

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 6 th February 2024	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Knightsbridge & Belgravia	
Subject of Report	7 Bloomfield Terrace, London, SW1W 8PG		
Proposal	Erection of full width extension at rear lower ground floor level with terrace above; excavation of new basement beneath footprint of house with lightwells to front and rear; alterations and extension within front basement lightwell with new steps to street level; and internal alterations.		
Agent	Savills		
On behalf of	Mr R H K Seelig		
Registered Number	23/04735/FULL 23/04736/LBC	Date amended/ completed	17 July 2023
Date Application Received	11 July 2023		
Historic Building Grade	II		
Conservation Area	Belgravia		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

<ol style="list-style-type: none"> 1. Grant conditional permission. 2. Grant conditional listed building consent. 3. Agree the reason for granting listed building consent as set out in informative 1 of the draft decision letter.

2. SUMMARY & KEY CONSIDERATIONS

<p>7 Bloomfield Terrace is a Grade II listed terraced house in the Belgravia Conservation Area. It comprises lower ground, ground and first floor level and is in use as a single family dwelling. At the rear, the property has a garden area and an extension at lower ground floor level with a balcony above.</p> <p>Permission and listed building consent are sought for the demolition of the existing rear extension and erection of a new full width extension with terrace over; excavation of a new basement level under the footprint of the house; and alterations and extension within the front basement lightwell</p>

with new steps and alterations to the railings.

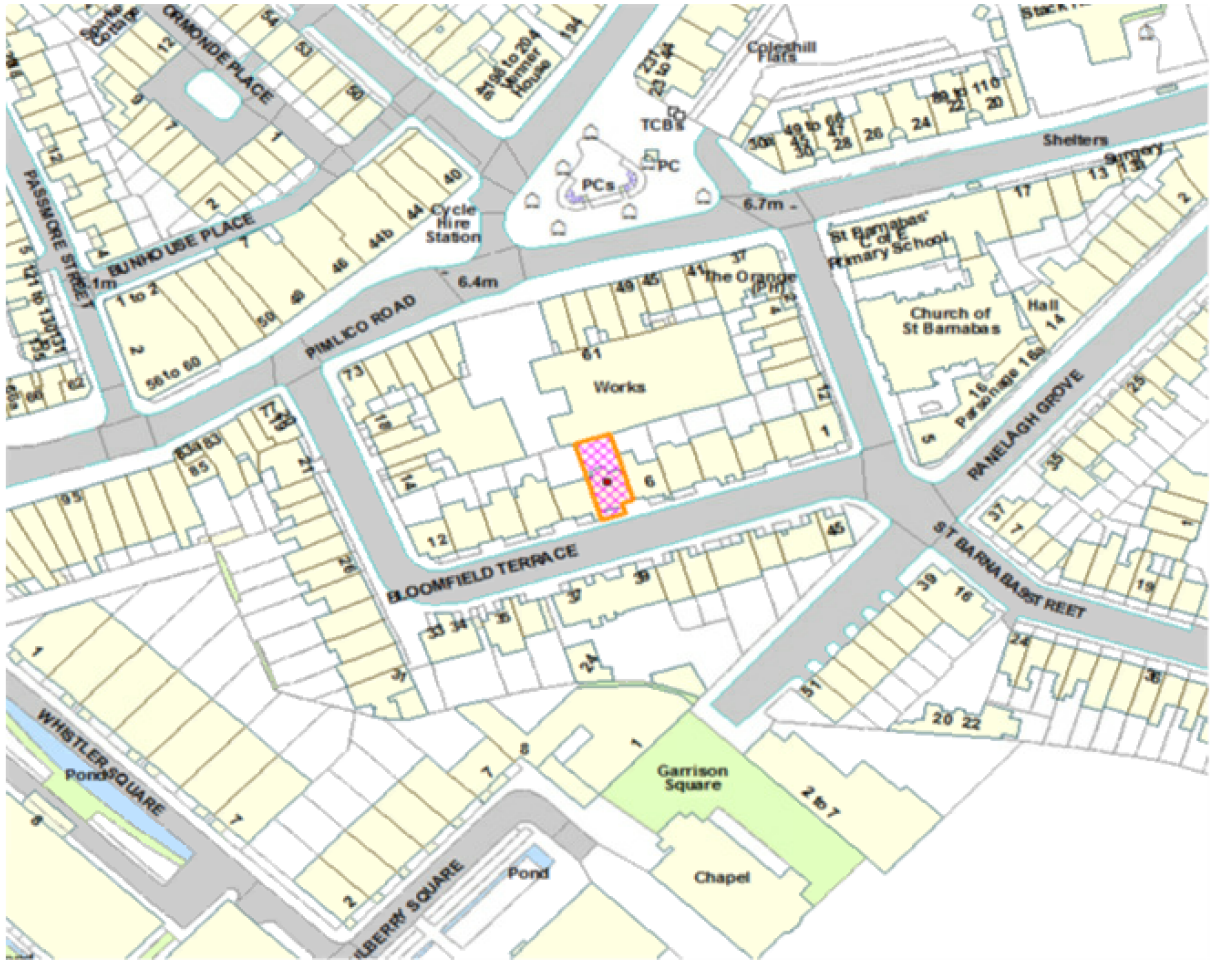
The key considerations in this case are:

- The impact of the proposals on the special interest of the listed building and on the character and appearance of the Belgravia Conservation Area.
- The impact of the proposals on neighbouring residential amenity.

Objections have been received from three neighbouring residents, primarily to the basement excavation and terrace on heritage and amenity (overlooking/loss of privacy) grounds.

As set out in the report, the proposals are considered acceptable in heritage, design and amenity terms, in accordance with the relevant policies in Westminster's City Plan and the applications are therefore recommended for approval subject to the conditions as set out in the draft decision letters.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation



Rear elevation

5. CONSULTATIONS

5.1 Application Consultations

HISTORIC ENGLAND

Authorisation to determine listed building consent as seen fit.

HISTORIC ENGLAND (ARCHAEOLOGY)

Confirmed no archaeological requirement.

TRANSPORT FOR LONDON (CROSSRAIL)

No comment.

BELGRAVIA NEIGHBOURHOOD FORUM

No response received to date.

THE BELGRAVIA SOCIETY

No response received to date.

ENVIRONMENTAL SCIENCES

No objection, subject to condition to secure a land contamination assessment, to include an assessment of Radon.

BUILDING CONTROL

No objection.

ADJOINING OWNERS/OCCUPIERS

No. Consulted: 12

Total No. of replies: 3

No. of objections: 3

No. in support: 0

Three letters of objection have been received from and on behalf of surrounding residents on the following grounds:

Design

- The proposed basement will have a direct and clear erosion of the historic hierarchy and form of the building.
- The proposals will have a harmful effect on the legibility of the lower ground floor when read in conjunction with the other alterations which have been carried out at this level.
- While we accept that as part of the proposals, limited historic fabric is being removed, the significance of the listed building could be considered to be harmed. A basement extension of this scale is considered to be out of character for a property of this age, scale and location.
- The Heritage Assessment submitted fails to assess anything that contributes to the special historic significance of the building other than the physical features included

- within the property. It fails to assess the wider impact that the extension would have on the floor hierarchy of the lower ground floor and the rest of the property.
- The level of detail within the application has failed to prove that there is no harm to the listed building, or neighbouring listed buildings and should be refused.

