

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 20.06.2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	23 Craven Hill, London, W2 3EN		
Proposal	<p>17/01707/FULL and 17/01708/LBC (Scheme A) Alterations and extensions to existing vaults at lower ground floor level including their projection under the adjacent footway, and alterations to front lightwell including removal of grill and installation of railings, all in association with use of front vaults as staff accommodation in association with the main house. Alterations to rear lower ground floor including infilling of existing sub-garden accommodation to rear of main house and installation of new staircase from rear courtyard to rear garden.</p> <p>17/00852/FULL and 17/00853/LBC (Scheme B) Alterations and extensions to existing vaults at lower ground floor level including their projection under the adjacent footway, and alterations to front lightwell including removal of grill and installation of railings, all in association with use of front vaults as staff accommodation in association with the main house.</p>		
Agent	Mr Gavin Hegarty		
On behalf of	Mr Damian Chunilal		
Registered Number	17/01707/FULL and 17/01708/LBC (Scheme A), 17/00852/FULL and 17/00853/LBC (Scheme B)	Date amended/ completed	9 March 2017
Date Application Received	24 February 2017		
Historic Building Grade	II		
Conservation Area	Bayswater		

1. RECOMMENDATION

1. Scheme A – (17/01707/FULL and 17/01708/LBC) Grant conditional permission and conditional listed building consent.
2. Scheme B- (17/00852/FULL and 17/00853/LBC) - Grant conditional permission and conditional listed building consent.

For both schemes - Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

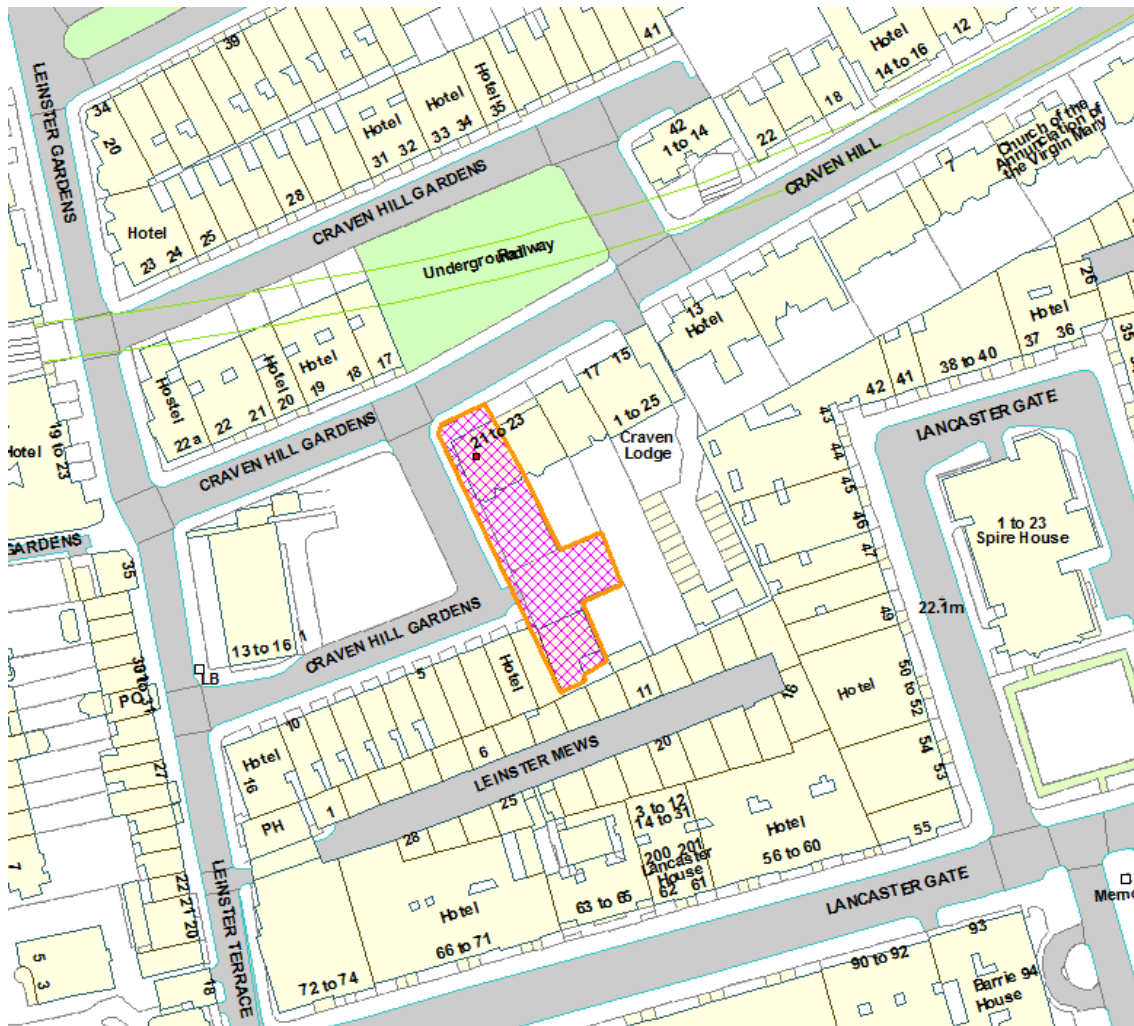
Permission and consent are sought for two separate schemes. Both schemes propose works to the front vaults including to enlarge them out underneath the adjoining pavement and with an additional extent of excavation within the front garden, and associated works to the front lightwell including the removal of the existing grill covering and installation of railings, all in order to utilise the front vaults as a staff flat to be used in association with the house. In addition, scheme A also proposes to infill the existing subterranean accommodation under the rear garden, with associated alterations to the steps within the rear courtyard leading up to the rear garden.

