

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB-COMMITTEE	Date 13 June 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	34 Woronzow Road, London, NW8 6AT		
Proposal	Variation of Condition 18 of planning permission dated 25.04.2005 (05/00580/FULL) for Demolition of existing house and erection of new house comprising basement, lower ground, ground and two upper storeys with plant room at basement level, raised terrace to rear and alterations to front boundary wall; Namely to amend elevational detailing to building, including to incorporate the single storey orangery extension to the south side of the building, amendments to the single storey wing on the south side, amendments to skylights/lantern lights and amendments to detailing of rear balustrading to terrace and rear garden steps.		
Agent	SHH		
On behalf of	Emerald Hill Properties Limited		
Registered Number	16/07787/FULL	Date amended/ completed	23 May 2017
Date Application Received	13 August 2016		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The application proposals relate to a single dwelling house on the east side of Woronzow Road. The redevelopment of the site was approved on 24th May 2005, and the building is nearing completion though is not yet occupied. It is an unlisted building located within the St John's Wood Conservation Area. Permission is sought for the retention of a series of changes to the approved design of the building which were carried out during the course of its construction thus far, and other amendments to be incorporated into the design.

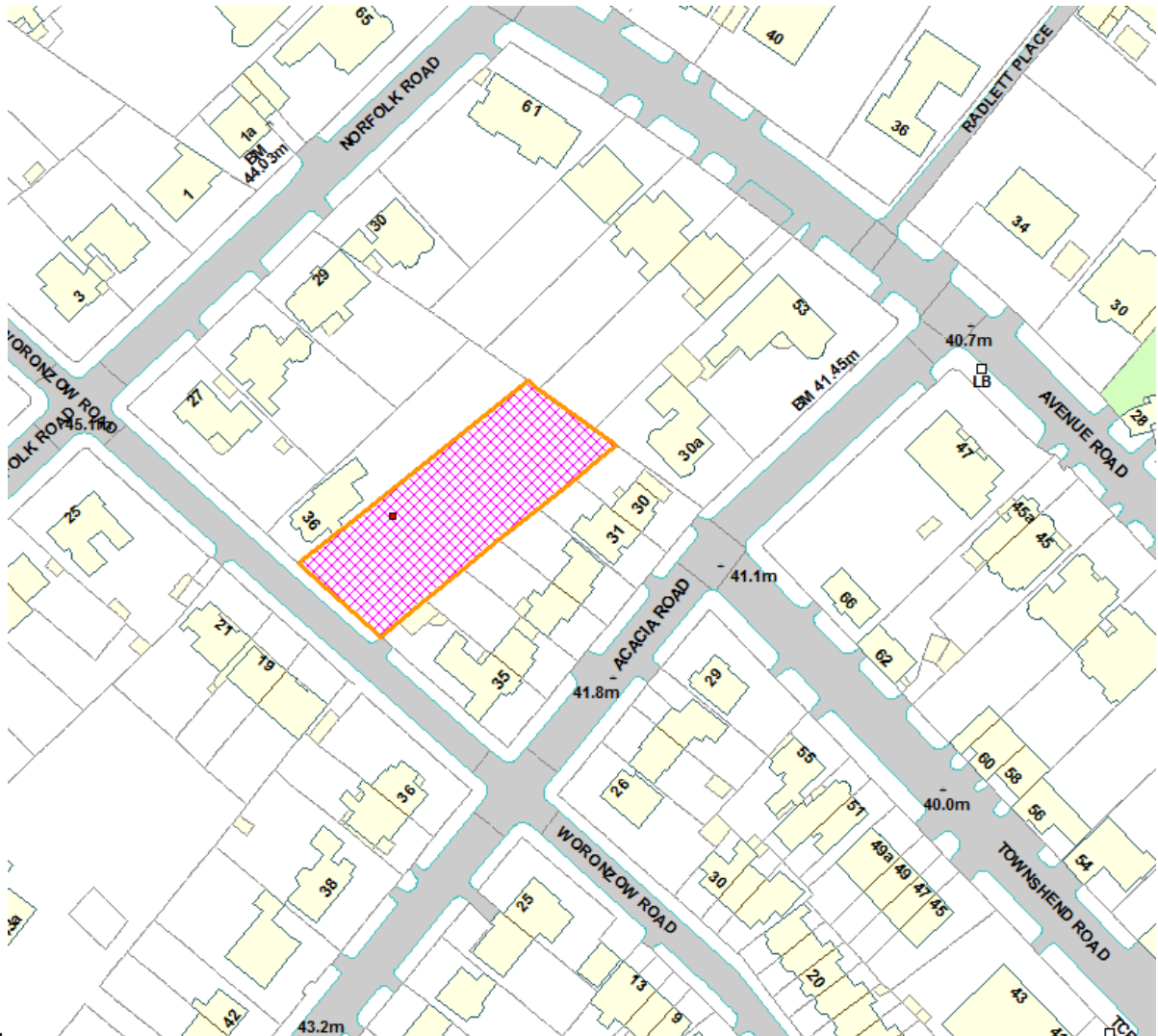
The key issues in this case are:

- The impact on the character and appearance of the building and surrounding conservation area.
- The impact on the amenity of neighbouring residents.

- The impact upon surrounding trees.

Subject to appropriate conditions, the proposal is considered acceptable in design, amenity and trees terms. The application is therefore recommended for approval being in compliance with the relevant Unitary Development Plan (UDP) and City Plan policies.

LOCATION PLAN



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3. PHOTOGRAPHS



Aerial View of Site Showing Development As-built



Subject building as seen from Woronzow Road



Rear of subject building.

4. CONSULTATIONS

ST JOHN'S WOOD SOCIETY

Initially expressed concern that they could not comment on the application in detail as the submitted drawings could not be read clearly. Express concern that the scale of the building has an adverse impact on neighbours and the character of Woronzow Road. State that any amendments must respect this. State that the proposed changes have an adverse impact on neighbours in terms of overlooking, privacy and light pollution. Ask the case officer to carefully assess the true height of the building and note the comments of neighbours. Strongly object to further variations to the original planning approval as the variations are all retrospective.

