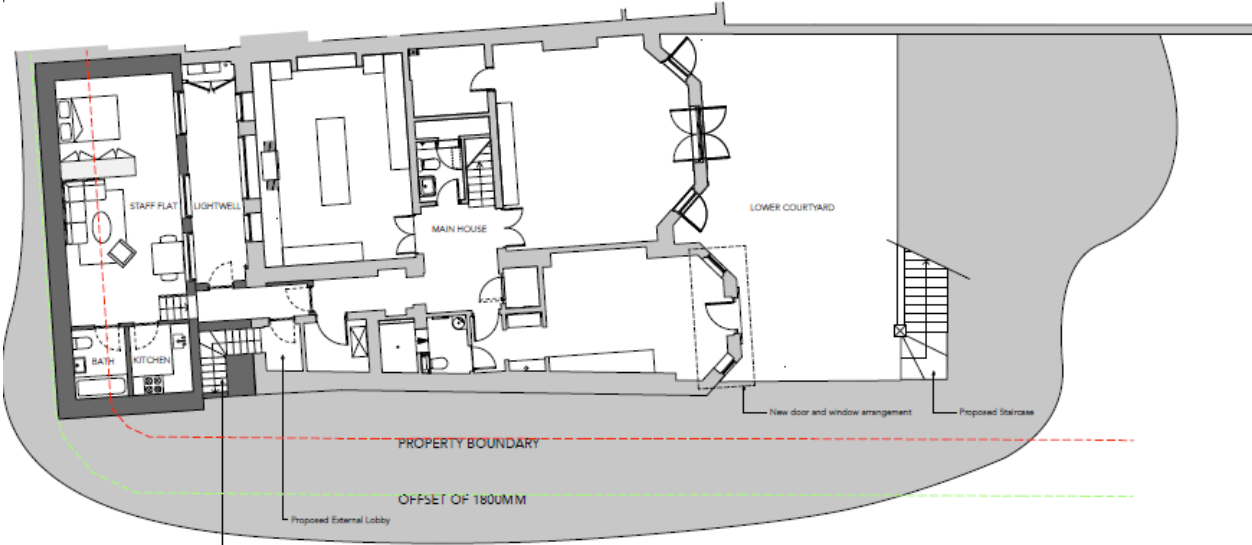
Proposed front elevation (top) and proposed rear elevation (bottom).

Application A



Proposed Section.

Application B



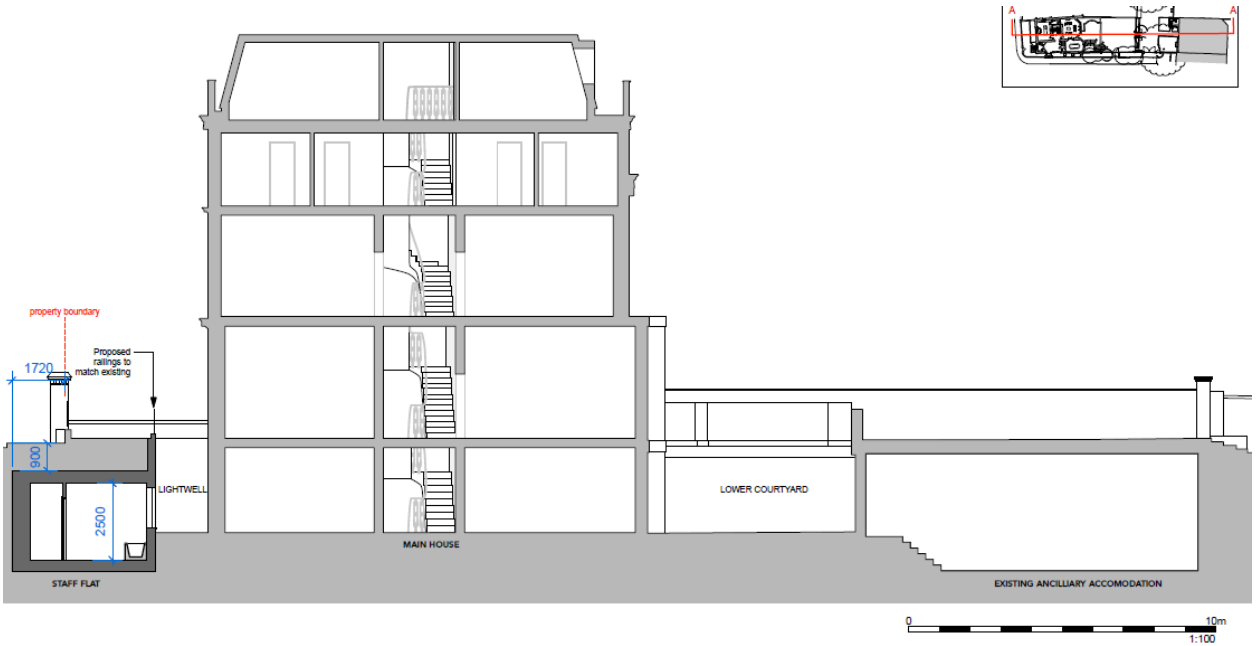
Proposed lower ground and ground floor levels.

