

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 21 December 2021	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Regent's Park	
Subject of Report	Templar Court , 43 St John's Wood Road, London, NW8 8QJ		
Proposal	Erection of a single storey roof extension above the existing circular parapet to provide one self-contained flat (Class C3) with associated roof terrace.		
Agent			
On behalf of	WTB Development Co. Ltd		
Registered Number	21/03579/FULL	Date amended/ completed	29 May 2021
Date Application Received	29 May 2021		
Historic Building Grade	Unlisted		
Conservation Area	N/A		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

This application relates to a block of flats, named Templar Court, on the north side of St John's Wood Road, and comprises ground floor plus 7 upper storeys with the top storey set back. The building is not located in a conservation area and is unlisted.

Permission is sought for the erection of a single storey roof extension above the existing circular parapet to provide 1 x 2 bedroom self-contained flat with outdoor amenity terrace. Amendments have been made during the course of the application, to set the roof extension in by 0.5m and to create a curved extension all the way round rather than staggered at the rear as originally proposed. A more comprehensive sunlight and daylight assessment was also received during the course of the application. Neighbours were reconsulted on these.

Letters of objection have been received to the proposals.

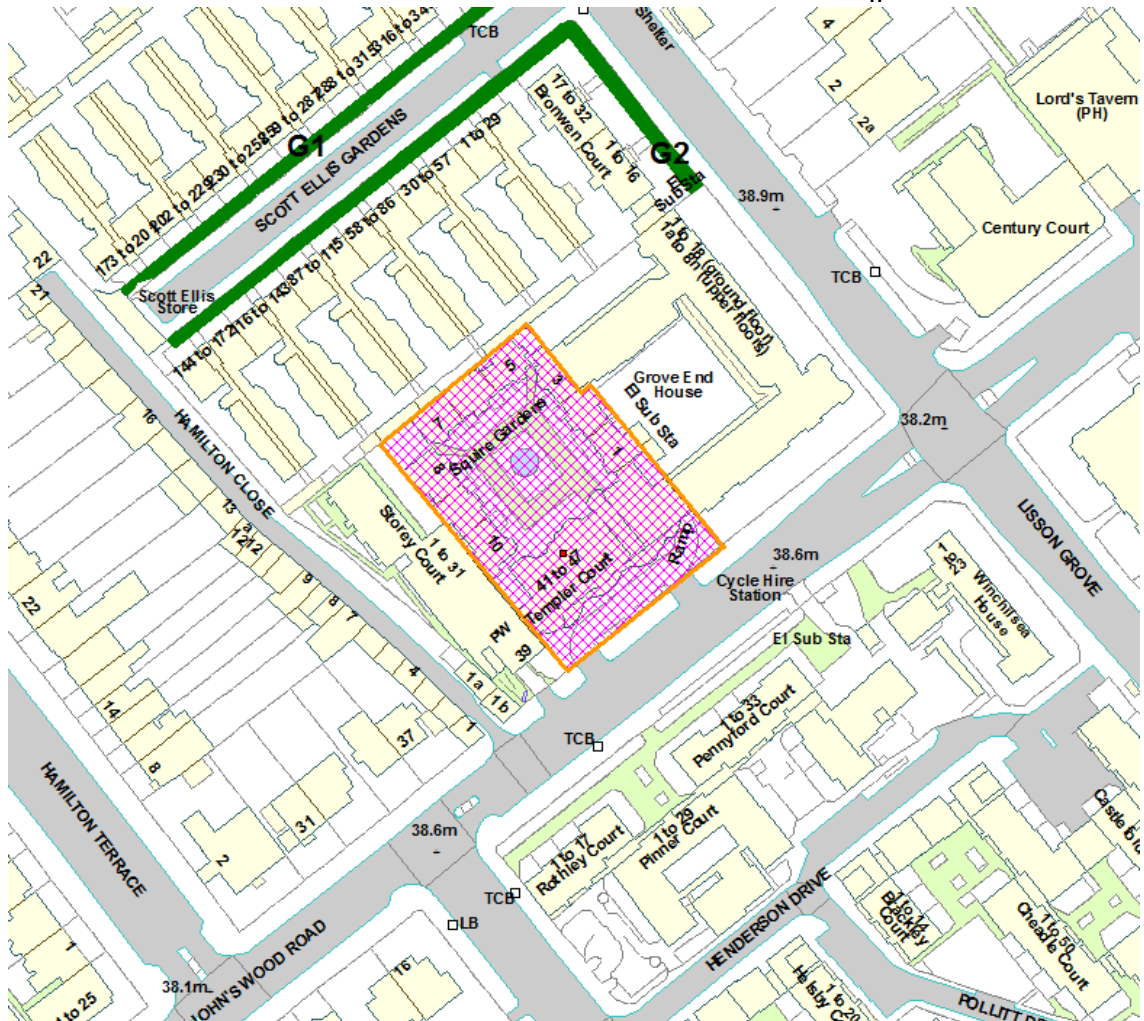
The key issues in the determination of this application are:

- The impact of the proposed extension and alterations upon the character and appearance of the building and wider townscape; and
- The impact of the proposals upon the amenity of neighbouring properties.

The application is considered to accord with policies in the City Plan 2019-2040 adopted April 2021

with respect to land use, design, amenity, highways and trees and the application is therefore recommended for approval subject to the conditions as set out within the draft decision letter appended to the report.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Front elevation



Front elevation/ Street View



Aerial View



5. CONSULTATIONS

COUNCILLOR RIGBY:

Request that this application is presented to committee.

COUNCILLOR MOHINDRA:

Request that this application is presented to committee.

ST JOHN'S WOOD SOCIETY:

The unsympathetic design of the extensively glazed single storey roof extension will harm the character and appearance of Templar Court.

WASTE PROJECT OFFICER:

The waste details are not in accordance with the Council's guidelines.