ARBORICULTURAL MANAGER

Raise no objections, subject to conditions relating to tree protection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 17

Total No. of replies: 5

No. of objections: 5

No. in support: 0

In summary, the objection letters received raise concerns on the following grounds:-

Design Issues

- Concern expressed about the height of the house and its proximity to the boundary of the site.
- Concern expressed about the design of the 'bubble' roof above the ground floor side extension to the south side of the house, and that it should match the other skylight to this side extension.

Amenity Issues

- Concern expressed regarding any French doors on the south east elevation at first floor level, and state that any doors or windows at that level must continue to be fitted with opaque glass.
- Concern expressed about the appearance of the house being too obtrusive with a statement that the applicants have raised the ground to a level which when the building is added allows them to look over the fence into our private garden.

Other Issues

- Comment received stating that if all the changes are at ground floor level then they would have no objection.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

5. BACKGROUND INFORMATION

5.1 The Application Site

The application site is a single dwellinghouse which covers lower ground, ground floor, first floor and with a second floor level set within the pitched roof structure to the building. It has render facing to its sheer elevations and slate cladding to its roof structure, and is designed in a notably grand, Italianate style with prominent use of classical detailing. The building is not listed and it is located within the St John's Wood Conservation Area. The building was first approved in 2005 and after a lengthy construction process is nearing completion on site.

5.2 Recent Relevant History

05/00580/FULL

Approval granted for Demolition of existing house and erection of new house comprising basement, lower ground, ground and two upper storeys with plant room at basement level, raised terrace to rear and alterations to front boundary wall.

Application Permitted 24th May 2005

06/02880/ADFULL

Details including samples of the facing materials and details of all windows and external doors, the front entrance porch and pediment, the window pediments, all sky- and rooflights, and typical stone window surrounds and reveals, pursuant to Condition 1 and parts i) - v) of Condition 7 of planning permission dated 25 April 2005 (RN: 05/00580).

Application Permitted 7th June 2006

13/04441/FULL

Planning permission granted on appeal for alterations to the roof structure including dormers, and for a single storey rear side extension (Appeal was split - roof extension also included in this application was dismissed).

Appeal decision 17th October 2013

14/01012/FULL

Alterations to front boundary wall including new gates with associated landscaping to front garden

Application Permitted 22nd July 2014

14/09103/ADFULL

Details of landscaping pursuant to Condition 16 of planning permission dated 25 April 2005 (RN: 05/00580).

Application Permitted 14th October 2014

16/10729/NMA

Non material amendments to planning permission dated 25 April 2005 (RN: 05/00580/FULL) granted for: Demolition of existing house and erection of new house comprising basement, lower ground, ground and two upper storeys with plant room at basement level, raised terrace to rear and alterations to front boundary wall (Option B). Namely, to add a condition listing the plan numbers - condition 18.

Decision date 19th December 2016

6. THE PROPOSAL

The application seeks permission for variations to the 2005 approved design of the building in order to regularise amendments to the approved design which have been carried out on site during the construction of the building, and several other changes not yet built. These changes comprise design alterations such as amendments to windows, doors, rooflights / lantern lights, a rear balcony structure, stucco detailing and some works to the landscaping surrounding the building such as the arrangement of steps leading into the rear garden from lower ground floor level. Permission is also sought for regularisation of a side/rear extension, which differs in design from one previously allowed by an appeal on 17th October 2013, and the regularisation of the second floor plan.

7. DETAILED CONSIDERATIONS

7.1 Land Use

The application seeks to regularise the addition to the southern side wing at ground floor level which has been constructed on site. An extension of this footprint has previously been allowed in an appeal decision on 17th October 2013. As a modest addition to this single dwelling house, the extension is considered acceptable in land use terms, in accordance with policy H3 of the Unitary Development Plan (UDP).

7.2 Townscape and Design

There are a series of alterations sought with regards to the design of the building as it was approved in 2005, as considered below.

Height of Southern Side Extension

As constructed on site, the southern side extension at ground floor level is designed in two distinct elements in this current scheme. It incorporates a main section which is sited directly adjacent to the main building, and an additional section which projects beyond the line of the rear elevation and which is set lower in height than the main section. The additional section projecting beyond the main rear elevation is considered in detail in the next section below.

In this scheme, the main section of the side extension is shown to be approximately 0.5m higher than in the 2005 approval. This increase in height is considered relatively minor in the context of this large new house, and the increase will be seen directly against the larger bulk of the main building which would lessen any impression of the increase. This amendment to the scheme as approved in 2005 is considered acceptable.

A concern has been raised by both the St John's Wood Society and by an objector regarding the height of the house, with the objector also expressing concern about its proximity to the boundary of the site. Though recognising the concerns about the height and perceived bulk of the property, this current application seeks minor amendments to this aspect of the building, with the slight increase in height of the side extension proposed. As such, it is not considered that the height and bulk of the main body of the

house could be considered under this current application and the concerns expressed on these grounds are therefore not considered sustainable.

Conservation Extension to Rear South-East Corner

The scheme approved in 2005 incorporated a single storey wing at ground floor level on the southern side of the building, which was set back 2.3m from the main rear elevation of the building. An appeal against a subsequent refusal of planning permission for an extension from the point of the 2.3m set back line to a point 8.2m beyond the main rear elevation was allowed on 17th October 2013. The extension allowed under this appeal projected out to the south from the side elevation by 4m. Conditions listed on the decision letter for the appeal relating to tree protection works and to a requirement for a sample of the roofing material however were not discharged. Notwithstanding this, an extension projecting 8m from the main rear elevation line and which projects out 3.85m from the side elevation has been commenced though it has not yet been fully completed. The extension constructed on site also steps 0.3m across the line of the rear elevation, whereas the appeal scheme did not step across the line of the rear elevation. This extension is similar in height to the one included in the previous appeal scheme.