Application B



Proposed front (top) and rear (bottom) elevations.

Application B



Proposed section.

DRAFT DECISION LETTER

Address: 23 Craven Hill, London, W2 3EN

Proposal: Alterations and extensions to existing front lower ground floor vaults to extend them below the highway and part of front garden, with associated alterations to front lightwell including removal of grille, formation of staircase and installation of railings. Alterations to rear lower ground floor comprising installation of new staircase from rear courtyard to rear garden, installation of new rear door and infill of existing below garden basement extension.

Reference: 17/01707/FULL (Application A)

Plan Nos: 001, 002, P.300B, P.100A, P.303B, P.103, P.203, P.302A, P.102, P.310, P.110, P.201, P.322, P.122, P.324, P.124, P.321B, P.121, P.323C, P.123, P.305, P.202 (as amended by above drawings), Design and Access Statement (as amended by above drawings), Appendix A Checklist B, Flood Risk Assessment from Rundell Associates dated April 2017, Letter from Rundell Associates dated 22nd June 2017, Letter from Rundell Associates dated 10th July 2017, Email from Rundell Associates dated 10th May 2017, Email from Gavin Hegarty dated 2nd March 2017, email from Rundell Associates dated 28th June 2017.

Included for Information Only, Construction Method Statement from James Frith Ltd dated January 2017.

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 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 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 The railings flanking the lightwell shall be formed in black painted metal, and retained in that colour thereafter.

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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 6 The lightwell walls shall be faced in smooth render to match the existing colour of the existing render to the building.

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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 7 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with and agreed by London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- a) provide details on all structures
- b) accommodate the location of the existing London Underground structures and tunnels,
- c) accommodate ground movement arising from the construction of the development.,
- d) and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan (With Alterations Since 2011) Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 8 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 1 year 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 the area, and to improve its contribution to biodiversity and the local environment. This is as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30BC)

- 9 **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 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)

- 10 The accommodation within the lower ground floor level front vaults extension shall remain as ancillary to the use of the building as a single dwellinghouse and shall not be occupied as a separate residential unit.

Reason:

Because the use of the vaults as a self contained unit of residential accommodation would provide sub-standard permanent residential accommodation contrary to Policy S29 in Westminster's City Plan that we adopted in November 2016 and Policy 3.5 in the London Plan (March 2016) by virtue of its size, layout, outlook and access to natural light.

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

- Revised design of doors at lower ground floor level on bay to western side of rear elevation showing a pair of doors lined up with the width of the window opening directly above at ground floor level, and showing the doors without a fanlight feature above.