The key considerations are:

- The impact of the works on the character and appearance of the Bayswater Conservation Area.
- The compliance of the works with the relevant basement policy.
- The implications for trees within the site (relevant to scheme A only).

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

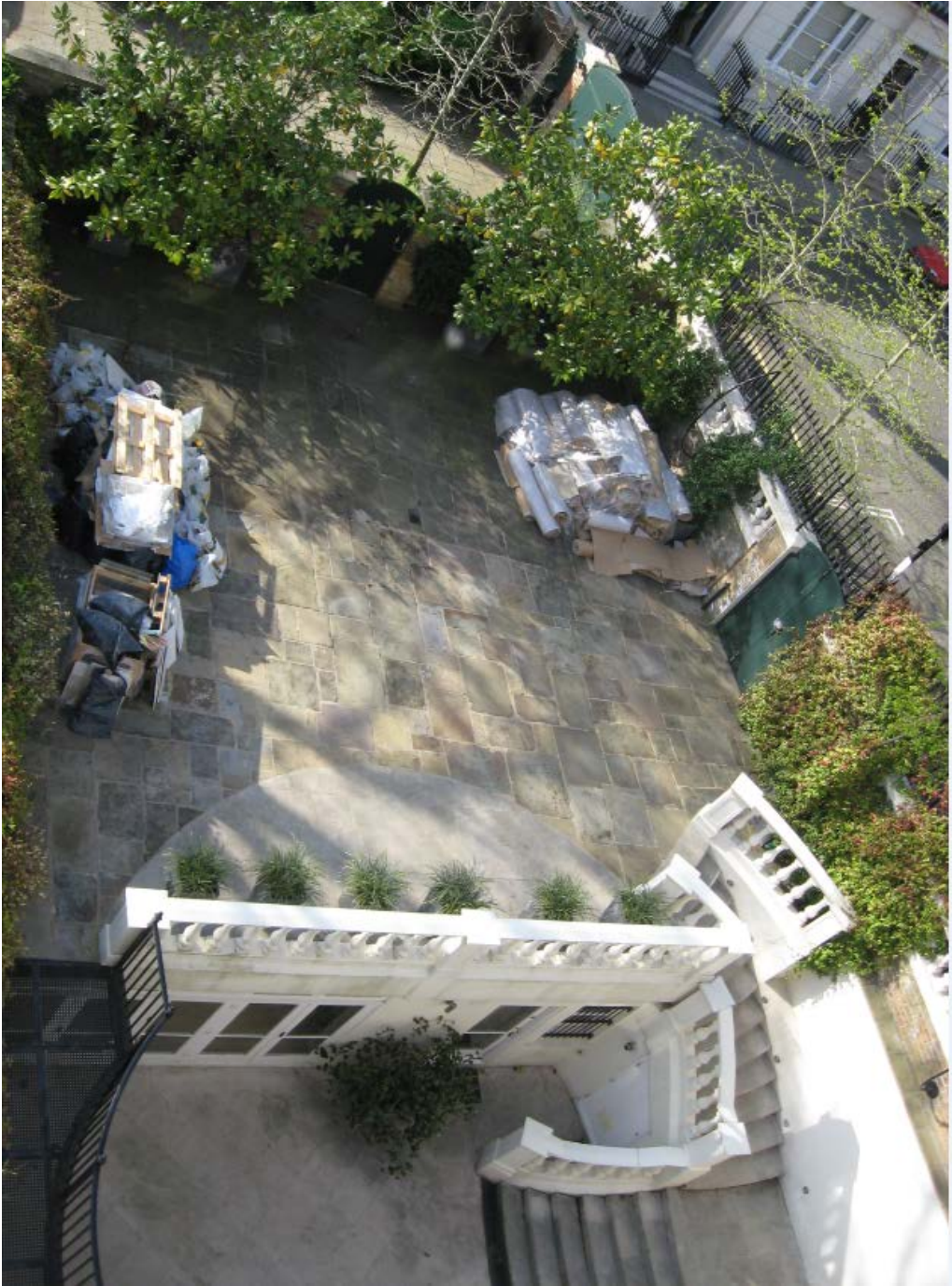
3. LOCATION PLAN



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4. PHOTOGRAPHS





5. CONSULTATIONS

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

South East Bayswater Residents Association

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

Highways Planning

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

Building Control

Comment that while they do not strictly agree with the conclusions of the flood risk assessment, no objection is raised. The submitted details in relation to structural works are considered acceptable.

Cleansing

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

Environmental Health

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

Arboricultural Officer

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

No. Consulted: 53

Total No. of replies: 0

No. of objections: 0

No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

Scheme B- (17/00852/FULL and 17/00853/LBC)

South East Bayswater Residents Association

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

London Underground

Any response to be reported verbally.

Highways Planning

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

Building Control

Comment that while they do not strictly agree with the conclusions of the flood risk assessment, no objection is raised. The submitted details in relation to structural works are considered acceptable.

Environmental Health

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

No. Consulted: 22

Total No. of replies: 1

No. of objections: 1

No. in support: 0

Objection on the following grounds:

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

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application relates to a 5 storey property sited on the south side of Craven Hill, and with two street frontages (to Craven Hill and Craven Hill Gardens). The property is Grade 2 listed and is located within the Bayswater Conservation Area. It is in use as a single dwelling house. There is existing subterranean accommodation underneath the rear garden, and existing vaults to lower ground floor level underneath the front garden.

6.2 Recent Relevant History

14/06960/LBC & 14/05224/FULL (approved 16/09/14)

Excavation underneath main building and part front and rear gardens to provide a new single storey of basement accommodation and associated replacement of rear garden staircase and garden room, replacement of storage shed to rear garden with louvred structure for air conditioning equipment.