The extension sought permission in this application therefore is similar to that previously allowed on appeal in terms of its footprint, and seen in context with this relatively large house it does not appear over-scaled. Though two doors are accommodated to the rear elevation of the extension instead of the one door shown to the appeal scheme, and though some minor aspects of the detailing differ from the appeal scheme, the design of the extension is largely similar to that previously allowed on appeal. The extension accommodates a similarly scaled and traditionally designed skylight above as was included in the appeal scheme. The slight step across the line of the rear elevation does not unduly compromise the character and appearance of the main building. Overall therefore, the extension proposed is considered acceptable in design terms.

Skylights on Main Section of Southern Side Extension

In the scheme approved in 2005, there were two rooflights approved above the main section of the southern side extension. One of these which was centrally located along the length of the southern side extension and had a footprint with a curved end to its southern side and a curved domed form to its roof. The other was located towards the eastern (i.e. towards the rear) of the roof, and which had sheer ends but again with a curved form to its southern end. Each of these two rooflights were approximately 1m high, of which approximately 0.5m rose above the height of the parapet to this side extension.

Two rooflights have been constructed on site which have a larger footprint than those included in the 2005 approval. The skylight towards the front of this ground floor side wing is more traditional in design and will remain unchanged in appearance.

However, the skylight to the rear has attracted strong objections from local residents, and is considered harmful to the design of the building. In order to remedy its existing unattractive appearance, this skylight is to be enclosed within the body of a new skylight of traditional form with white timber framing, and which will follow the traditional design of the other two conservatories. Its external appearance therefore will be in a traditional form closely following the other two skylights to this elevation. Whilst its height is 0.2m higher

than the skylight approved to this location in 2005 (and 0.1m higher above the parapet to this extension than the 2005 approval) the minor increase is not considered to harm the appearance of the building. An amending condition is recommended to require all three skylights to this ground floor side wing to accommodate traditional finials to their ridge which will help harmonise the appearance of these three skylights.

Alterations to South Side Ground Floor Doors

To ground floor level on the southern side elevation three large arched openings each with a pair of timber doors are proposed in place of three small square windows which were shown to this location in the 2005 approved application. The design of the doors now proposed to this location follow the design of those doors approved to ground floor level on the main rear elevation (and also those constructed to rear lower ground floor level and to the southern side extension at ground floor level which are discussed elsewhere in this report). Though relatively large openings, they sit comfortably in context with the existing prominent square headed doors which were approved in 2005 to this elevation, and are considered to integrate successfully with the building.

Alterations to Windows

The heads to the rear first floor level windows to the front and rear elevations are generally slightly grander than were approved in 2005. However, their design is considered sympathetic to the building as a whole.

To first floor level on the south side of the building, the four blind window panels shown to the scheme approved in 2005 are proposed to be omitted, and the two sash windows to first floor level are set slightly closer together. These changes do not adversely affect the character and appearance of the building.

There are several minor alterations to the positioning of rooflights set to the north and south facing roofslopes. These changes are not considered contentious.

Balcony Structure to Rear First Floor Level

A balcony structure to the central bay at first floor level of the rear elevation was agreed as part of the original 2005 approval, with the elevations showing an arrangement of vertical balusters with an angled/crossed baluster motif to the centre. It was relatively simply detailed though not considered of high design quality. The current application seeks permission for a more elaborate structure to this location. However, the new design is considered in sympathy with the character of this grand classically inspired building and is considered acceptable.

Rustication and Quoins to Elevations

The building as approved in 2005 had generally plain stucco elevations (aside from the decorative window/door surrounds) though with a suggestion of slightly advanced stucco detail to define corners of elevations, and with a stucco band defining the area between ground and first floor levels.

This application seeks approval for the retention of grander stucco decorations to the building. The ground floor is to have rustication incorporated into the stucco to each of the four elevations, with the exception of the sides and rear of the rear projection to the south-east corner of the building which will be faced in plain render to denote its distinction and recessive appearance as compared to the main building. The rear lower ground floor level will also incorporate rustication, as will the slightly advanced corner features to each elevation. The use of rustication in this manner is considered in sympathy with the relatively grand classical styling of the building, and this amendment to the approved design is considered acceptable.

Doors to Rear Elevation at Lower Ground Floor

The scheme approved in 2005 incorporated three very large and heavily subdivided sets of doors to the rear elevation at lower ground floor level. These doors and door openings were not considered to fully integrate with the overall character of the building. This application seeks the retention of a differing arrangement installed to this location, with three door openings of the same overall width of those previously approved, but with those openings now incorporating a series of curved doors which follow the design of those to the floor above. As such they are considered to more successfully integrate with the design of the building as a whole, and they are considered an improvement in design terms over the 2005 approved scheme.

French Doors in Lightwell

A slightly differing design of door is shown to the front lightwell. The principal change is that they now incorporate fanlights above, which allows for more normally proportioned doors than the very high doors shown to the 2005 approved scheme. The change is modest, and to this discreet location set within the front lightwells it is not likely to be apparent from outside the application site.

Front Boundary Gates

The application includes a drawing showing a new front vehicular gate towards the southern end of the frontage, and a pedestrian gate to the centre. These details are as previously approved on 22nd July 2014 under application 14/01012/FULL and they remain acceptable in this application. Vehicular and pedestrian gates were also shown in this location in the original scheme approved in 2005 (albeit to a slightly differing design).

Rear Garden Terraced Staircase and Rear Terrace Balustrading

A change is proposed to the arrangement of the staircase which rises from the rear elevation at lower ground floor level to the rear garden, albeit they remain similarly scaled. In the scheme approved in 2005 a more orthogonal arrangement was shown, whereas the scheme now proposed incorporates a more sweeping staircase arrangement. The new arrangement is considered appropriate in design and of no lesser quality than the staircase arrangement approved in 2005.

A modest change to both the layout and the design of the stone balustrading proposed to flank the rear terrace area at ground floor level is proposed. The layout is similar to that previously approved, although it now projects slightly further out to the south onto an area

of hard landscaping as allowed under the landscaping details application 14/09103/ADFULL approved on 14th October 2014. This minor change in layout has little impact on the appearance of the building. The design of the balustrading follows that previously approved under application 06/02880/ADFULL and is shown as a more classically inspired bottle balustrade design which is considered appropriate for this building.