Amenity

- Though there is an existing balcony on the existing extension, the provision of a new roof terrace of the scale proposed is considered to be significant and could lead to direct levels of overlooking which exceed the existing baseline levels.
- Increased levels of overlooking and noise into neighbouring gardens.
- The proposed extension and terrace would run alongside fifty percent of the neighbouring terrace, on the same level, and result in a loss of privacy and overlooking to the terrace and habitable rooms.

Other

- The construction impacts of the proposed development would result in unacceptable disruption and is anti-social.
- Lack of information- no demolition plans; no construction management plan or signed appendix A; and none of the appendices of the Ground Movement Assessment (GMA) have been included.
- Impact of basement construction on neighbouring historic assets.
- The GMA states that despite that slight movement will occur at number 6 Bloomfield Terrace, there is no need for movement monitoring. Movement monitoring is a requirement, either prior to determination or as a planning condition.
- During construction works it will prevent neighbours from renting out rooms.
- The gravity of digging to such deep levels next to terraced houses, which have no foundations, is a huge concern.
- Increased traffic and parking issues during construction.

PRESS NOTICE/ SITE NOTICE: Yes.

5.2 Applicant's Pre-Application Community Engagement

The Council's Early Community Engagement Guidance (February 2022) encourages developers to communicate with local stakeholders and communities through online or leaflet methods. Given the proposals relate to small scale householder development, the applicant did not indicate that they have carried out Early Community Engagement prior to submission of the application. However, it should be noted that the current application follows a number of withdrawn applications for similar proposals in October 2015 (RN: 15/03215/FULL), April 2019 (16/05860/FULL) and October 2021 (21/03972/FULL). The current submission has reduced the extent of the basement excavation and the size of the terrace, to address previous concerns.

6. WESTMINSTER’S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (December 2023) and should be afforded full weight in accordance with paragraph 225 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 47 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The Draft Belgravia Neighbourhood Plan includes policies on a range of matters including character, heritage, sustainability, monuments and public art, workspaces, late night uses and trees and greening. Paragraph 48 of the NPPF outlines that local planning authorities may give weight to relevant policies in emerging plans according to the stage of preparation, the extent to which there are unresolved objections and the degree to which emerging policies conform with the NPPF. The plan has been through independent examination and a referendum of local residents in the Belgravia area is due to be held on 22 February 2024.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (December 2023) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

7 Bloomfield Terrace is a Grade II listed mid terrace property within the Belgravia Conservation Area. It comprises lower ground, ground and first floor levels and is in use as a single family dwelling. At the rear, the property has a garden area and an existing rear ground floor extension with a balcony atop.

7.2 Recent Relevant History

A number of planning and listed building consent applications have previously been withdrawn for excavation of a new basement and alterations and extensions to the property in October 2015 (RN: 15/03215/FULL and 15/04200/LBC), April 2019

(16/05860/FULL and 16/05861/LBC) and October 2021 (21/03972/FULL and 21/03973/LBC).

8. THE PROPOSAL

Planning permission and listed building consent are sought for the demolition of the existing rear extension and erection of a new full width extension at lower ground floor level with a terrace above; excavation of new basement beneath the footprint of the house and extension, with lightwells to front and rear; and alterations and an extension within the front basement lightwell with new steps to street level and alterations to the front railings.

9. DETAILED CONSIDERATIONS

9.1 Land Use

The proposal will enlarge an existing single family dwelling house and there are no objections in land use terms, in compliance with policy 8 of the City Plan 2019-2040.

9.2 Environment & Sustainability

Policies 36 and 38 of Westminster's City Plan requires developments to be designed to reduce energy demand and to incorporate sustainable design measures. Westminster's 'Environmental Supplementary Planning Document' (February 2022) provides support for measures to improve energy efficiency of existing buildings.

Whilst basement extensions are a more carbon intensive form of extension, the City Plan does not preclude such extensions, but it does limit the extent and depth of basements to a single-storey, thereby limiting the amount of construction and in turn the carbon impact. The proposed basement is confined to a single storey with an appropriate floor to ceiling height.

9.3 Townscape, Design & Heritage Impact

Key considerations are the impact upon the special interest (significance) of this grade II listed building as well as the character and appearance of the Belgravia Conservation Area. The proposed works will be assessed against the National Planning Policy Framework (NPPF), specifically Chapters 12 and 16 and Policies 38, 39 and 40 of Westminster's City Plan 2019-2040 (April 2021) and the guidance contained within Westminster's 'Repairs and Alterations to Listed Buildings' Supplementary Planning Guidance.

An objection has raised concerns that a basement extension of this scale is considered to be out of character for a property of this age, scale and location. The objector notes that the Heritage Assessment which has been submitted by Savills fails to assess

anything that contributes to the special historic significance of the building other than the physical features included within the property. The assessment of the hierarchy of space solely isolates what the basement is immediately connected to (the non-original lower ground extension) rather than a wider assessment of the impact that the extension would have on the floor hierarchy of the lower ground floor and the rest of the property.

With regard to the demolition of the existing canted bay extension at rear lower ground floor level given that it may be dated to an approval in the late 1980s, its loss is not contentious given its modern age. Its replacement with a full-width extension is considered acceptable and the proposed extension would exhibit a massing that is considered generally appropriate for the host building and its scale being proportionate to other extensions within the terrace and remains subservient to the host listed building. Being in stucco/render it will be suitably distinguishable from the host building and black painted metal railings to the terrace above are considered a suitable response. The proposed terrace floor above should be flagged/tiled and all rainwater pipes would need to be cast metal painted black. Conditions are recommended to secure details of all aspects of the extension, including its detailed design, to ensure that it achieves the appropriate quality and level of finesse given its scale and relationship to the Grade II listed host building. The removal of the existing air conditioning unit from the rear elevation wall is welcomed.

With regard to the front lightwell, a proposed escape staircase would be housed in a new extension which would abut the left hand side of the front lower ground floor window in the existing lightwell. Whilst this does encroach into the lightwell to some degree, it is considered that its open appreciation would not be compromised detrimentally by the proposals. A grille is proposed to the lightwell floor to provide light and air to a proposed lightwell below which will provide some natural light and ventilation to the new basement level. A new lightwell stair to ground level is proposed and is considered acceptable, subject to a condition to ensure a suitably traditional design in black painted metal. A condition is also required to secure details of the proposed alterations to the existing railings and plinth (and additional railings and gate required) which should be fully detailed and designed to exactly match the existing.

The proposed basement is considered acceptable in design and historic building terms given that the floor to ceiling height does not exceed that of the existing lower ground floor and thereby preserves the hierarchy of the floors. The steps to the basement are to be located in the proposed new extension, which is considered an appropriate response. The extent of demolition of the existing lower ground floor required to enable the construction of the basement is limited to the front of the property and is considered acceptable. To the rear, two rear lightwells are proposed beyond the line of the new extension and would each serve window/doors, again to provide light and ventilation to the basement level. Subject to details of the lightwell grilles being of a traditional appearance (i.e. rods in black painted metal) to be secured by condition, these aspects are considered acceptable. Internally, the rear wall of the original building will be retained at ground floor level and the window opening used by dropping the sill to form a further opening to the new extension. A condition is recommended to secure details of both the front and rear internal staircases which will connect the basement to the lower ground floor level.