14/01815/LBC & 14/01814/FULL (approved 16/09/14)

Excavation underneath main building and part front and rear gardens to provide a new two storey basement extension to the house and associated replacement of rear garden staircase and garden room, replacement of storage shed to rear garden with louvred structure for air conditioning equipment.

14/11057/LBC & 14/11056/FULL (approved 19/05/15)

Excavation of extended two storey basement beneath building and front and rear gardens and associated internal alterations following updated tree survey information

These previous approvals do not appear to have been implemented on site.

7. THE PROPOSAL

Two separate schemes have been submitted. Both of the schemes seek the approval of the reconstruction of the existing front vaults (which currently stop at the property boundary of the site) and their extension by an additional 1.8m sited underneath the adjacent public highway and extend them further under the front garden. The existing front lightwell is also to have its existing grill covering removed, with new railings proposed to be installed flanking the lightwell. The new accommodation proposed to be created within the front vaults is intended for staff accommodation which is ancillary to the main dwelling house.

During the course of the application the originally proposed staircase within the front lightwell was omitted from the proposal on officers advice.

In addition, scheme A also proposes to infill the existing subterranean accommodation underneath the rear garden, and to replace the staircase rising from the rear lower ground floor level courtyard to the main rear garden.

8. DETAILED CONSIDERATIONS

8.1 Land Use

In land use terms, the enlargement of the existing dwelling house accords with Policy H3 of the UDP and policy S14 of the City Plan.

8.2 Townscape and Design

The removal of the grill covering the existing front lightwell and installation of a simply detailed run of railings with flat handrail above simple uprights will give the lightwell a more traditional appearance which is considered in sympathy with this mid 19th century building. The new windows in the lightwell elevation lighting the accommodation within the vaults comprise three windows of traditional appearance which are considered in character with the building. The vaults themselves are a more modern rebuild of what could be anticipated to have been the original arched vault structures to the front of the building and their conversion and deepening in height will not therefore adversely affect the character of the listed building. The other internal alterations shown to lower ground floor level are not considered contentious.