Architectural Detailing

Drawings have been submitted showing the architectural detailing for doors, door surrounds, window surrounds, cornices and other features. These reflect both the detailing previously approved, and the applicants have confirmed that these details match what has been constructed on site. As such, the details shown are considered acceptable.

Conclusion on Design Issues

Given the above, it is considered that the proposed scheme is acceptable in design terms and would accord with Policies S25 and S28 in the City Plan and Policies DES 1, DES 5 and DES 9 in the UDP.

7.3 Residential Amenity

With regards to the impact of the works on residential amenity, it is noted that the St John's Wood Society express concern that the scale of the building has an adverse impact on neighbours, and more specifically that the changes proposed will adversely impact on neighbours in terms of overlooking, privacy and light pollution. In addition, concerns have also been expressed from neighbours in general terms regarding the house being too obtrusive, and more specifically that the applicants have raised the ground to a level which when the building is added allows them to look over the fence into their private garden. Further comments have been made that any windows and doors at first floor level must be fitted with opaque glass.

With regards to the concerns about privacy and light pollution, these concerns appear to relate principally to the works on the south-eastern (i.e. the south side) elevation. On this elevation, the changes in terms of privacy and light pollution relate to windows and rooflights. The changes are that the rooflights above the southern side extension at ground floor level are both larger and more numerous than were approved in 2005, the two windows to first floor level are set closer to each other, three new arched door openings are proposed to ground floor level in the place of the square windows approved to this location, and the two skylights to the pitched roof are to be slightly re-positioned. This elevation however remains some considerable distance away from the next nearest residential property on Acacia Road, and it is not considered that these works would give rise to an unacceptable impact on the amenity of neighbouring properties. The comments related to overlooking from the first floor windows are noted. However, they were neither shown to the approved plans as having opaque glazing nor was there a condition securing this, and their repositioning is a minor change to an approved scheme which would not adversely affect the amenity of neighbours in terms of overlooking. The three new doors to this elevation at ground floor level face onto a relatively high brick boundary wall to the site and as such would not give rise to any unacceptable overlooking of neighbouring properties.

The comments received expressing concern about the scale of the building in general terms are noted, however the application is considered on the basis of the changes proposed as set out in the current application submission. It is not therefore considered that the scale of the main body of the building, except in so far as it is being amended in this application, can be considered as a reason for refusal of these application proposals. As such, the concerns expressed on this ground are not considered sustainable.

A further comment has been received stating that if all the changes are at ground floor level, they would have no objection. As set out above however, though there are changes to both ground and first floor levels, these are not considered to adversely affect the amenity of surrounding neighbours.

Given the above comments, it is considered that the proposed scheme is acceptable in amenity terms and would accord with Policy S29 in the City Plan and Policy ENV 13 in the UDP.

7.4 Transportation/Parking

The application proposals do not seek to alter the parking arrangements at the building.

7.5 Economic Considerations

No economic considerations are applicable for a development of this size

7.6 Access

The application proposals do not seek to alter the access arrangements to the building.

7.7 Other UDP/Westminster Policy Considerations

Trees

There are two new elements of works proposed in this scheme in proximity to trees. The north end of the hard landscaped terrace area to the rear of the building at ground floor level now extends across adjacent to the north side boundary wall whereas in the scheme approved in 2005 the terrace stopped approximately 2.3m from the boundary wall, though this was reduced to 0.7m in the approval of details of hard and soft landscaping approved under application ref: 14/09103/ADFULL. The remaining space was to be left for planting. In relatively close proximity and located within the rear garden of no. 36 Woronzow Road are 3 Pyracantha trees. Although the hard landscaped terrace will step closer to these trees the works have been considered in terms of its potential impact and it appears a low risk. As such, this change is not considered unacceptable.

At the south side of this rear ground floor terrace area, the stone balustrading which will flank the terrace will extend further to the south and therefore closer to the line of lime trees on the southern boundary of the site. It will remain sited however on an area of hard landscaped ground approved in the application on 14.10.2014 and as such will not impact on the adjacent lime trees.

As such, the application proposals would not adversely impact on tree cover to this or adjoining sites, and would therefore accord with policy S38 in the City Plan and policy ENV 16 in the UDP.

7.8 London Plan

This application raises no strategic issues.

7.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

7.10 Planning Obligations

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

7.11 Environmental Impact Assessment

The development proposed is not of a scale to raise issues requiring a consideration in terms of an EIA.

7.12 Other Issues

Second Floor Plan

The original permission erroneously omitted the second floor plan within the set of drawings approved. The applicants have submitted a second floor plan with this application showing the arrangement, which shows the internal arrangement to this floor level with three bedrooms and three bathrooms as the principal rooms. This is in line with the 2005 approval for the dwellinghouse to the site, and is considered acceptable and to resolve this anomaly from the 2005 decision letter.

8. BACKGROUND PAPERS

1. Application form.
2. Responses from St John's Wood Society, dated 19th September 2016, 16th January 2017 and 24th April 2017.
3. Response from occupier of 35 Acacia Road dated 5th September 2016.
4. Response from the occupier of 33 Acacia Road dated 12th September 2016 and 21 May 2017.
5. Response from occupier of 32 Acacia Road dated 11th January 2017.
6. Response from occupier of 34 Acacia Road dated 21 May 2017.