On balance the proposals are considered to preserve the special interest of the listed

building and the contribution that it makes to the character and appearance of this part of the conservation area. Subject to the details required by condition, the proposals reflect the requirements of policies 38, 39 and 40 of Westminster's City Plan 2019-40 (April 2021) and the guidance contained within Westminster's 'Repairs and alterations to listed buildings' SPG.

9.4 Basement Development

Policy 45 of Westminster's City Plan requires basements to incorporate measures to address flood risk and safeguard structural stability, be designed to minimise the impact of construction on neighbours, protect heritage assets and conserve and preserve the character of the building and surrounding area. The policy also limits the depth and extent of basements.

Objections have been raised over structural stability, ground movement and impact on neighbouring historic assets from the excavation of a new basement, as well as noise and disruption during construction works, and that no construction management plan has been submitted.

In terms of the extent and depth of basements, Policy 45 states that basement developments will be supported where they do not extend beneath more than 50% of the garden land, must not exceed a single-storey and must leave a margin of undeveloped garden land proportionate to the scale of the development and the size of the garden. The proposed basement would be below the footprint of the building and the proposed extension, with two small lightwells beyond; be of a single-storey and would leave the remaining garden area to the rear undeveloped, complying with policy requirements on extent and depth.

In accordance with the policy requirements, applications must be accompanied by a detailed structural methodology statement, a flood risk assessment, and a signed Appendix A proforma to demonstrate that the applicant will comply with the council's Code of Construction Practice and that a Construction Management Plan will be provided to the council prior to the commencement of development. The applicant has submitted these documents, to which Building Control have raised no objection.

The applicant's structural methodology report has been reviewed by Building Control, and they consider it to be acceptable. It should be noted that the purpose of such a structural methodology report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act. Therefore, we are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision notice. In terms of insurance requirements and Party Wall issues and agreements raised by objectors, these are civil issues beyond the remit of planning.

Construction work impact

Objections have been received on the grounds of the noise and disturbance caused during construction work, in particular the excavation work, and the associated construction traffic and parking.

Policy 33 requires projects which have significant local impacts to mitigate their effects during construction through compliance with the Council's Code of Construction Practice.

It is inevitable that the construction of the proposed development will cause noise and disturbance to local residents. However, It is considered that through appropriate controls and careful management the impact from construction works can be lessened. The City Council's Code of Construction Practice (CoCP) and associated Environmental Inspectorate have been developed to mitigate against construction and development impacts on large and complex development sites and basement excavation works.

A condition is recommended to ensure that the development complies with the City Council's Code of Construction Practice (COCP) which requires the developer to provide a Site Environmental Management Plan (SEMP) and funding for the Environmental Inspectorate to monitor the demolition and construction phase of the development. The COCP sets out the minimum standards and procedures for managing and minimising the environmental impacts of construction projects within Westminster and relate to both demolition and construction works.

The key issues to address in the COCP are; liaison with the public; general requirements; SEMPs; construction management plans; employment and skills; traffic and highways; noise and vibration; dust and air quality; waste management; waste pollution and flood control and any other issues. The Council's standard condition controlling hours of building work is also recommended.

The above considered, with recommended conditions the proposed basement extension is considered compliant with Westminster's City Plan basement Policy 45.

9.5 Amenity

Policy 7 of the City Plan requires development to be neighbourly and would resist proposals that would result in harm to residential amenity by way of increased sense of enclosure, overlooking or loss of light. Policy 38 of the City Plan states that development will place people at the heart of design...and ensure a good standard of amenity for new and existing occupiers.

Policy 33 of the City Plan requires development to minimise the detrimental effects of light pollution, noise and vibration and construction impacts.

The rear garden is enclosed by the boundary walls with Nos. 6 and 8 Bloomfield Terrace, with the blank elevation of the former Timber Yard on Pimlico Road to the rear. Both neighbouring properties have extensions at rear lower ground floor/garden level, with No.8 extending the full length of the garden with a terrace above. The proposed

extension at no.7 will sit between the neighbouring properties extensions, and it will not therefore result in a loss of light or sense of enclosure to these properties.

Objections have been received from neighbouring residents on the grounds that the proposed terrace will result in overlooking and a loss of privacy to their gardens and windows, and will cause increased noise.

There is an existing balcony at the application property, and there are a number of other terraces at this level along Bloomfield terrace.

The railings to the proposed terrace have been set back from the edge of the roof by approximately 0.8m from the rear and 1m to either side to reduce the usable area of terrace and to limited views towards the rear windows, and gardens/terrace at the neighbouring properties. Whilst there will be a degree of mutual overlooking with the neighbouring terrace (no. 8) and garden (no. 6), given the setback proposed this relationship is considered acceptable.

Given the size of the terrace and its use in connection with a single-family home, it is unlikely to be used in such a way that would result in unacceptable noise disturbance beyond what may be experienced from the existing balcony and garden which the property currently benefits from.

The proposals are therefore considered acceptable in amenity terms, in accordance with Policies 7, 33 and 38 of the City Plan.

9.6 Transportation, Accessibility & Servicing

The property will continue to be used as a single family dwelling house and the proposal therefore raises no transportation or parking issues.

9.7 Economy including Employment & Skills

Not relevant for the nature and scale of proposed development.

9.8 Other Considerations

Policy 33(E) requires assessment of potential for land contamination and appropriate remediation measures, where necessary. As the proposals include a new basement development to provide habitable accommodation, Environmental Sciences have recommended a condition to secure a Land Contamination Assessment to include consideration for the potential for Radon.

9.9 Environmental Impact Assessment

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.10 Planning Obligations & Pre-Commencement Conditions

Planning obligations are not relevant in the determination of this application.