HIGHWAYS PLANNING MANAGER:

No response received.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 188

Total No. of replies: 14

No. of objections: 14

No. in support: 0

In summary, the objectors raise the following issues:

Design:

- Impact on appearance of property and St John's Wood
- Impact on setting of adjacent St John's Wood Conservation Area
- Impact on setting of nearby listed buildings in Hamilton Terrace and St John's Wood
- Lack of heritage statement addressing impact on setting of listed buildings
- Proposals out of character with existing proportions and design of host building
- The new storey would result in the same height of building as Grove End Gardens, thereby not respecting the graduation of the street
- Proposals don't comply with Policy D3 of London Plan and Policy 38 of City Plan
- No documentation on what the extension will look like

Amenity:

- Impact on neighbouring properties
- Loss of light
- Sunlight and daylight assessment doesn't include all of Squire Gardens
- Lack of detail within sunlight/daylight assessment
- Potential overlooking to existing penthouse below

Highways:

- Impact on parking
- No plans or details provided to show proposed car parking space and cycle spaces
- The provision of a car parking space is actually the re-use of an existing space, result in the loss of a space

Other:

- Noise and disruption during the course of construction, especially with many people working from home
- Reduction in property value
- Financial responsibility, increase in service charges
- Is the property structurally sound and can it accommodate an extension
- Lack of noise and vibration report
- Lack of construction management plan
- Air pollution associated with construction
- A new flat would put a strain on porters
- Lack of co-operative relationship between freeholder and leaseholder

RE-CONSULTATION ON AMENDMENTS OF 2 NOVEMBER 2021 (setback of 0.5m, curved rear façade, minor design changes, updated/ revised sunlight and daylight assessment)

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 188

Total No. of replies: 4

No. of objections: 4

No. in support: 0

In summary, the objectors raise the following issues:

Design:

- No architectural justification for the extension has been put forward
- The height and massing will be overbearing and will dominate the properties of Squire Gardens and Storey Court
- No assessment of listed buildings adjacent

Amenity:

- Loss of sunlight/daylight

Amenity:

- Loss of privacy to existing penthouse below

Highways:

- Lack of carparking

Other:

- Reiteration of devaluation of property value
- Reiteration of construction noise

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

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

The application site comprises a 1990's block of flats, named Templar Court, on the north side of St John's Wood Road sited between Lisson Grove and Hamilton Terrace, and comprises a ground floor plus 7 upper storeys with the top storey set back

6.2 Recent Relevant History

13/03561/FULL

Erection of single storey extension to existing side / rear terrace, installation of air conditioning condensers to rear terrace, and installation of replacement windows and doors all at sixth floor level (Flat 36).

Application permitted 24 September 2013.

7. THE PROPOSAL

Permission is sought for a roof extension measuring approximately 80 sqm. It would contain a two bedroom flat. To the front of the extension, facing St John's Wood Road, a 180 degree terrace is proposed. A green roof with photovoltaics (PV's) is also proposed. Access is to be gained from a new stair enclosure to the rear.

Amendments to the proposals have been made during the course of the application with the roof extension set in a further 0.5m (all the way around) than originally proposed, with the rear part of the extension being designed in a curved manner rather than staggered and with a more solid front terrace/ parapet.

8. DETAILED CONSIDERATIONS**8.1 Land Use**

In land use policy terms, the provision of additional residential floorspace is in accordance with Policy 8 (Housing Provision) of the City Plan and is therefore welcomed.

Policy 12 of the adopted City Plan seek to ensure new homes and residential extensions provide a well -designed, energy efficient and high quality living environment; that 90% of all new build housing is accessible and adaptable and that all new homes will meet or exceed the National Described Space Standard.

At 80 sqm, the unit exceeds the minimum requirements outlined in the Nationally Described Space Standards for a 2 bed residential unit which is 70m but this is not an

exceptionally large unit. The proposed flat will be dual aspect and therefore well lit and ventilated. The unit is to be served by a staircase only.

Policy 12 D also requires that all new homes will provide at least 5 sqm of external amenity space. The proposals exceed this with a terrace to the front of the unit measuring 180 degrees and this measures approximately 20 sqm.

The proposals are acceptable in land use terms and comply with City Council policies

8.2 Townscape and Design

8.2.1 Relevant Legislation and Policy

The key legislative requirements in respect to designated heritage assets are as follows: Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39 in the City Plan 2019-2040 states that features that contribute positively to the significance of conservation areas and their settings will be conserved and opportunities taken to enhance conservation areas and their settings.

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of any the harm caused.

The relevant policies for the consideration of this application are 34, 36 38, 39 and 40 of the City Plan 2019-2040.

8.2.2 Proposal

A single storey circular extension is proposed at 2.8m tall (2.5m head height), set back from the edge by 1.6m and behind a 1.1 high parapet walls/ screen. To the rear a stair enclosure is proposed as the internal lifts cannot be extended upwards.

The proposed design would reflect the round and curved nature of the bays and is concentric to the penthouse apartment below. To the front, the proposed floor-to-ceiling fenestration provides a light and articulate expression set-back from the circular solid edge of the canopy. To the rear, a circular elevation formed of red-facing brickwork walls and white framed windows is proposed. The new circular roof is bounded by a slim edged canopy proportionally lighter to the balconies' edges below although

consistent in its curvature. All elevation materials and finishes are proposed to remain consistent with the existing, in order to integrate the proposals with the host building.

At roof level a green roof is proposed with 12 PV panels.

8.2.3 Assessment

In summary, objections have been made on the grounds that the proposals are harmful to the townscape; the setting of the adjacent St John's Wood Conservation Area (boundary is to the rear of the Squire Gardens properties); to the setting of the Grade II listed buildings to the south west of the site on St John's Wood Road and Hamilton Terrace by virtue of the principle of extending upwards and the design of the proposed extension.

The main issue is the effect of the proposed extension in short and longer distance views of the building, having regards to the sites location adjacent to the St John's Wood Conservation Area and close to Hamilton Terrace which includes a number of Grade II listed buildings and townscape features of interest. Policy 38 of the City Plan seeks to ensure that development incorporates exemplary standard of sustainable and include urban design and architecture, which responds to Westminster's context. Policy 39 seeks to ensure that development will preserve and enhance the character and appearance of conservation areas and their settings. Policy 40 states that roof extension, in locations such as this, will be of appropriate design sympathetic to the architectural character of the existing building.