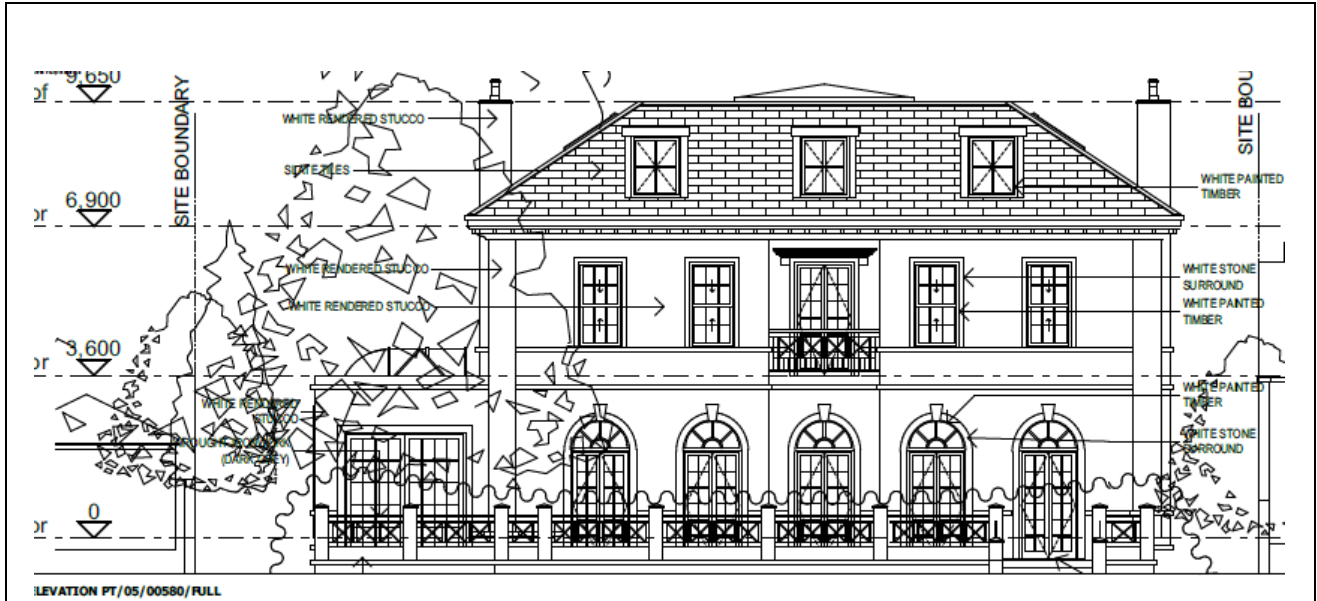
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

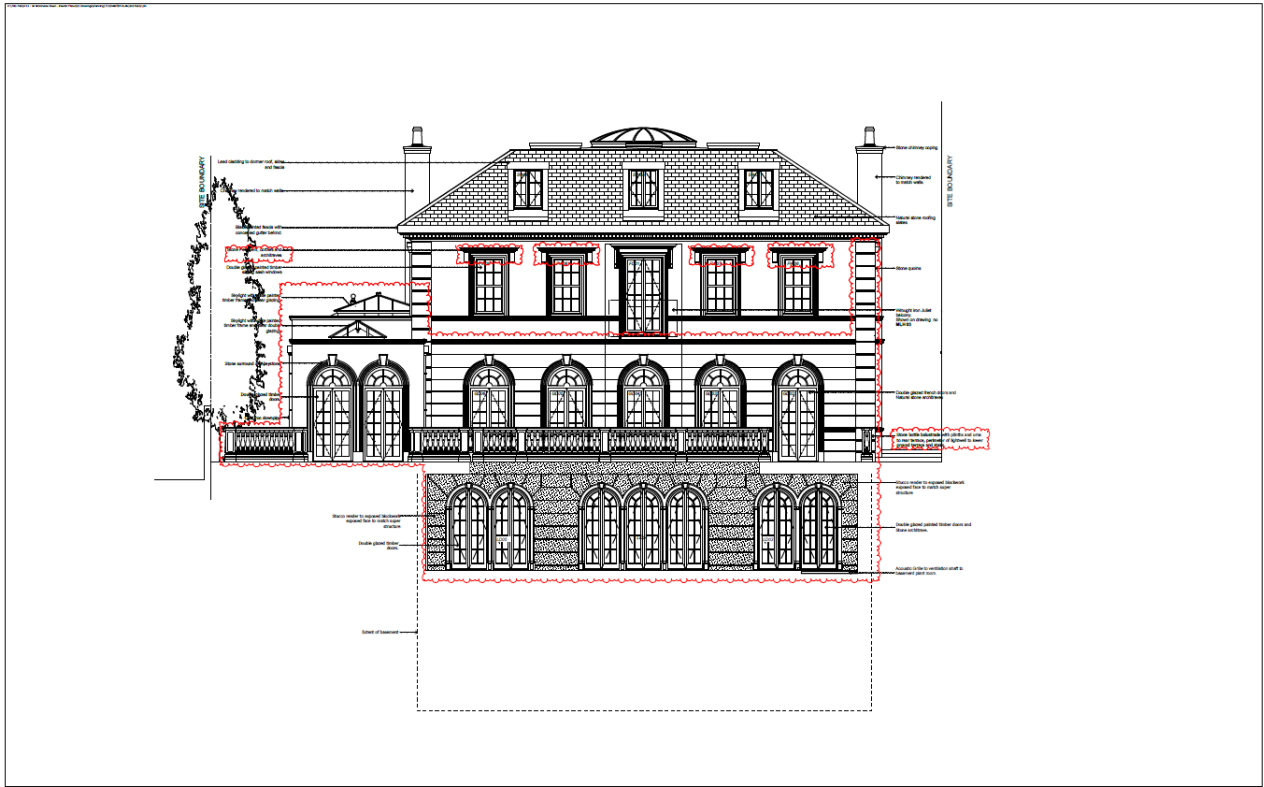
Item No.

8

9. KEY DRAWINGS



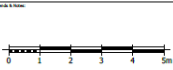
Approved Rear Elevation



1 NORTH EAST ELEVATION (REAR)

DO NOT SCALE FROM THIS DRAWING.
Figured dimensions only are to be taken from this drawing. All dimensions are to be indicated on site before any work is put in hand.
If in doubt, ask.