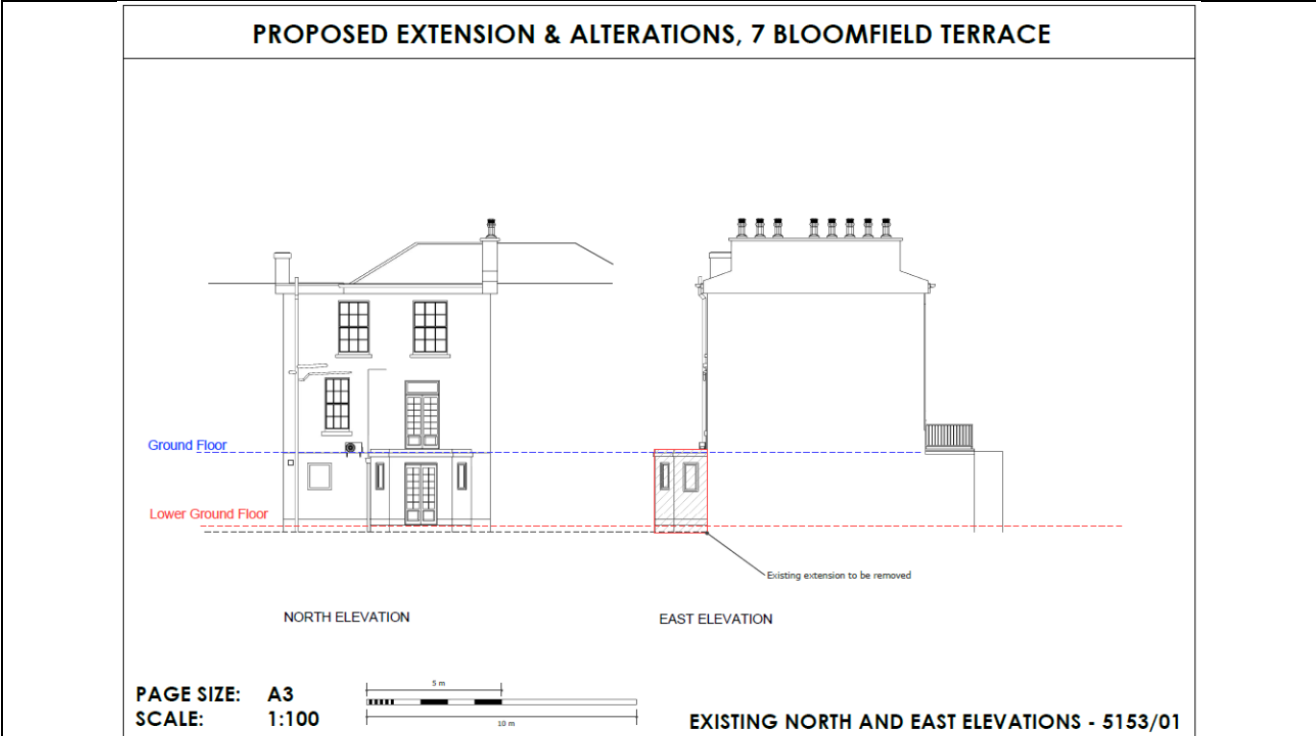
10. Conclusion

The proposals are considered acceptable in terms of their impact on the designated heritage asset, Belgravia Conservation Area and with respect to neighbouring amenity. It is therefore recommended that conditional planning permission and listed building consent are granted, as the proposals are compliant with the NPPF, the City Plan, and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

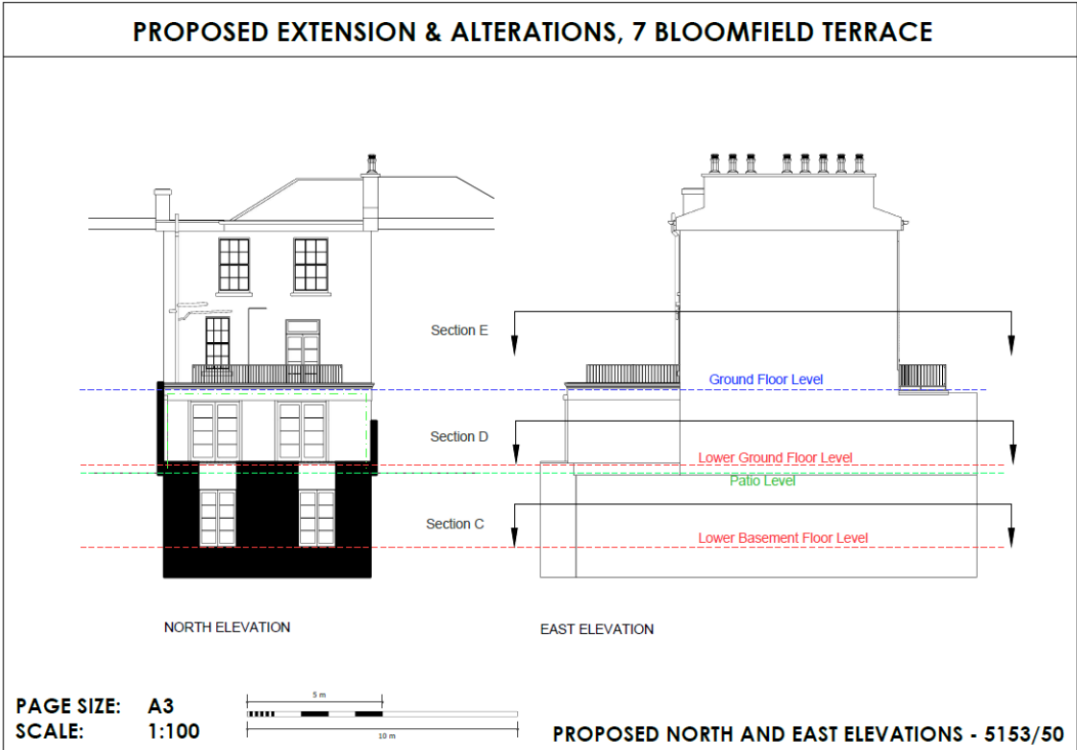
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT jasghar@westminster.gov.uk