Grove End House to the north east, adjacent, is built higher than Templar Court and Templar Court is higher than Storey Court to the south west. The proposed extension would result in the height of Templar Court being the same as Grove End House. Objections have been received that the proposal would result in the loss of the graduation of heights in this street block. The bulk and massing of the upper floors of the application building has a staggered form with upper floors considerably set back from the parapet. The increased height of the roof extension is positioned deep with the floor plan, away from neighbouring building and will not impact the contribution the building makes to the streetscape in terms of the way the building steps down to Storey Court. The principle of a roof extension is therefore acceptable.

The St John's Wood Society has objected stating that the unsympathetic design of the extension will harm the character and appearance of Templar Court. The proposed design of the extension will appear lightweight to the front, but set behind a robust masonry parapet and as a solid extension to the rear reflecting the solid elements of the building below. At roof level a solid 'lid' is shown, to match the existing balcony bandings and this delineates the top of the building. The design seeks to integrate the design closely to the existing building by for example and is supported.

The addition of another terrace above the existing penthouse is not considered objectionable too given it's siting behind a 1.1m high brick and glass parapet, again reflective of the existing materials on this building.

In townscape terms, the extension would make a building of modest architectural qualities more prominent in the streetscape. The increased visibility of the building would

not be harmful to the heritage assets of the St John's Wood Conservation Area or nearby listed buildings per se. The extension will not be harmful to either the building or indeed the setting of the St John's Wood Conservation Area.

The provision of a green roof and PV panels is welcomed and in accordance with policy 36 of the City Plan. Whilst these features may be visible from upper levels of Grove End House the proposals are considered to be acceptable in townscape terms.

8.2.4 Conclusion

Accordingly and given the above, the proposal is considered acceptable in design and heritage terms and would accord with policies 38, 39 and 40 of the City Plan 2019-2040. The proposal is considered to preserve the character and appearance of the adjacent St John's Wood Conservation Area. As such, a recommendation for granting conditional permission would comply with the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.3 Residential Amenity

Development that could result in a change to the amenity of neighbouring residents such as that of the proposals here must be found to be in accordance with policy 7 of the City Plan 2019 - 2040. The policy seeks to prevent unacceptable impacts in terms of losses of daylight and sunlight, privacy and increases in sense of enclosure and overshadowing. Policy 33 is also relevant which seeks to make sure that quality of life and health and wellbeing of existing and future occupiers.

A number of objections have been received on the grounds that the roof extension will result in loss of sunlight and daylight and overshadowing to neighbouring properties. Concerns were raised to the original consultation that the sunlight and daylight assessment only assessed 1 & 10 Squire Gardens to the rear and not 2-8 also, which had more of a direct outlook to the extension. Concerns were also raised that a site visit to potentially affected properties had not been carried out and estate agents particulars had solely been used for guidance on room layouts. Comment also made that the report stated 'daylight distribution tests are not required where the room layout are not known', and therefore omitted certain testing.

A revised assessment was submitted taking into account the objectors concerns and all neighbours reconsulted. Three further objections were received, one on behalf of the occupier of the penthouse flat below on sunlight/daylight grounds; one from an occupier of Storey Court maintaining sunlight/daylight/overshadowing concern and one on behalf of the Director of Templar Court & Squire Gardens Management no longer raising sunlight and daylight concerns (where they had previously). No further objections have been received from occupiers of Squire Gardens.

8.3.1 Sunlight and Daylight

The City Council generally has regard to the standards for daylight and sunlight as set out in the Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight' (as revised 2011). The applicant's consultant, Right of Light Consulting, has

carried out the necessary tests using the methodology set out in the BRE guidelines on residential properties surrounding the site. The report tests over 500 windows.

The assessment considers the impact of the development on the vertical sky component (VSC) and daylight distribution available to windows in these properties. Where room layouts are not known the daylight distribution test has not been undertaken by plotting the No Sky Line (NSL). VSC is a measure of the amount of sky visible from the centre point of a window on its outside face. If this achieves 27% or more, the BRE guidelines state that the window will have the potential to provide good levels of daylight. The BRE guidelines state that reductions of over 20% of existing daylight levels are likely to be noticeable.

In respect of sunlight, the BRE guide suggests that a dwelling will appear reasonably well sunlit provided that at least one main window wall faces within 90° of due south and it receives at least a quarter of annual probable sunlight hours (APSH), including 5% of APSH during the winter months. As with the tests for daylighting, the guidelines recommend that any reduction below this level should be kept to a minimum; if a window will not receive the amount of sunlight suggested, and the available sunlight hours is less than 0.8 times their former value, either over the whole year or just in winter months, then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.

The properties tested for daylight and sunlight levels comprise:

- 1-10 Squire Garden (2 storey houses to rear of site)
- 1-31 Storey Court (block of flats to south west of site extending rearwards adjacent Hamilton Close, WCC owned, for the over 55's)
- Application site
- Grove End House (mansion block to north east of site)

As a point of clarification (and in response to an objection received on this ground) it is acknowledged that within the assessment part of Storey Court is mislabelled as solely 39 St John's Wood Road. 39 St John's Wood Road is inclusive of Storey Court, and 1-31 Storey Court extends to the two buildings running adjacent Hamilton Close, not just one as labelled.

There are very few losses to any of the windows/rooms assessed. Where there are losses, they are very minor and all windows assessed passed the Vertical Sky Component tests and all rooms (where known from estate agents particulars, planning history records etc) pass the daylight distribution test. In terms of sunlight, all windows that face within 90 degrees of due south have been tested for direct sunlight and all windows with a requirement for sunlight pass both the total annual sunlight hours test and the winter sunlight hours test.

8.3.2 Overshadowing

In terms of overshadowing, specific concern has been raised from a resident in Storey Court that the extension will overshadow the garden at ground floor and the terrace at first floor which are used for gardening as part of the over 55's programme and well established. Comment is made that this is not specifically shown/ highlighted within the

report. Further comment is made that the assessment is unsound in that it focus's on set hours within set dates. Officer's consider that the report is accurate in the detail provided and complies with the BRE guidance in that amenity spaces should be assessed on the basis that they should receive at least 2 hours of sunlight on 21 March. The assessment shows that there will be no overshadowing to adjacent gardens and open spaces as a result of the proposed extension.