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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

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

- 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 must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)
- 4 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.
- 5 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.
- 6 You are strongly advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regards to demolition, excavation and construction methods
- 7 For the avoidance of doubt, the installation of mechanical plant within the front lightwell or vaults with an external manifestation (such as vents, grilles etc) is not approved by this permission. Such installation will require the benefit of a separate application for planning permission and listed building consent, to be supported by an acoustic report.
- 8 With reference to condition IN please refer to the Council's Code of Construction Practice at (http://transact.westminster.gov.uk/docstores/publications_store/planning/code_of_construction_practice.pdf). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the

submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). You are urged therefore to give this your early attention.

- 9 Some of 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. (I30AA)
- 10 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 11 Condition 9 requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:
 - * the order of work on the site, including demolition, site clearance and building work
 - * who will be responsible for protecting the trees on the site;
 - * plans for inspecting and supervising the tree protection, and how you will report and solve problems;
 - * how you will deal with accidents and emergencies involving trees;
 - * planned tree surgery;
 - * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
 - * how you will remove existing surfacing, and how any soil stripping will be carried out;
 - * how any temporary surfaces will be laid and removed;
 - * the surfacing of any temporary access for construction traffic;
 - * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
 - * site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
 - * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
 - * the place for any bonfires (if necessary);
 - * any planned raising or lowering of existing ground levels; and
 - * how any roots cut during the work will be treated.
- 12 You are reminded that the accommodation being created/adapted within the front vault structures is ancillary accommodation in association with the main single dwelling house at no. 23 Craven Hill, and that a further application for planning permission would be required for the use it as self contained accommodation.
- 13 You are further advised that you will need technical approval for the works to the highway

(supporting structure) prior to the commencement of development. In this regard you should contact Andy Foster in our Engineering and Transportation Projects on 0207 6412541 to further discuss works to the highway

- 14 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. You are advised that should further works be required with regards to access in the event of a fire, or other building regulations issues, you are advised to contact Westminster's Building Control team on 020 7641 6500. You are further advised that the City Council's Building Control team advised of concerns with regards to means of escape in the event of a lift fire.

- 15 You are advised that our Environmental Health team advise that the conversion of vault areas for human habitation is not recommended because of the low headroom and potential dampness problems. They cite concerns about the potential for rising dampness (from the ground) and penetrating dampness (from the entrance slab above) and that the risk of condensation due to lack of through ventilation is great. They further advise that experience has shown that despite through 'tanking' (complete damp-proofing) of vaults, the integrity of the tanking can be damaged by nails/screws etc., , You are recommended to seek advice from our Environmental Health Department on appropriate damp proof treatment and ventilation (including additional mechanical ventilation as necessary). However, any works that affect the external appearance may require a further planning permission. For further advice, please contact: , Residential Environmental Health Team, Website www.westminster.gov.uk, Email res@westminster.gov.uk, Tel : 020 7641 6161

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.

DRAFT DECISION LETTER

Address: 23 Craven Hill, London, W2 3EN

Proposal: Alterations and extensions to existing front lower ground floor vaults to extend them below the highway and part of front garden, with associated alterations to front lightwell including removal of grille, formation of staircase and installation of railings. Alterations to rear lower ground floor comprising installation of new staircase from rear courtyard to rear garden, installation of new rear door and infill of existing below garden basement extension. Associated internal alterations.

Reference: 17/01708/LBC (Application A)

Plan Nos: 001, 002, P.300B, P.100A, P.303B, P.103, P.203, P.302A, P.102, P.310, P.110, P.201, P.322, P.122, P.324, P.124, P.321B, P.121, P.323C, P.123, P.305, P.202 (as amended by above drawings), Design and Access Statement (as amended by above drawings), Appendix A Checklist B, Flood Risk Assessment from Rundell Associates dated April 2017, Letter from Rundell Associates dated 22nd June 2017, Letter from Rundell Associates dated 10th July 2017, Email from Rundell Associates dated 10th May 2017, Email from Gavin Hegarty dated 2nd March 2017, email from Rundell Associates dated 28th June 2017.

Included for Information Only, Construction Method Statement from James Frith Ltd dated January 2017.

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 The railings flanking the lightwell shall be formed in black painted metal, and retained in that colour thereafter.