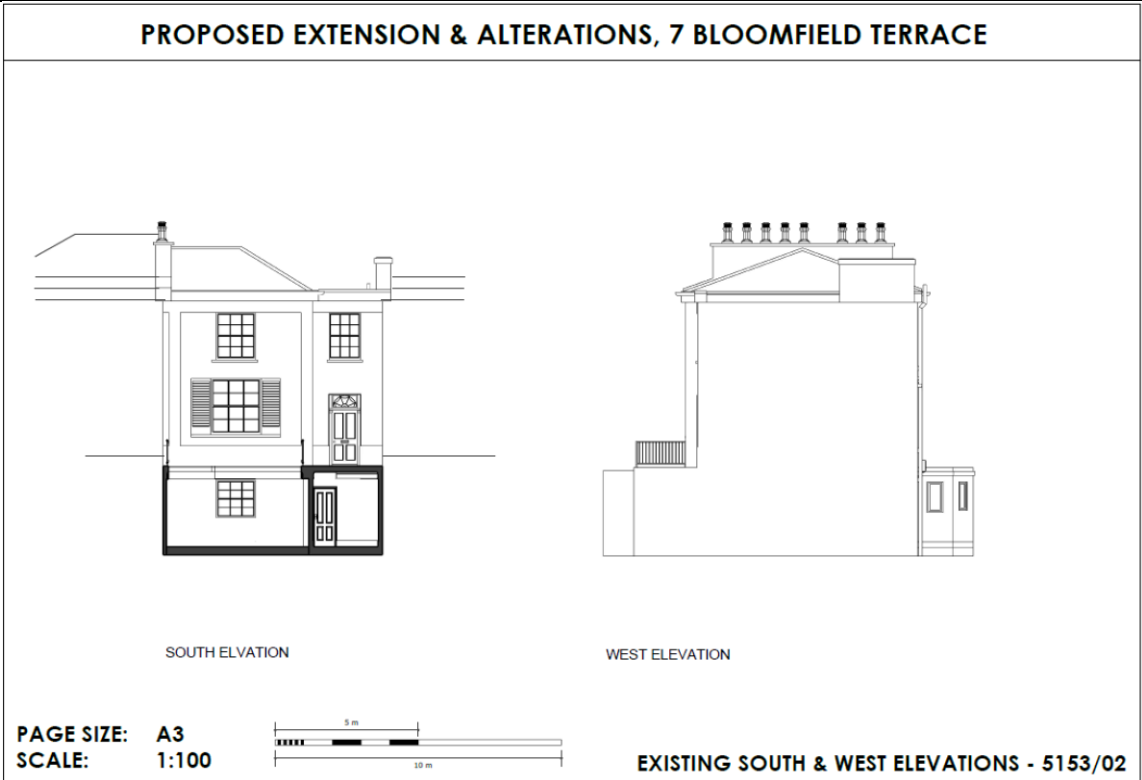
11. KEY DRAWINGS



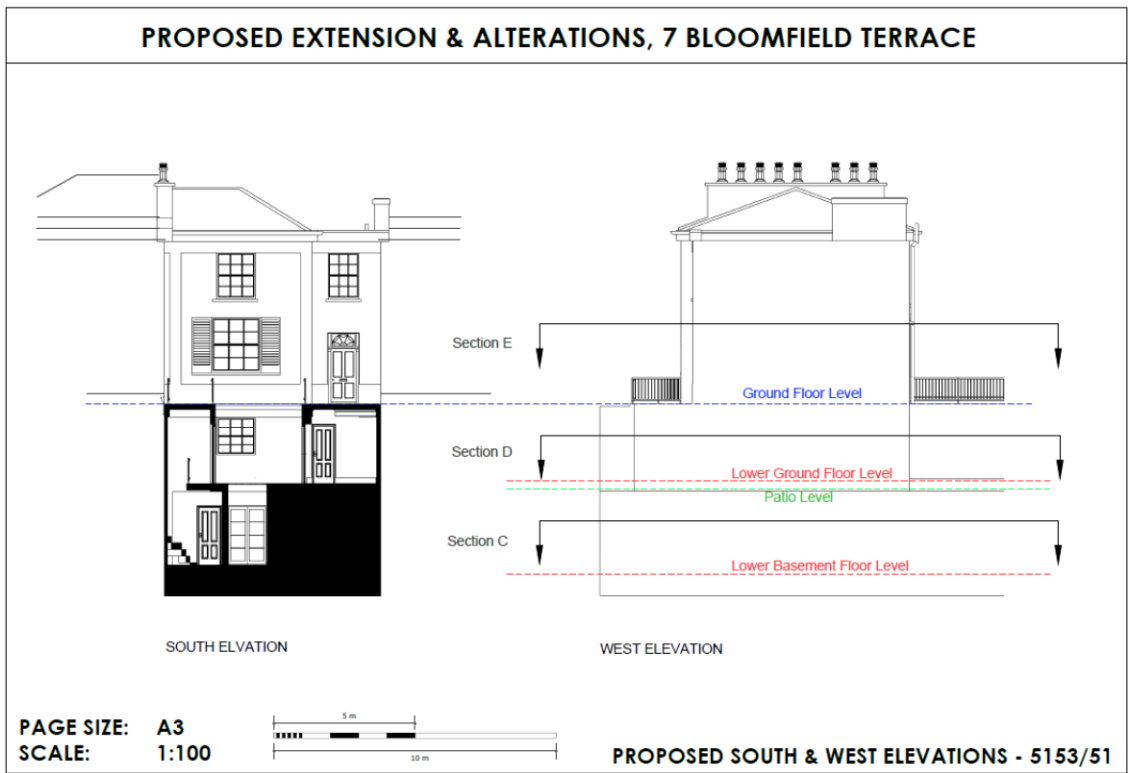
Existing rear elevation and section



Proposed rear elevation and section

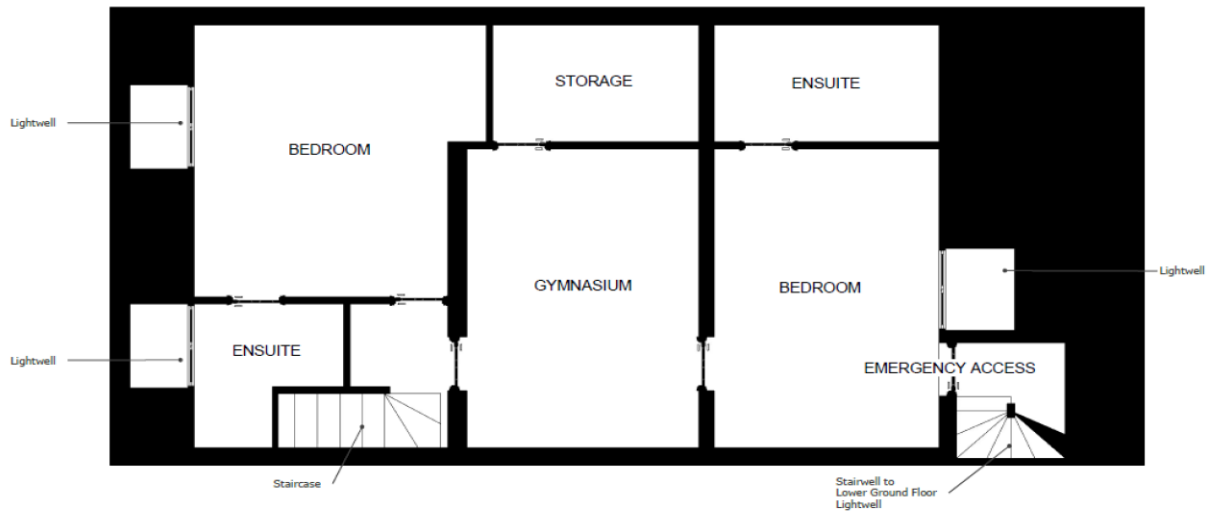


Existing front elevation and section