8.3.3 Privacy

There are 180 degree windows proposed to the front elevation of the extension and to the rear three windows are proposed. Views to the north east from the proposed living room full height windows overlook the flank wall of Grove End Gardens and therefore results in no overlooking. Given the height of the building being substantially higher than Squire Gardens to the rear and Storey Court adjacent to the south west, the windows to the rear and the remainder of the front elevation full height living rooms windows would not result in any significant overlooking given the distance and the oblique angles.

Significant objection has been received on the grounds of overlooking from the proposed terrace to the existing penthouse terrace below. The applicant has submitted section drawings which show that with the proposed set back of the terrace and the 1.1m parapet (part solid/ part glass) the proposed terrace would offer very limited views to the terrace below. To the rear of the extension, the drawings indicate that the flat roof is not be used as a terrace, and used for maintenance only. There will therefore be no overlooking to the windows facing the internal courtyard of Grove End House, the communal gardens of Grove End House or the residential properties in Squire Gardens.

8.3.4 Sense of Enclosure

Whilst upper levels of neighbouring properties may see the proposed extension, it is considered that with the height of the extension at approximately 2.8m, the set back from the parapet edge and the distances to neighbouring properties, notably Grove End House which is the only property in the immediate vicinity that is taller than the application site, the proposals are not considered to result in an unacceptable sense of enclosure.

8.4 Transportation/Parking

8.4.1 Car Parking

The applicant states that a car parking space is proposed within the car park of the existing building. The objectors are concerned that this will remove a carparking space from another flat occupier within the building. The applicant has confirmed that the caretakers/ porters parking space, which is no longer required, is to be allocated to the proposed flat and this is acceptable and in accordance with policy 27 of the City Plan given this is not a new parking space. Should this space not be available for whatever reasons, it is not considered that the proposals could be refused on this basis.

Further objection has been received on the grounds that a flat will create extra demand of on-street carparking should permission be granted. Should the caretaker space not be

available for whatever reason, it is not considered that one additional flat will result in a significant demand of on-street car parking and that any requirements for additional car parking can be absorbed in the existing highway network. The proposals are in accordance with policy 27 of the City Plan and London Plan policies.

8.4.2 Cycle Parking

The existing basement plan show 16 cycle spaces adjacent the lift core in what appears to be Sheffield stands. The proposed basement plan shows an additional 12 cycle spaces on the other side of the lift core, again as Sheffield stands (it should be noted as originally proposed 2 additional cycle spaces were shown).

One objector has provided photographs of the existing cycle parking and this shows cycles locked to the metal protective barrier around the lift car rather than as Sheffield stands as shown. It is acknowledged that the submission does not accurately show the existing parking, and therefore it is unlikely that the proposed is correct either. For a development of a 2 bedroom flat, 2 spaces are needed. Whilst it appears that 2 (or 12 spaces) are not capable of being provided it is not considered that a refusal could be sustained in this instance and it is likely that the storage of any bikes, associated with the proposed flat can be absorbed within the basement car parking. The applicant is however encouraged, if possible to provide formal cycle parking spaces.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

There is level access from the street to within the building. The proposed new flat is then accessed by a lift to the 6th floor and then via stairs, as appears is the existing situation for the penthouse floor. Whilst level access cannot be provided as this would require the extension of lift shaft through the flat below, it is not considered that the proposals would result in an unacceptable development.

8.7 Other UDP/Westminster Policy Considerations

8.7.1 Noise & Vibration

Objection has been raised on the grounds that a noise and vibration report has not been submitted with the application. It is not understood whether this is construction related noise and vibration report or a report concerned with noise and vibration transference through the proposed flat to the penthouse below. A standard condition regarding noise transference is to be attached to any permission granted.

8.7.2 Refuse /Recycling

Additional refuse storage is shown on the ground floor plan in the existing waste storage area. The Council's Cleansing officer considers this not in accordance with the Council's waste guidelines and that further details should be conditioned.

However, it is not considered reasonable to require further details when one additional flat is proposed, within this large building which already has a waste storage/ collection in place.

8.7.3 Biodiversity

A green roof is proposed atop the extension. This is very much welcomed and will be condition.

8.7.4 Sustainability

The proposed extension has been technically designed to address Part L 1 A v 2016 (April 2016) requirements and perform at a high level of sustainability in the long term. All windows/ doors have floor to ceiling glazed elevations increasing natural light, in addition to the proposed rooflights. All proposed fenestration and rooflights are double glazed assembled in a high quality system of frames. Cross ventilation is also provided through the proposed windows and the openable rooflights transversely.

In addition, PV panels are proposed within the green roof and again these are very much welcomed and their installation will be conditioned.

8.8 Westminster City 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) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with s.38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan adopted in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 8.9). As set out in s.38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

8.9 Neighbourhood Plans

There is not a neighbourhood plan for St John's Wood.

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan 2019 - 2040 (April 2021) policies referred to in the consideration of this application are considered to be consistent with the NPPF 2019 unless stated otherwise.

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the City Council cannot impose a pre-commencement condition (a condition which

must be discharged before works can start on site) on a planning permission without the written agreement of the applicant, unless the applicant fails to provide a substantive response within a 10 day period following notification of the proposed condition, the reason for the condition and justification for the condition by the City Council. In this instance no pre-commencement conditions are recommended.

8.12 Planning Obligations

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

The total amount of CIL payable (based on the applicant's CIL liability form) is £78,606.35 (comprising Mayoral CIL of £8,320.00 and Westminster CIL of £70,286.35. This will be further assessed in due course and subject to any exemptions or relief that may be available to the applicant.

8.13 Environmental Impact Assessment

An EIA is not required for a development of this size.

8.14 Other Issues

8.14.1 Structural Stability

One area of concern for residents, and in particular the occupier of the penthouse flat is the structural stability of Templar Court with the addition of an additional rooftop extension. Para 40.13 of the City Plan states "the creation of larger extensions to existing buildings may also lead to additional challenges and the capacity to support additional loading will be an important factor in determining the feasibility of delivering such rooftop development".