NO.	DATE	DESCRIPTION	BY	CHECKED
1	12/01/2017	ISSUED FOR PERMIT
2	12/01/2017	ISSUED FOR PERMIT
3	12/01/2017	ISSUED FOR PERMIT
4	12/01/2017	ISSUED FOR PERMIT

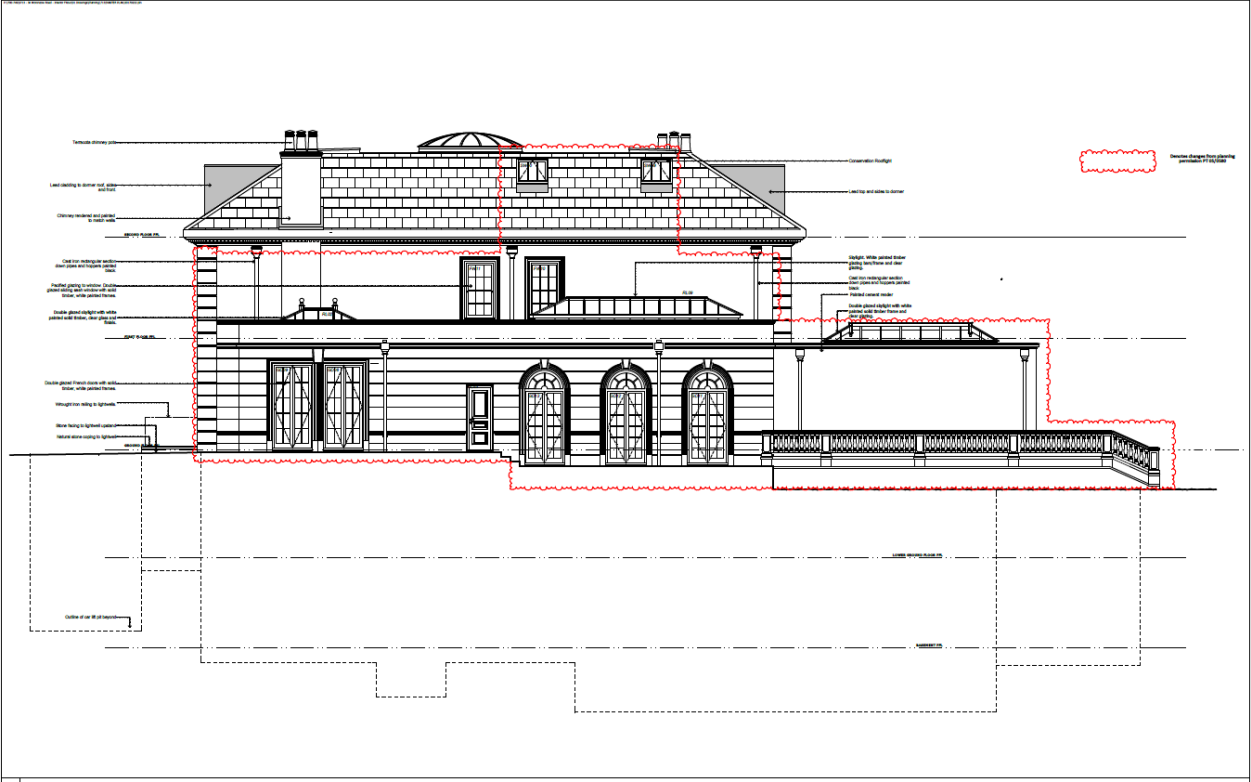


RIBA Registered Architect	shh SHAW HORTON HORTON ARCHITECTS	Project: 34 WORONZOW ROAD NE Elevation Date: 02/01/2018	Drawing No: 713(P3) 21_C
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Proposed Rear Elevation



Approved South West Elevation



1 SCALE 1:50
SOUTH EAST ELEVATION
DO NOT SCALE FROM THIS DRAWING
Figured dimensions only are to be taken from this drawing. All dimensions are to be finished, if it is not stated.

NO.	DATE	DESCRIPTION	BY
1	27.08.2022	ISSUED FOR PERMITS	MS
2	27.08.2022	ISSUED FOR PERMITS	MS
3	28.08.2022	ISSUED FOR PERMITS	MS