Proposed front elevation and section

 **PROPOSED EXTENSION & ALTERATIONS, 7 BLOOMFIELD TERRACE**

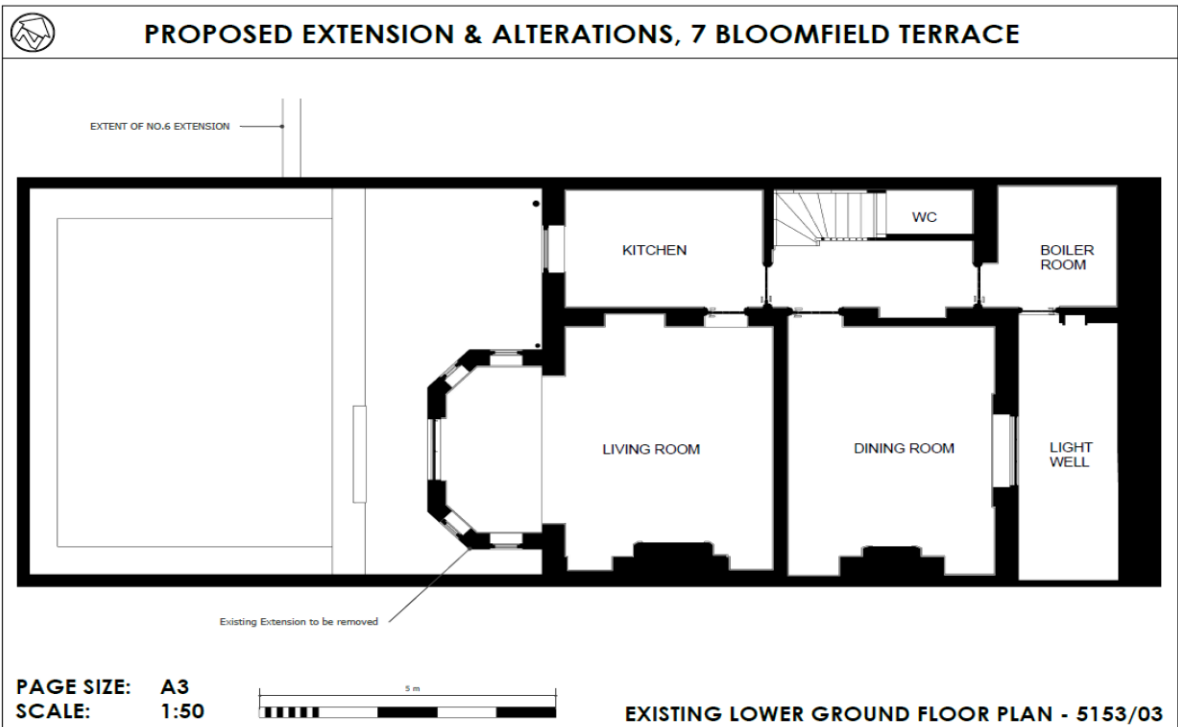


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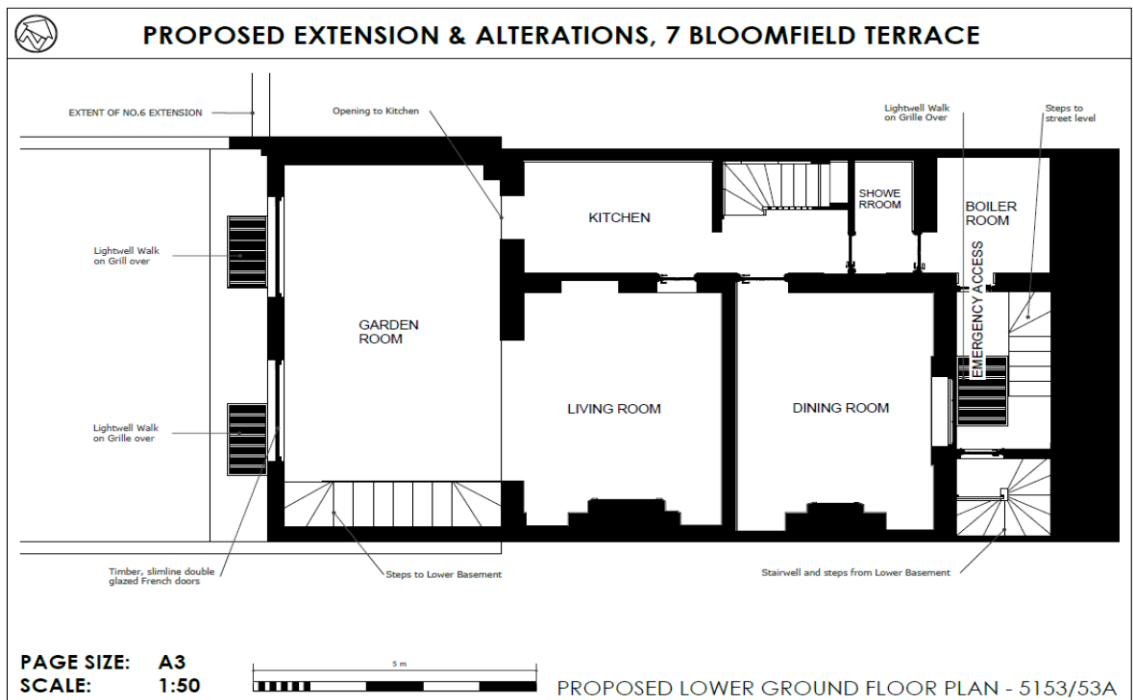