The applicant has submitted a letter from a structural engineer and this confirms the proposed weighting of the extension and that this is likely to have no significant structural effect on the building. Whilst this has not been reviewed by the Council's Building Control Manager, should planning permission be granted the proposals would be subject to Building Regulations.

8.14.2 Construction Impact

Multiple objections have been received on the grounds of noise and disruption during the course of works if permission was to be granted. An objection has also been received on the grounds that a construction management plan (which addresses the disruption caused by building works) has not been received.

Whilst the objection of noise and disruption during works is noted, it is not itself a reason to withhold permission. A condition is recommended to protect the amenity of the surrounding area by ensuring that core working hours are kept to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday. The condition states that noisy work must not take place outside these hours except as may be exceptionally agreed by other regulatory regimes such as the police, by the highway's authority or by the local authority under the Control of Pollution Act 1974. An informative is also recommended to advise

the applicant to join the considerate constructors scheme. Through the use of the above conditions and informative, it is considered that the impact of the development on surrounding occupiers is being suitably controlled and mitigated as far as practicable under planning legislation.

Given the nature of the proposed works a construction management plan or the applicants agreement to adhere to the City Council's Code of Construction Practice is not required.

8.14.3 Property Devaluation/ Letting Concerns/ Financial responsibilities and additional service charges

Objections have been received on the grounds that the proposed extension and the works to build an extension are likely to result in loss of property value and hinder any lettings. Concern is also raised as to what additional service charges the existing residents may experience. This is not considered a material planning consideration and an application cannot be refused on this basis.

8.14.4 Strain on Existing Porters

An objection has been received on the grounds that an additional flat would put a strain on existing services in the building including on the porters. This is a private matter and not a material planning consideration.

8.14.5 Lack of Co-operative Relationship Between Freeholder and Leaseholder

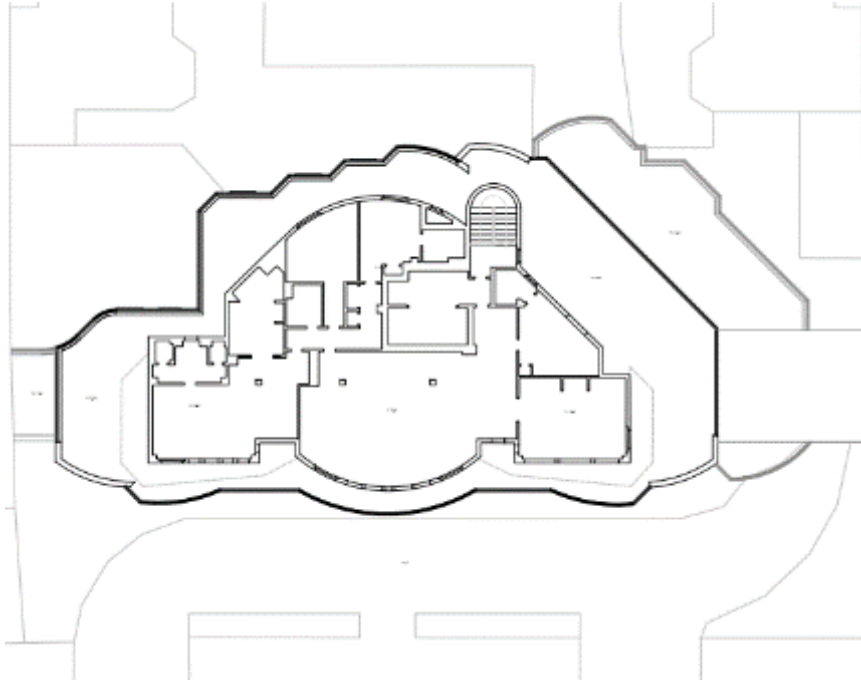
Objections have been received on the grounds that the new freeholder of the building (the applicant) has not engaged with the leaseholders/ tenants in the building. Applicants are always encouraged to discuss proposals with leaseholders/ neighbours etc, however a reason for refusal cannot be sustained on this ground.

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

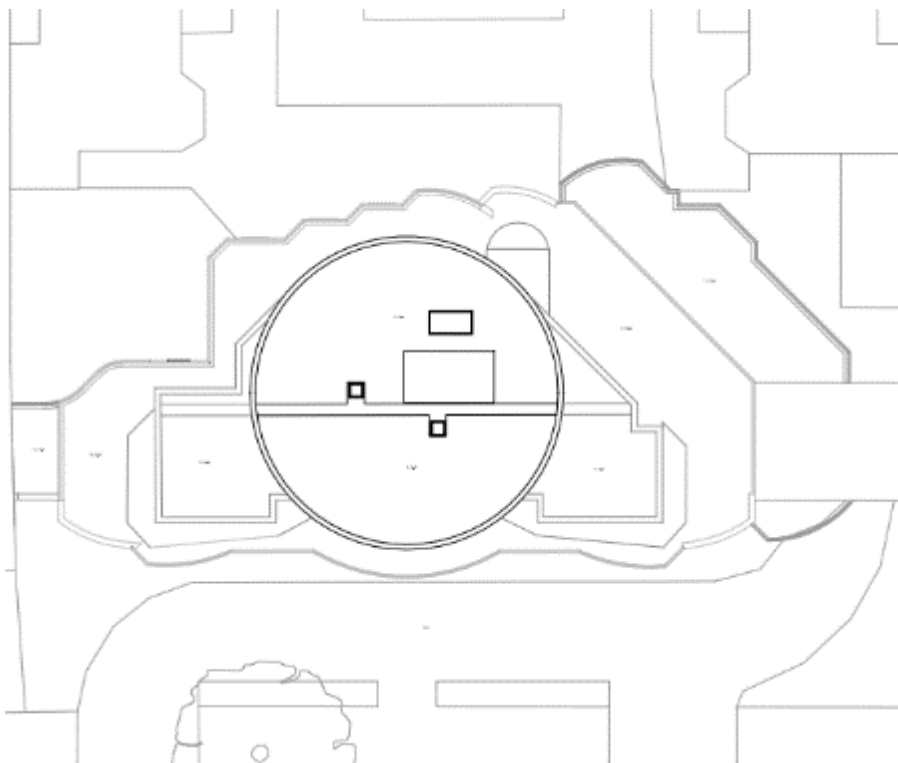
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: NATHAN BARRET BY EMAIL AT nbarrett@westminster.gov.uk