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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 The lightwell walls shall be faced in smooth render to match the existing colour of the existing render to the building.

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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme: , ,
- Revised design of doors at lower ground floor level on bay to western side of rear elevation showing a pair of doors lined up with the width of the window opening directly above at ground floor level, and showing the doors without a fanlight feature above. , , 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. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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 March 2016, Westminster's City Plan (November 2016), 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 special architectural and historic interest of this listed building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and sections 5 and 6 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. (159AA)

- 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. You are advised that should further works be required with regards to access in the event of a fire, or other building regulations issues, you are advised to contact Westminster's Building Control team on 020 7641 6500. You are further advised that the City Council's Building Control team advised of concerns with regards to means of escape in the event of a lift fire. Should a ladder be required to provide a secondary means of escape from the northern lightwell then you are advised that further applications would be required for such a structure however the principle could potentially be considered acceptable, subject to the ladder remaining below the level of the garden and on the gate in the lightwell railings being detailed to otherwise match the design of railings.

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.

DRAFT DECISION LETTER

Address: 23 Craven Hill, London, W2 3EN,

Proposal: Alterations and extensions to existing front lower ground floor vaults to extend them below the highway and part of front garden, with associated alterations to front lightwell including removal of grille and installation of railings. Alterations to rear lower ground floor comprising installation of new staircase from rear courtyard to rear garden and installation of new rear door.

Reference: 17/00852/FULL (Application B)

Plan Nos: 001, 002, P.300B, P.100, P.303C, P.103, P.203B, P.302B, P.102, P.202A, P.310, P.110, P.210, P.321C, P.121, P.322B, P.122, P.323C, P.123, P.324, P.124, Design and Access Statement (as amended by above drawings), Appendix A Checklist B, Flood Risk Assessment from Rundell Associates dated April 2017, Email from Rundell Associates dated 11th April 2017, Email from Rundell Associates dated 10th May 2017, Email from Rundell Associates dated 22nd June 2017, Email from Rundell Associates dated 6th July 2017, Email from Rundell Associates dated 10th July 2017.

Included for Information Only, Construction Method Statement from James Frith Ltd dated January 2017.

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with and agreed by London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- a) provide details on all structures,
- b) accommodate the location of the existing London Underground structures and tunnels,
- c) accommodate ground movement arising from the construction of the development.,
- d) and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan (With Alterations Since 2011) Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 5 The lightwell walls shall be faced in smooth render to match the existing colour of the existing render to the building.

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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 6 The railings flanking the lightwell shall be formed in black painted metal, and retained in that colour thereafter.

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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 7 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 8 The accommodation within the lower ground floor level front vaults extension shall remain as ancillary to the use of of the building as a single dwellinghouse and shall not be occupied as a separate residential unit.

Reason:

Because the use of the vaults as a self contained unit of residential accommodation would provide sub-standard permanent residential accommodation contrary to Policy S29 in Westminster's City Plan that we adopted in November 2016 and Policy 3.5 in the London Plan (March 2016) by virtue of its size, layout, outlook and access to natural light.

- 9 You must apply to us for approval of a revised drawing P.324 (Proposed South Elevation and Courtyard) and revised drawing P.303 (proposed lower ground floor) showing the inclusion of doors and windows onto the the lower courtyard elevation of the existing sub-garden accommodation, , 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (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.
- 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 must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)
- 4 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.
- 5 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.