PROPOSED LOWER BASEMENT FLOOR PLAN - 5153/52

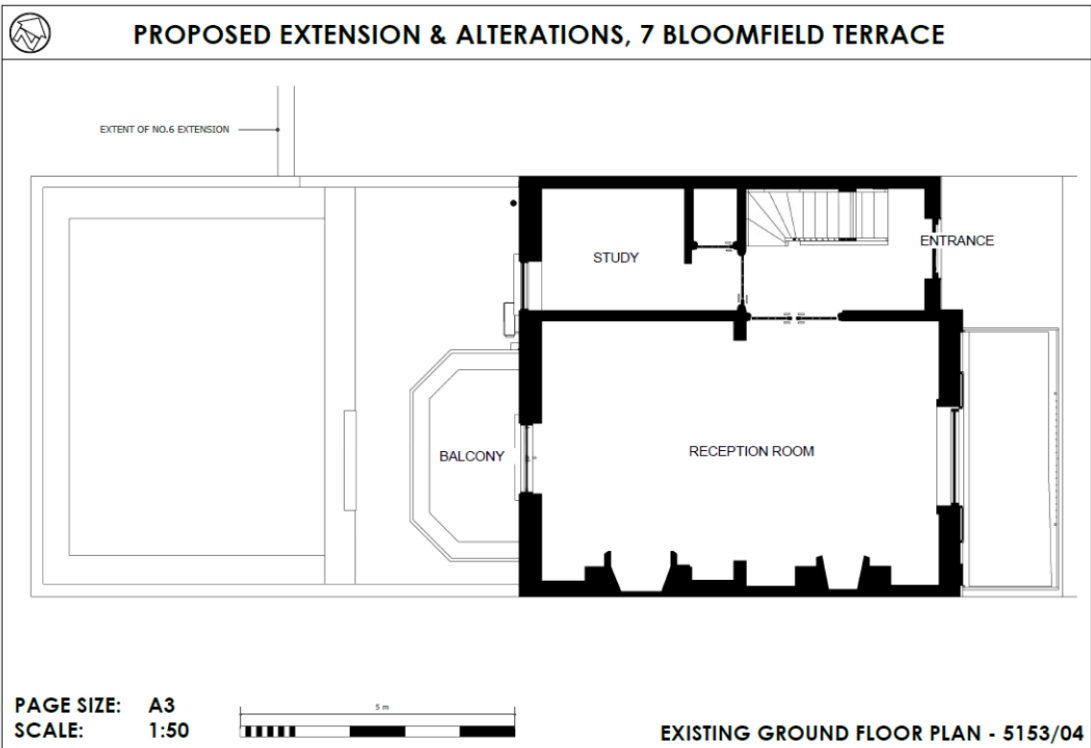
Proposed basement floor plan



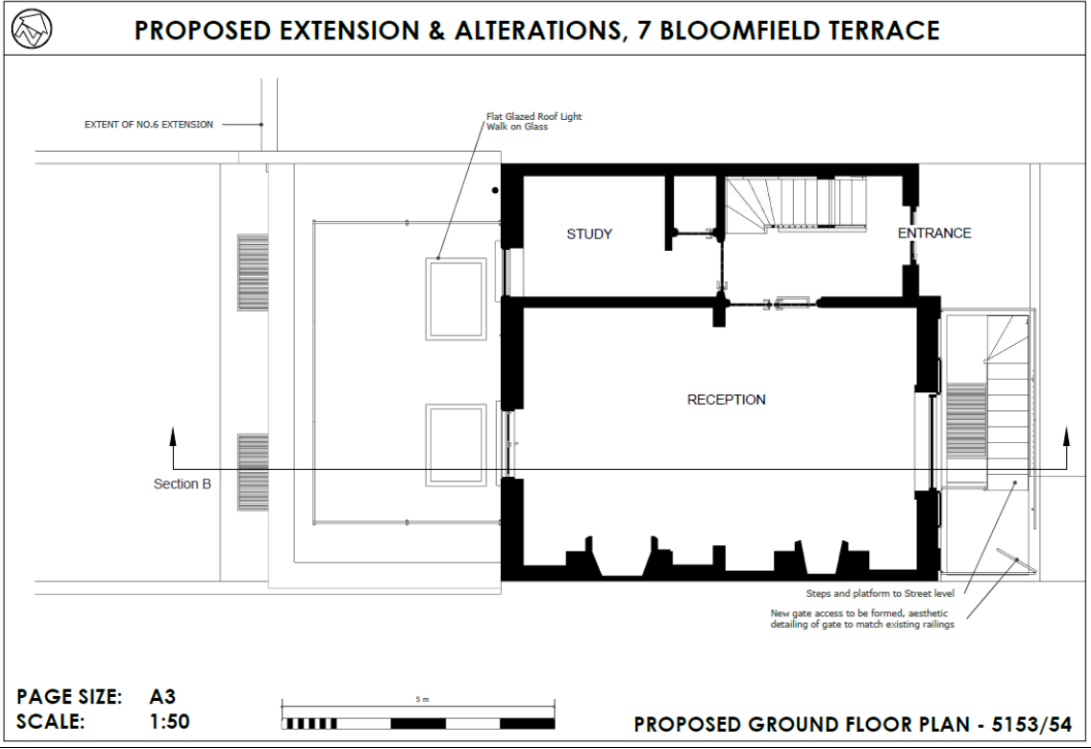
Existing lower ground floor plan



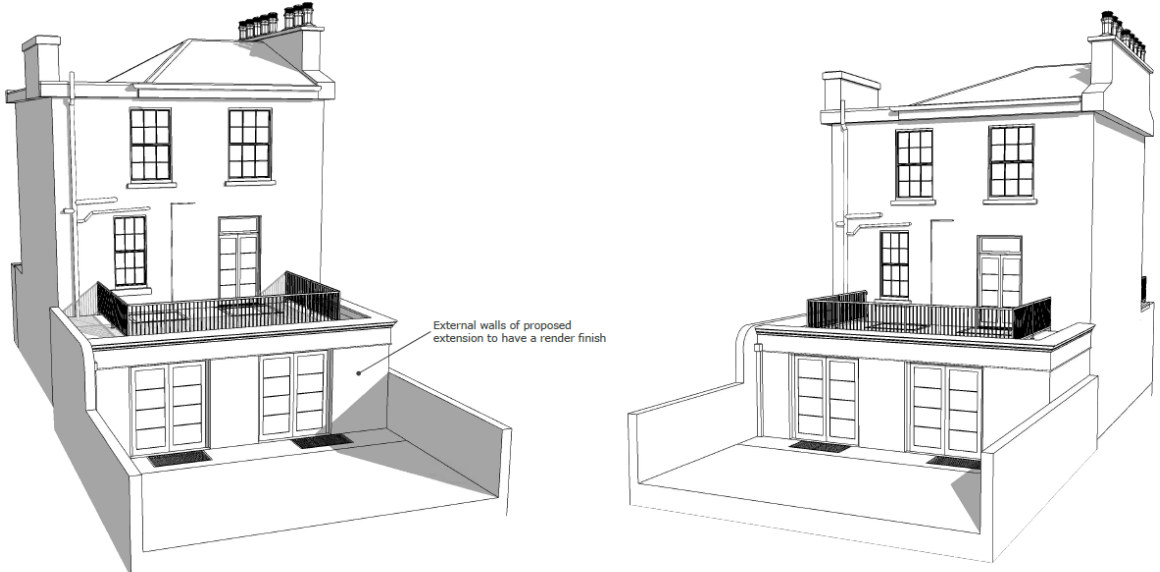
Proposed lower ground floor plan



Existing ground floor plan



Proposed ground floor plan



Proposed perspective

DRAFT DECISION LETTER

- Address:** 7 Bloomfield Terrace, London, SW1W 8PG
- Proposal:** Erection of full width extension at rear lower ground floor level with terrace above; excavation of new basement beneath footprint of house with lightwells to front and rear; alterations and extension within front basement lightwell with new steps to street level; and internal alterations.
- Reference:** 23/04735/FULL
- Plan Nos:** Site location plan; 5153/01; 5153/02; 5153/03; 5153/04; 5153/05; 5153/50; 5153/51; 5153/52; 5153/53A; 5153/54; 5153/55; 5153/56; 5153/57; 5153/58; 5153/59; 5153/60; 5153/61; 5153/62; 5153/63; 5153/64 and 5153/65.

For information:
Archaeological Desk-Based Assessment; Desk Study, Ground Investigation & Ground Movement Assessment dated June 2023; Flood Risk Assessment dated June 2023; Structural Methodology Statement dated June 2023 and Heritage statement.

Case Officer: Seana McCaffrey

Direct Tel. No. 07866037773

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:
 - between 08.00 and 18.00 Monday to Friday; ,
 - between 08.00 and 13.00 on Saturday; and
 - not at all on Sundays, bank holidays and public holidays.

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

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

Noisy work must not take place outside these hours 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 Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 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 Belgravia Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

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

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 Belgravia Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 5 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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 Belgravia Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 6 You must apply to us for approval of the specifications and a photographic record (with actual samples available to view on site) of:

- (i) render to the new extension (and basement lightwell elevations, as appropriate), which shows its colour and texture;
- (ii) flooring to lightwells, roof of front lightwell extension and rear extension at ground floor level.

You must not start work on these parts of the development until we have approved the sample panel in writing. You must then carry out the work according to the approved samples.

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 Belgravia Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 7 You must apply to us for approval of detailed drawings at 1:20 (including sections) of the following parts of the development:

- (i) new rear extension, to show details including profiles of moulding to sills, fascia/entablature, cornice, coping, and any other decorative elements.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these detailed drawings. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 8 Notwithstanding the drawings hereby approved, you must apply to us for approval of detailed drawings at 1:10 and sections at 1:5 (specifying finished appearance) of the following parts of the development: -

- (i) new windows and doors (including those to extensions and front and rear lightwells);
- (ii) new railings to rear terrace;
- (iii) alterations to existing railings and plinth and new railings, plinth and gate (to match existing exactly);
- (iv) new lightwell grilles (to be of a traditional design);,
- (v) new metal stair to front lightwell;,
- (vi) new rooflights and relationship with terrace floor.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these detailed drawings. (C26DB),

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

9 **Pre Commencement Condition.**

Prior to the commencement of any:

- a) demolition, and/or,
- b) earthworks/piling and/or,
- c) construction ,

on site you must apply to us for our written approval of evidence to demonstrate 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 the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through submission of details prior to each stage of commencement. (C11CD)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

10 Pre Commencement Condition.

You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated Land Guidance for Developers submitting planning applications' - produced by Westminster City Council in January 2018.