9. KEY DRAWINGS

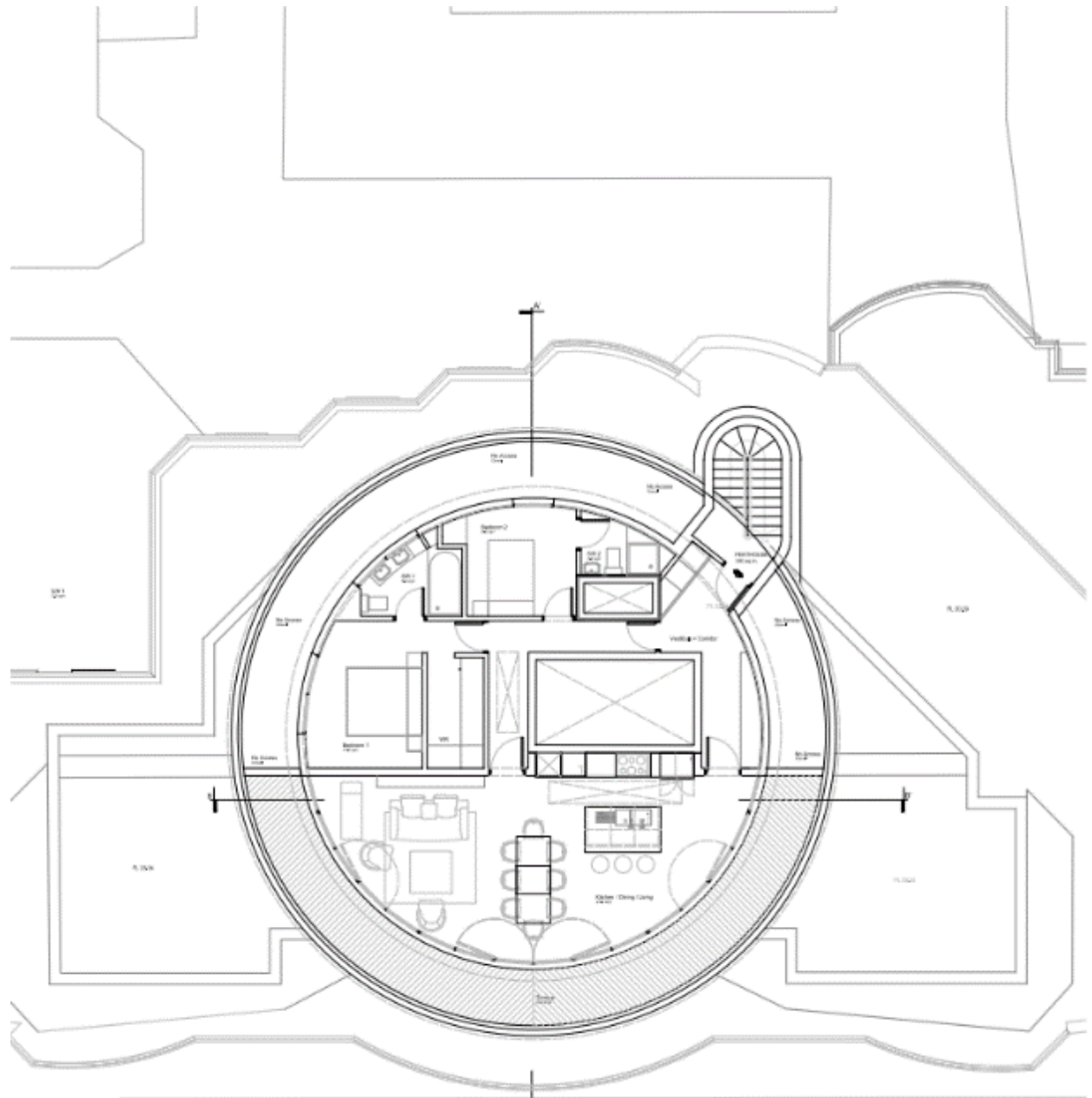
Existing Penthouse Flat floor plan:



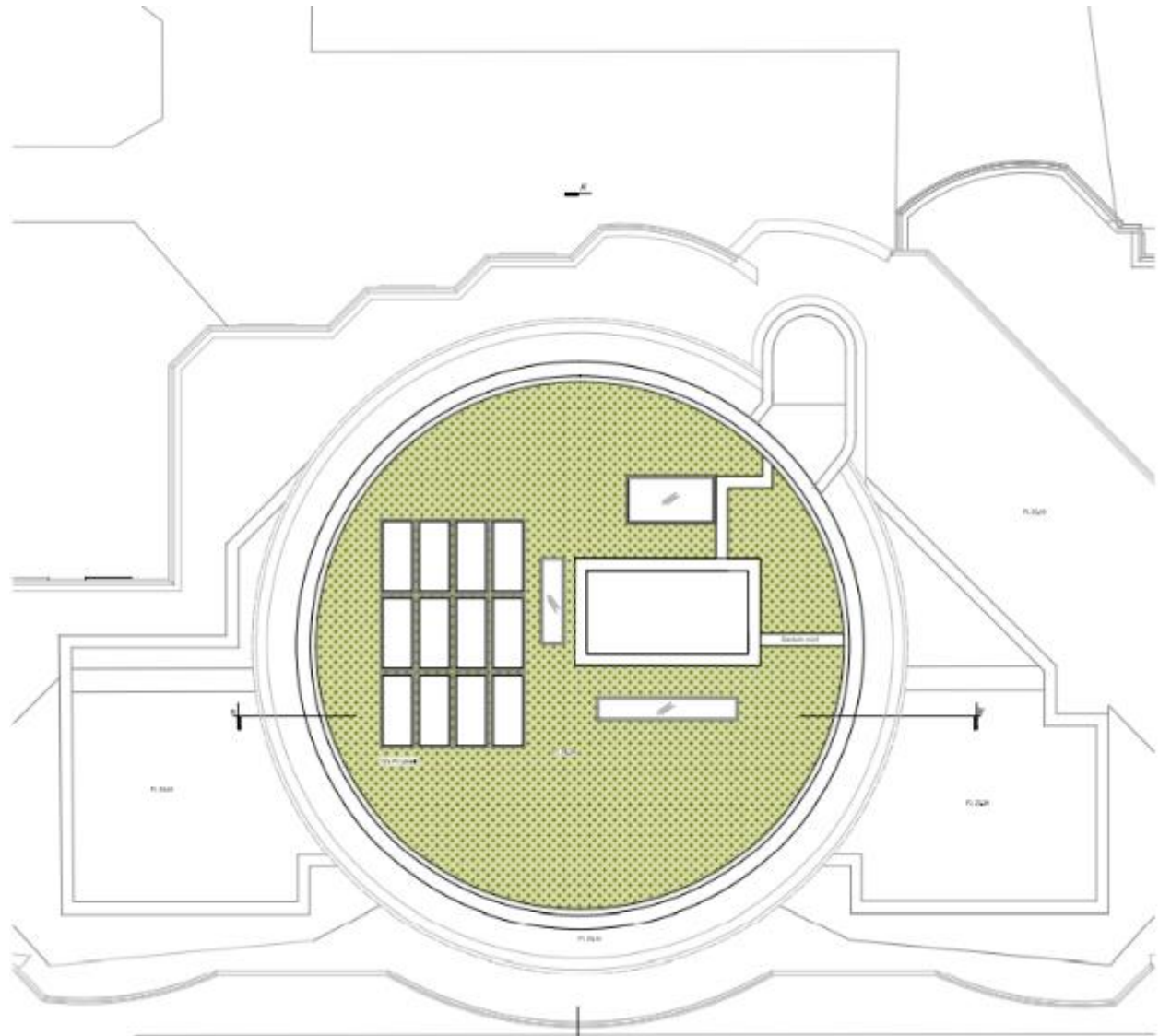
Existing Roof Plan:



Proposed Floorplan:



Proposed Roof Plan:



Existing Front Elevation:



Proposed Front Elevation:



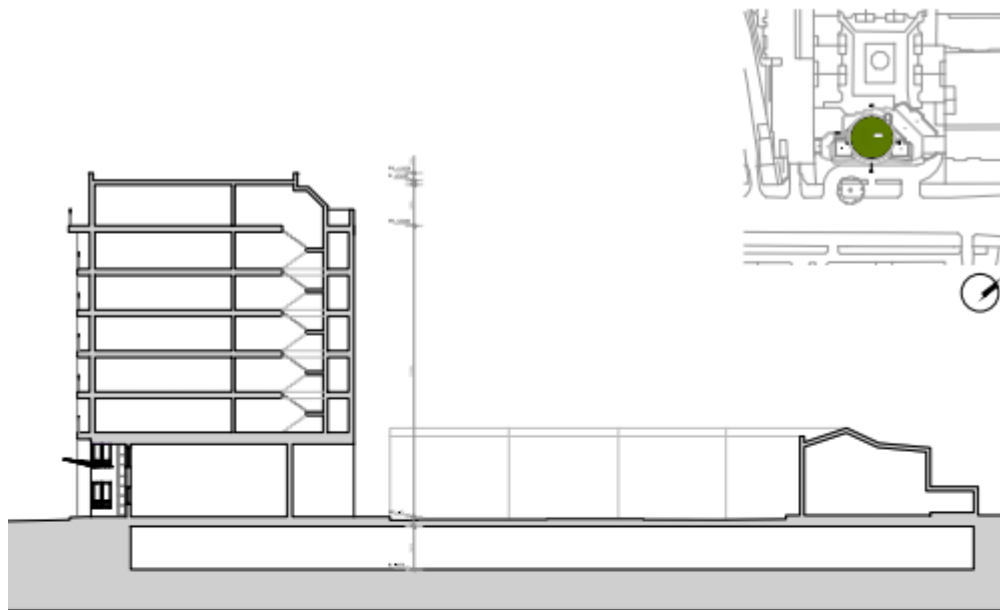
Existing Rear Elevation:



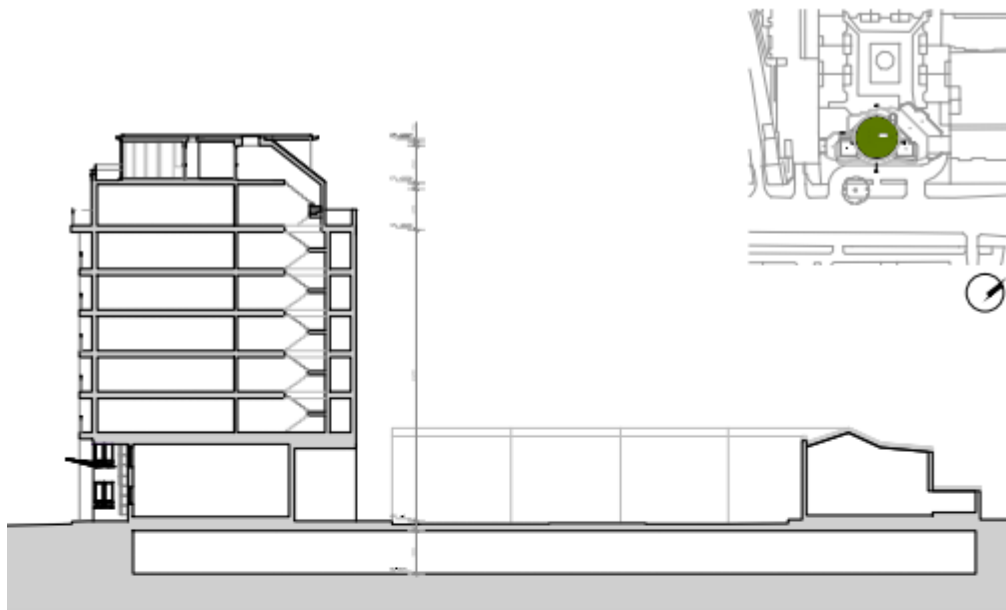
Proposed Rear Elevation:



Existing Full Sections:

TEMPLAR COURT
Sections

Proposed Full Sections:



Section AA'
1/250 @ A3



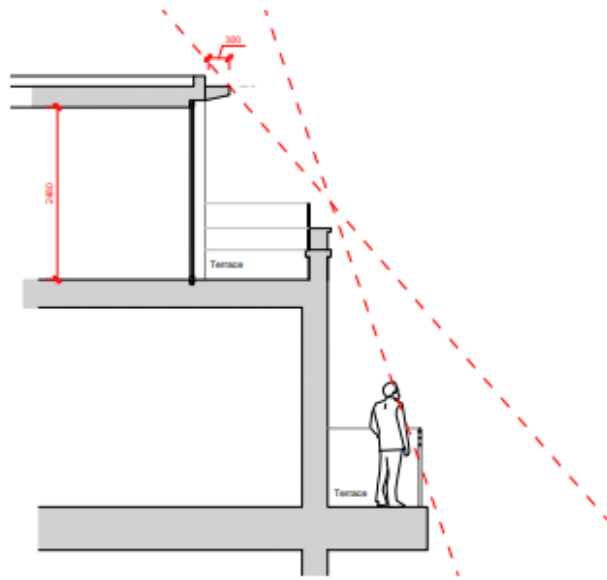
Section BB'
1/250 @ A3

TEMPLAR COURT
Sections

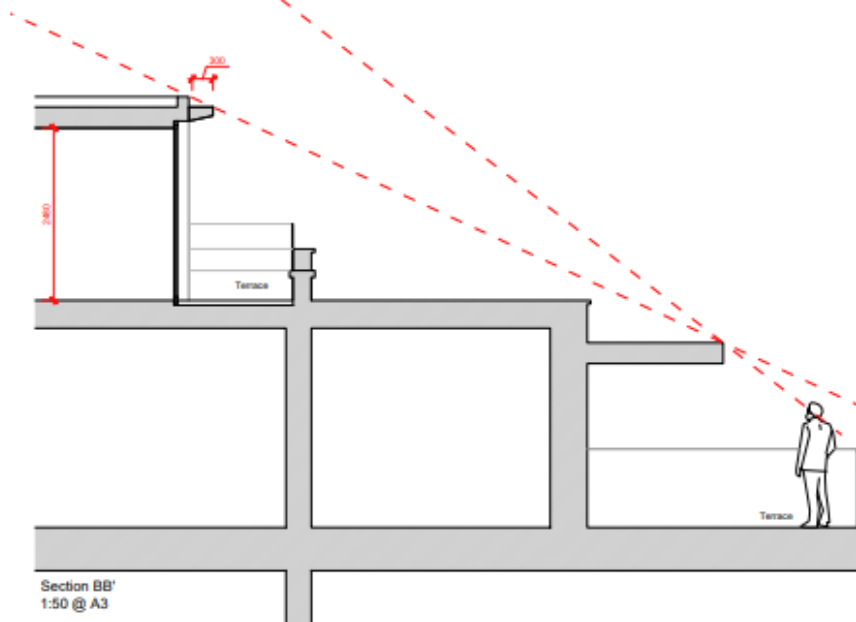
Proposed Sections:

Section AA – to show view from proposed front terrace to front terrace of existing Penthouse Flat

Section BB – to show view from proposed side terrace to side terrace (adjacent Grove End House) of existing Penthouse Flat



Section AA'
1:50 @ A3



Section BB'
1:50 @ A3

Existing and Proposed Front Axonometric/ Visuals:



Existing and Proposed Rear Axonometric/ Visuals:



DRAFT DECISION LETTER

Address: Templar Court , 43 St John's Wood Road, London, NW8 8QJ

Proposal: Erection of a single storey roof extension above the existing circular parapet to provide 1 x 3 bedroom self-contained flat (Use Class C3) with associated internal works and an outdoor amenity terrace.

Plan Nos: TCT_PL: 100A; 101A; 104A; 105A; 106A; 110A; 120A; 200A; 201A; 201A; 206A; 210A; 211A; 220A; 230A; 231A; 300A; 310A; 301A; 311A.

For information only:

Photos and Photo Plan; Planning Statement; Design and Access Statement dated 22 October 2021 (revised 9 December) ; Daylight and Sunlight Report dated 20 October 2021; Letter from Harrison Shortt Structural Engineers Ltd dated 20 October 2021.

Case Officer: Kimberley Davies

Direct Tel. No. 07866036948

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

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

Reason:

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

- 2 Except for 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 Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 3 You must apply to us for approval of samples of the facing materials you will use, including

glazing and brick work. You must not start work until we have approved what you have sent us. You must then carry out the work using the approved materials

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 4 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 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 the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 6 You must provide each cycle parking space shown on the approved drawings prior to occupation of the development. Thereafter the cycle spaces must be retained and the space used for no other purpose. (C22FC)

Reason:

To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021). (R22FB)

- 7 The design and structure of the building shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 15 times per night-time from sources other than emergency sirens. (C49BB)

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise as set Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R49AB)

- 8 You must provide, maintain and retain the following bio-diversity features before you start to use

any part of the development, as set out in your application.

- Green roof and PV panels

You must not remove any of these features. (C43FA)

Reason:

To increase the biodiversity of the environment, as set out Policy 34 of the City Plan 2019 - 2040 (April 2021). (R43FC)

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 **HIGHWAYS LICENSING:**
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 visit our website at www.westminster.gov.uk/guide-temporary-structures.

CONSIDERATE CONSTRUCTORS:

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.

BUILDING REGULATIONS:

You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/contact-us-building-control

- 3 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)

- 4 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, for example by issuing regular bulletins about site progress.
- 5 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, for example by issuing regular bulletins about site progress.
- 6 In relation to the green roof condition, you should review the guidance provided by the Greater London Authority on their website prior to finalising the structural design of the development, as additional strengthening is likely to be required to support this feature:
www.london.gov.uk/what-we-do/environment/parks-green-spaces-and-biodiversity/urban-greening.