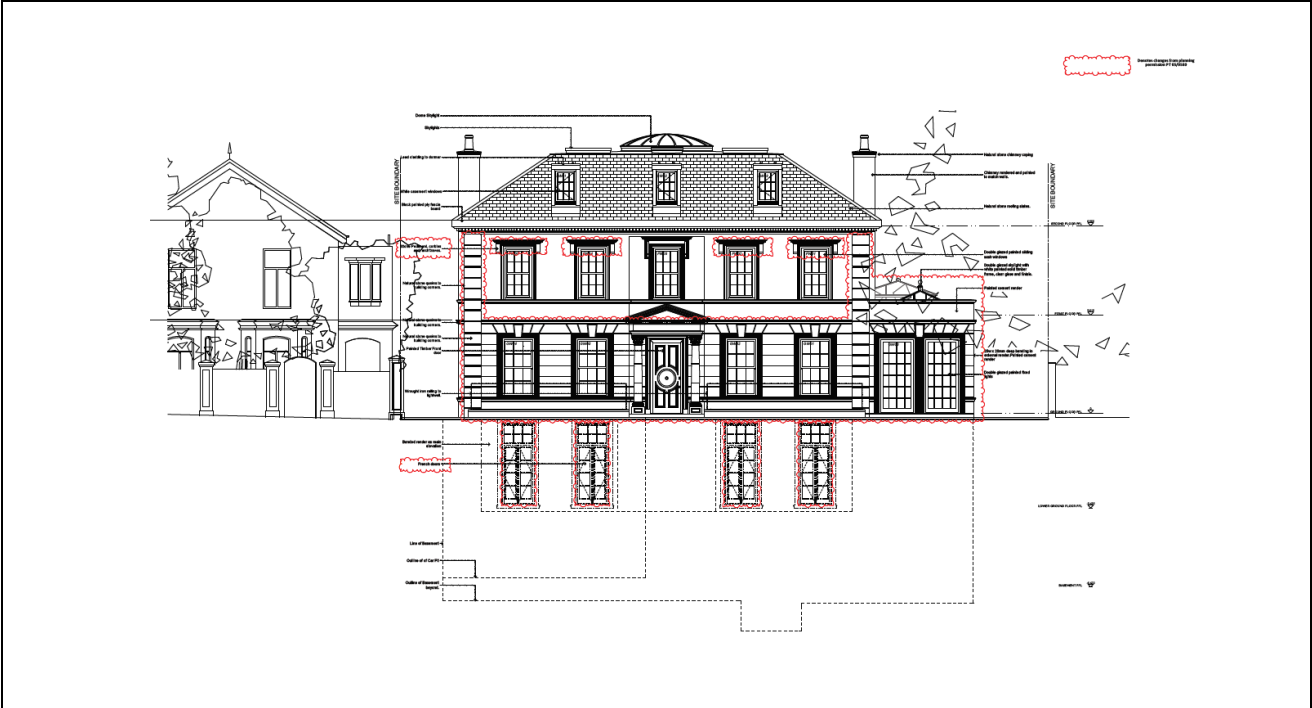
RIBA
Chartered Practice



34 WORONZOW ROAD
SE Elevations
713(P3) 23_C

Drawing Title
SE Elevations
713(P3) 23_C

Proposed South West Elevation



1 SOUTH WEST ELEVATION (FRONT)

DO NOT SCALE FROM THIS DRAWING
 Revised drawings are to be taken from the drawing. All dimensions are to be taken from the drawing and not from a part of it.
 If in doubt, ask.

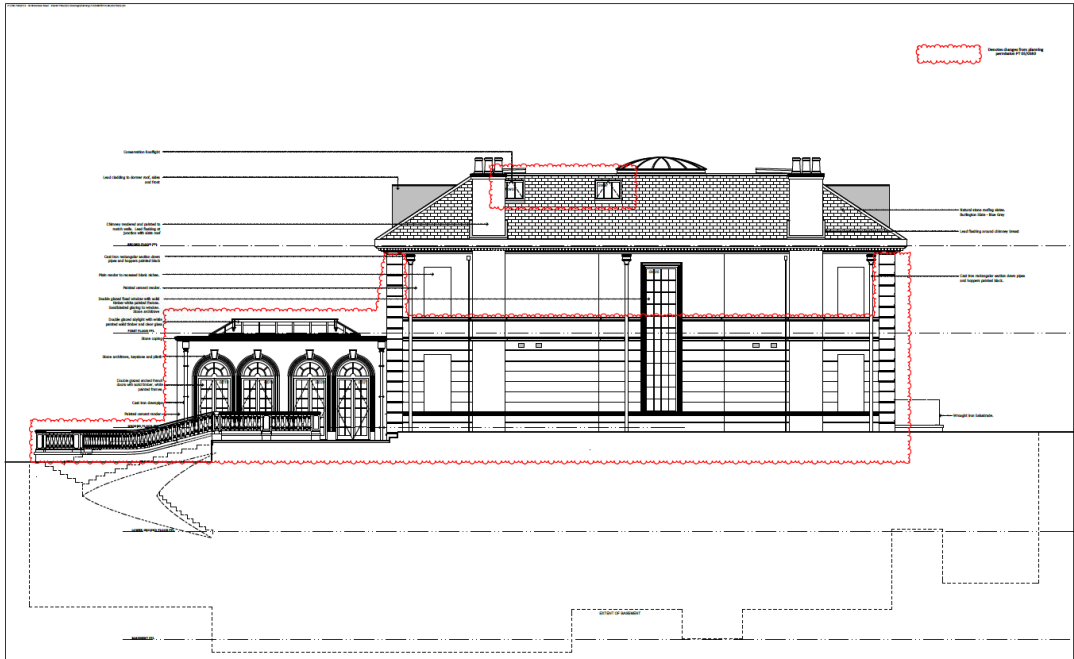
NO.	DESCRIPTION	DATE
1	Issue for Planning	24/01/2024
2	Issue for Planning	24/01/2024
3	Issue for Planning	24/01/2024

Scale: 0 1 2 3 4 5m

shh
 24 WORMSLOW ROAD
 10 WORMSLOW
 WORMSLOW
 WORMSLOW HILL PROPERTIES

713(P3)20_C

Proposed front elevation



1 NORTH WEST ELEVATION

DO NOT SCALE FROM THIS DRAWING
 Revised drawings are to be taken from the drawing. All dimensions are to be taken from the drawing and not from a part of it.
 If in doubt, ask.

NO.	DESCRIPTION	DATE
1	Issue for Planning	24/01/2024
2	Issue for Planning	24/01/2024
3	Issue for Planning	24/01/2024

Scale: 0 1 2 3 4 5m

shh
 24 WORMSLOW ROAD
 10 WORMSLOW
 WORMSLOW
 WORMSLOW HILL PROPERTIES

713(P3)22_C

Proposed side elevation

DRAFT DECISION LETTER

Address: 34 Woronzow Road, London, NW8 6AT

Proposal: Variation of Condition 18 of planning permission dated 25.04.2005 (05/00580/FULL) for Demolition of existing house and erection of new house comprising basement, lower ground, ground and two upper storeys with plant room at basement level, raised terrace to rear and alterations to front boundary wall; Namely to incorporate the single storey extension to the south-east side of ground floor level, elevational detailing amendments to the building including alterations to windows, doors and stucco detailing, amendments to rear ground floor balustrading and rear first floor balcony, amendments to rear garden steps, and amendments to skylights/lantern lights.

Reference: 16/07787/FULL

Plan Nos: 713(P3) 01_C (location plan), 713(P3) 02_C (site plan), 713(P3) 09_C, 713(P3) 10_C, 713(P3) 11_C, 713(P3) 12_C, 713(P3) 20_C, 713(P3) 21_C, 713(P3) 22_C, 713(P3) 23_C, 713(P3) 24_C, 713(P3) 31_C, 713(P3) 32_C, 713(P3) 40_C, 713(P3) 41_C, 713(P3) 42_C, 427/WD/406B, 427/WD/414B, 427/WD/415A, 427/WD/423A, 427/WD/503A, 427/WD/508A, MLH-03, Drawing titled 'Extract from Drawing no. 427/WD/405 Rev B (under 06/02880/ADFULL) as part of discharge of conditions 7iv of original planning permission' with image of skylight dated 10.10.2015, Letter from SHH dated 24th February 2017, Site photos of landscaping, Site Photos showing view from French Doors GD11, 12 and 13 and showing view of curved skylight dated 10.10.2015, email from SHH dated 23rd May 2017