- 6 You are strongly advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regards to demolition, excavation and construction methods
- 7 For the avoidance of doubt, the installation of mechanical plant within the front lightwell or vaults with an external manifestation (such as vents, grilles etc) is not approved by this permission. Such installation will require the benefit of a separate application for planning permission and listed building consent, to be supported by an acoustic report.
- 8 With reference to condition 3 please refer to the Council's Code of Construction Practice at (http://transact.westminster.gov.uk/docstores/publications_store/planning/code_of_construction_practice.pdf). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). You are urged therefore to give this your early attention.
- 9 You are reminded that the accommodation being created/adapted within the front vault structures is ancillary accommodation in association with the main single dwelling house at no. 23 Craven Hill, and that a further application for planning permission would be required for the use it as self contained accommodation.
- 10 You are further advised that you will need technical approval for the works to the highway (supporting structure) prior to the commencement of development. In this regard you should contact Andy Foster in our Engineering and Transportation Projects on 0207 6412541 to further discuss works to the highway
- 11 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. You are advised that should further works be required with regards to access in the event of a fire, or other building regulations issues, you are advised to contact Westminster's Building Control team on 020 7641 6500. You are further advised that the City Council's Building Control team advised of concerns with regards to means of escape in the event of a lift fire. Should a ladder be required to provide a secondary means of escape from the northern lightwell then you are advised that further applications would be required for such a structure however the principle could potentially be considered acceptable, subject to the ladder remaining below the level of the garden and on the gate in the lightwell railings being detailed to otherwise match the design of railings.
- 12 You are advised that our Environmental Health team advise that the conversion of vault areas for human habitation is not recommended because of the low headroom and potential dampness problems. They cite concerns about the potential for rising dampness (from the ground) and

penetrating dampness (from the entrance slab above) and that the risk of condensation due to lack of through ventilation is great. They further advise that experience has shown that despite through 'tanking' (complete damp-proofing) of vaults, the integrity of the tanking can be damaged by nails/screws etc., , You are recommended to seek advice from our Environmental Health Department on appropriate damp proof treatment and ventilation (including additional mechanical ventilation as necessary). However, any works that affect the external appearance may require a further planning permission. For further advice, please contact: , Residential Environmental Health Team, Website www.westminster.gov.uk, Email res@westminster.gov.uk, Tel : 020 7641 6161

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.

DRAFT DECISION LETTER

Address: 23 Craven Hill, London, W2 3EN,

Proposal: Alterations and extensions to existing front lower ground floor vaults to extend them below the highway and part of front garden, with associated alterations to front lightwell including removal of grille and installation of railings. Alterations to rear lower ground floor comprising installation of new staircase from rear courtyard to rear garden and installation of new rear door. Associated internal alterations.

Reference: 17/00853/LBC (Application B)

Plan Nos: 001, 002, P.300B, P.100, P.303C, P.103, P.203B, P.302B, P.102, P.202A, P.310, P.110, P.210, P.321C, P.121, P.322B, P.122, P.323C, P.123, P.324, P.124, Design and Access Statement (as amended by above drawings), Appendix A Checklist B, Flood Risk Assessment from Rundell Associates dated April 2017, Email from Rundell Associates dated 11th April 2017, Email from Rundell Associates dated 10th May 2017, Email from Rundell Associates dated 22nd June 2017, Email from Rundell Associates dated 6th July 2017, Email from Rundell Associates dated 10th July 2017.

Included for Information Only, Construction Method Statement from James Frith Ltd dated January 2017.

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 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 listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 The lightwell walls shall be faced in smooth render to match the existing colour of the existing render to the building.

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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 The railings flanking the lightwell shall be formed in black painted metal, and retained in that colour thereafter.

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 (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 You must apply to us for approval of a revised drawing P.324 (Proposed South Elevation and Courtyard) and revised drawing P.303 (proposed lower ground floor) showing the inclusion of doors and windows onto the lower courtyard elevation of the existing sub-garden accommodation.

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. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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 March 2016, Westminster's City Plan (November 2016), 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 special architectural and historic interest of this listed

building., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and sections 5 and 6 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)

- 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. You are advised that should further works be required with regards to access in the event of a fire, or other building regulations issues, you are advised to contact Westminster's Building Control team on 020 7641 6500. You are further advised that the City Council's Building Control team advised of concerns with regards to means of escape in the event of a lift fire. Should a ladder be required to provide a secondary means of escape from the northern lightwell then you are advised that further applications would be required for such a structure however the principle could potentially be considered acceptable, subject to the ladder remaining below the level of the garden and on the gate in the lightwell railings being detailed to otherwise match the design of railings.

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.