You must apply to us for approval of the following investigation reports. You must apply to us and receive our written approval for phases 1, 2 and 3 before any demolition or excavation work starts, and for phase 4 when the development has been completed but before it is occupied.

Phase 1: Desktop study - full site history and environmental information from the public records.

Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property.

Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution.

Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate., (C18AA)

Reason:

To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in Policy 33(E) of the City Plan 2019 - 2040 (April 2021). (R18AB)

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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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 With regard to Condition 10 and Radon, it should be noted that while the whole of Westminster is in the lowest band of radon potential; as per Public Health England document titled: 'UK National Radon Action Plan' published in 2018 it states: 'Radon measurements should be made in regularly occupied basements of properties irrespective of their geographical location (HPA, 2010)'. Therefore any contaminated land assessments should include an assessment of radon., , As per our Contaminated Land guidance dated October 2022, assessment of Radon levels as part of a planning application should include consideration of appropriate mitigation measures. Mitigation could be achieved by design and the submitted assessment must demonstrate the design and/or construction of the basement would be such, that it would mitigate against adverse impact from Radon on human health.
- 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 advised that riven York stone is likely to be considered an appropriate flooring material for the front lightwell area.
- 5 All new brickwork must be in matching, preferably reclaimed, imperial stock bricks and using lime mortar with slightly brushed back flush pointing and laid in a Flemish bond.
- 6 The new and replacement windows and doors must be in hand painted timber and where glazed be slimline double glazed (max. 14mm build up - 4mm glass/ 6mm gap/ 4mm glass) and with true dividing (integral, not applied) glazing bars, with concealed trickle vents and no external weather bars.
- 7 With reference to condition 9 please refer to the Council's Code of Construction Practice at (www.westminster.gov.uk/code-construction-practice). You will be required to enter into an agreement with the Council appropriate to this scale of development and to pay the relevant fees prior to starting work. Your completed and signed Checklist A (for Level 1 and Level 2 developments) or B (for basements) and all relevant accompanying documents outlined in Checklist A or B, e.g. the full Site Environmental Management Plan (Levels 1 and 2) or Construction Management Plan (basements), must be submitted to the City Council's Environmental Inspectorate (cocp@westminster.gov.uk) **at least 40 days prior to**

Item No.
3

commencement of works (which may include some pre-commencement works and demolition). The checklist must be countersigned by them before you apply to the local planning authority to discharge the above condition. You are urged to give this your early attention as the relevant stages of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval of each of the relevant parts, prior to each stage of commencement. Where you change your plans after we have discharged the condition, you must re-apply and submit new details for consideration before you start work. Please note that where separate contractors are appointed for different phases of the project, you may apply to partially discharge the condition by clearly stating in your submission which phase of the works (i.e. (a) demolition, (b) excavation or (c) construction or a combination of these) the details relate to. However please note that the entire fee payable to the Environmental Inspectorate team must be paid on submission of the details relating to the relevant phase. Appendix A must be signed and countersigned by the Environmental Inspectorate prior to the submission of the approval of details of the above condition.

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: 7 Bloomfield Terrace, London, SW1W 8PG

Proposal: Erection of full width extension at rear lower ground floor level with terrace above; excavation of new basement beneath footprint of house with lightwells to front and rear; alterations and extension within front basement lightwell with new steps to street level; and internal alterations.

Reference: 23/04736/LBC

Plan Nos: Site location plan; 5153/01; 5153/02; 5153/03; 5153/04; 5153/05; 5153/50; 5153/51; 5153/52; 5153/53A; 5153/54; 5153/55; 5153/56; 5153/57; 5153/58; 5153/59; 5153/60; 5153/61; 5153/62; 5153/63; 5153/64 and 5153/65.

For information: Archaeological Desk-Based Assessment; Desk Study, Ground Investigation & Ground Movement Assessment dated June 2023; Flood Risk Assessment dated June 2023; Structural Methodology Statement dated June 2023 and Heritage Statement.

Case Officer: Seana McCaffrey

Direct Tel. No. 07866037773

Recommended Condition(s) and Reason(s)

- 1 The works 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:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 2 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. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 3 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. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 4 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 5 You must apply to us for approval of the specifications and a photographic record (with actual samples available to view on site) of:

- (i) render to the new extension (and basement lightwell elevations, as appropriate), which shows its colour and texture;
- (ii) flooring to lightwells, roof of front lightwell extension and rear extension at ground floor level.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 6 You must apply to us for approval of detailed drawings at 1:20 (including sections) of the following parts of the development:

- (i) new rear extension, to show details including profiles of moulding to sills, fascia/entablature, cornice, coping, and any other decorative elements.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these detailed drawings. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 7 Notwithstanding the drawings hereby approved, you must apply to us for approval of detailed drawings at 1:10 and sections at 1:5 (specifying finished appearance) of the following parts of the development: -
- (i) new windows and doors (including those to extensions and front and rear lightwells);
 - (ii) new railings to rear terrace;
 - (iii) alterations to existing railings and plinth and new railings, plinth and gate (to match existing exactly);
 - (iv) new lightwell grilles (to be of a traditional design);
 - (v) new metal stair to front lightwell;
 - (vi) new rooflights and relationship with terrace floor.
 - (vii) new stairs between lower ground and basement level (front and rear).

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these detailed drawings. (C26DB),

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

- 8 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)
- 8 To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)
- 9 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in Policy 39 of the City Plan 2019 - 2040 (April 2021) and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BE)

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, the London Plan (March 2021), the City Plan (April 2021), as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council has had special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses and has decided that the proposed works would not harm this special architectural or historic interest; or where any harm has been identified it has been considered acceptable in accordance with the NPPF., , In reaching this decision the following were of particular relevance:, Policies 38, 39 and 40 of the City Plan 2019 - 2040 adopted in April 2021 and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.
- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes: * any extra work which is necessary after further assessments of the building's condition;, * stripping out or structural investigations; and, * any work needed to meet the building regulations or other forms of statutory control., , Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents., , It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)
- 3 The new and replacement windows and doors must be in hand painted timber and where glazed be slimline double glazed (max. 14mm build up - 4mm glass/ 6mm gap/ 4mm glass) and with true dividing (integral, not applied) glazing bars, with concealed trickle vents and no external weather bars.
- 4 All new brickwork must be in matching, preferably reclaimed, imperial stock bricks and using lime mortar with slightly brushed back flush pointing and laid in a Flemish bond.,
- 5 You are advised that riven York stone is likely to be considered an appropriate flooring material for the front lightwell area.

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