Drawings Titled 'Originally Approved Drawing' Submitted for Information:
427(P2)001A, 427(P2)003A, 427(P2)005A, 427(P2)006A, 427(P2)007A,
427(P2)008A, 427(P2)020A, 427(P2)022A, 427(P2)024A, 427(P2)025A,
427(P2)026A, 427(P2)031A, 427(P2)032A, 427/WD/405B

Drawings Submitted with 05/00580/FULL:
P427(P2)001A, 002A, 003A, 004A, 005A, 006A, 007A, 008A, 020A, 021A, 022A,
023A, 024A, 025A, 030A, 031A, 032A, Design Statement revised January 2005,
Randle Siddley Associates drawing nos. 634.01F and 02A and unnumbered tree
protection drawing, Environmental Noise Report by Hoare Lee Acoustics dated 11
March 2004 and Stage 2 Report dated January 2005, Tree Survey and Tree
Protection Method Statement by ACS Consulting dated 27 September 2004

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- 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 S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

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

- 4 You must construct the approved works in accordance with the samples of facing materials and plans annotated to show where the materials are to be located as approved by the City Council as Local Planning Authority on 7 June 2006 under reference 06/02880/ADFULL and as approved by the City Council as Local Planning Authority on 18 January 2008 under reference 08/00430/ADFULL, or in accordance with other samples and annotated plans as submitted to and approved by the City Council

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must construct the front boundary wall in accordance with the samples of facing materials as approved by the City Council as Local Planning Authority on 2 August 2006 under reference 06/05306/ADFULL, or in accordance with other samples and annotated plans as submitted to and approved by the City Council

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 7 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 this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 8 You must construct the front dormer windows in accordance with the plans as approved by the City Council as Local Planning Authority on 2 August 2006 under reference 06/05306/ADFULL

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 9 All new outside rainwater and soil pipes must be made out of metal and painted black.

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 10 You must construct the details of:
- i) all windows and external doors (elevations and typical sections at an appropriate large scale, annotated to show materials and finishes);
 - ii) the front entrance porch and pediment (elevations and typical sections at an appropriate large scale);
 - iii) the window pediments (elevations and typical sections at an appropriate large scale);
 - iv) all sky- and rooflights (at an appropriate large scale) (with the exception of the skylight to the south side of the building above the single storey rear extension);
 - v) typical stone window surround and reveal (elevations and typical sections at an appropriate large scale);
 - vi) all new or altered boundary walls, and vehicle and pedestrian entrance gates, annotated to show materials and finishes.

in accordance with drawings 713/(P3)40C, 713(P3)41C and 713(P3)42C, and otherwise as approved by the City Council as Local Planning Authority on 7 June 2006 under reference 06/02880/ADFULL and as approved by the City Council as Local Planning Authority on 20 June 2018 under reference 16/04877/ADFULL, or in accordance with other plans included in this application or as submitted to and approved by the City Council

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 11 You must not put up a porch or extension on the building, or erect dormer windows or form any windows or other openings (other than those shown on the plans and as amended by conditions) in the outside walls of the building without our permission. This is despite the provisions of Classes A, B, C and D of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development (England) Order 2015 (or any order that may replace it). (C21HB)

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 12 The car lifts hereby permitted shall be kept in the closed position except when in use.

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 14 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 15 You must provide the waste store shown on drawing 713(P3) 02_C before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the house. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 16 You must implement the landscaping scheme as approved by the City Council as Local Planning Authority on 14 October 2014 under reference 14/09103/ADFULL, or in accordance with other landscaping schemes as submitted to and approved by the City Council (which would need to include detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs)

You must then carry out the landscaping and planting within 12 months of completing the development (or within any other time limit we agree to in writing). If you remove any trees or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species.

Reason:

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

- 17 You must construct the plant according to the detailed drawings and in compliance with the acoustic report as approved by the City Council as Local Planning Authority on 8 October 2015 under reference 15/08402/ADFULL, or in accordance with other drawings and acoustic report as submitted to and approved by the City Council

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13AC)

- 18 You must apply to us for approval of detailed elevation drawings of the ground floor front lightwell balustrades. 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 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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 19 The new rooflight proposed to enclose the existing domed rooflight in the location above the roof of the ground floor southern side extension and adjacent to 'Her Bathroom 107' (as defined on drawing 713(P3)11C) shall be installed to the position and design shown on the approved drawings (though incorporating the amendments as secured under condition 28 of this permission) within 3 months of the date of this permission, and shall be retained in that position thereafter

Reason:

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

- 20 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 21 The new front gates shall be formed in black coloured metal, and shall be maintained in that

colour thereafter

Reason:

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

- 22 You must apply to us for approval of either a sample, or confirmation in writing stating the material, colour and finish, of the material to face the roof of the 'Conservatory - room 015' (as defined on drawing 713(P3)10-C), or. 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 the sample or confirmation. (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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 23 You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing 713(P3)02C. You must also submit details to demonstrate how you have protected the trees to date. You must not carry out any further demolition, site clearance or building work until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the trees and the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 24 You must apply to us for our approval of details of an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. The details of such supervision must include:
- identification of individual responsibilities and key personnel.
 - induction and personnel awareness of arboricultural matters.
 - supervision schedule, indicating frequency and methods of site visiting and record keeping
 - procedures for dealing with variations and incidents.

You must not carry out any further demolition, site clearance or building work until we have approved what you have sent us. You must then adhere to the approved supervision schedule.

You must produce written site supervision reports after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included. You must send copies of each written site supervision record to us within five days of the site visit.

Reason:

To protect the trees and the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

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

Finials included of matching design to the ridge of each of the three rooflights above the ground floor side wing to the south side of the building

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

Reason:

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

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You are reminded that the position at which you are planning a vehicle entrance is restricted by residents parking bays. The bays will need to be moved before you can build your entrance. The legal procedure for doing this could take up to six months and there is no guarantee that you will be successful. We will start the procedure once we have received your deposit covering the cost of building the entrance. If you have any questions, please contact our On-Street Parking Manager, Paul Greaney 0207 641 2062.

- 3 Some of the trees on the site are protected by a Tree Preservation Order. You must get our permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I30AA)

- 4 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)