The works included in Scheme A to the rear garden will provide for a neater staircase arrangement between the lower ground floor level courtyard and the raised main rear garden area. New doors are proposed to be installed to lower ground floor level on a rear bay which are not well integrated into the character of the building, particularly in view of being notably wider than the windows in this bay above, however this issue will be addressed by an amending condition to secure a more appropriate pair of doors.

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

8.3 Residential Amenity

The proposed external works are of limited scope to the front garden, with the most prominent alterations consisting of the installation of the railings. To the rear the principal external change relates to the removal of the existing large staircase structure and its replacement with a smaller structure. As such, there would be no adverse impact on the amenity of surrounding residents, and the works are in line with policy ENV 13 in the UDP and S29 in the City Plan.

8.4 Transportation/Parking

Highways Planning state that they consider the proposals to be undesirable on transportation grounds on the basis that the accommodation within the vaults appears to be capable of becoming a self-contained residential unit, and they request that a condition is imposed to ensure that the accommodation remains ancillary to the main residential unit. This condition is included with the draft decision letter. The application formerly included a proposal for a staircase access directly from the front garden which in itself could be accessed from a gate to the front boundary wall, however this was removed from the scheme on grounds of a concern that it may facilitate the use of the accommodation in a more self-contained manner. The revised arrangement allows for access of the staff flat only through the main house.

In light of the revised access arrangements, and subject to the condition requiring the accommodation to remain ancillary to the house, the concerns expressed by Highways Planning are considered to be addressed.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The staff accommodation will be accessed through the house, an arrangement which is considered acceptable from access terms.

8.7 Other UDP/Westminster Policy Considerations

The Basement Revision and Mixed Use Revision to the City Plan were submitted to the Secretary of State in December 2015. The independent examination was held in March 2016. Following the examination, a further consultation was held between 20 April and 5 June 2016, inviting responses to the proposed main modifications. Having considered the responses, none of the matters raised bring forward new issues which were not considered by the Inspector at the examination hearings in March.

Therefore, in accordance with Paragraph 216 of the National Planning Policy Framework, the Council will take the Basement Revision and Mixed Use Revision into account as a material consideration with significant weight in determining planning applications, effective from Tuesday 7 June 2016. One exception applies, in relation to the Basement Revision, specifically the application of the Code of Construction Practice [Policy CM28.1 Section A2b], which was applied from the date of publication of the Code of Construction Practice document, July 2016.

The implications of the revisions to the City Plan for the development subject of this report are outlined elsewhere in the report

Residential Use

The basement area would provide ancillary living space in the form of a staff flat to be used in association with the main dwelling house. Natural light and ventilation are to be provided from the lightwell to the front of the main building, which as part of the application works is to have the existing grill covering the lightwell removed to allow for a greater access to light.

The South East Bayswater Residents Association express concerns about the staff flat, stating that Westminster should not permit new sub-standard accommodation for domestic staff. It is noted that the accommodation would be subterranean, however it would contain three windows facing onto a reasonably generously proportioned front lightwell. In addition, the accommodation is ancillary to the house, and the house taken as a whole is a particularly generously proportioned triple aspect building. Though noting the concerns of SEBRA, it is not considered that permission could be withheld on this basis.

The applicant states clearly in the submission that the new accommodation being created is to be used as staff accommodation ancillary with the main house at 23 Craven Hill. In addition, and as set out above, revised drawings have been submitted which show the staff flat accessible only from the main house, and in addition a condition is recommended to ensure that the unit is not used as separate accommodation and remains ancillary to the main house.

Plant

The applicants make reference to the installation of a heat recovery ventilation system which they advise will be installed within the staff flat and that no part will be installed externally, and they also advise that there are no proposals for air conditioning equipment but that the flat would be serviced by the existing plant structure of the house. As such, there would be no anticipated impact from equipment wholly internal to the flat, and an informative is attached advising that further permissions and consents would be required for any external equipment.

Refuse /Recycling

Cleansing comment that the drawings submitted did not include provision for storage of waste, and recommend a condition to secure details. Notwithstanding this, given that the accommodation is to be used in association with the main house which already has waste storage provision the condition is not considered necessary and the application is considered acceptable on these grounds.

Trees

Scheme A proposes works to the rear garden, for the infilling of the existing subterranean accommodation under the rear garden. Whilst no objections were received from neighbours in relation to Scheme A, it is noted that an objection was received from a neighbour with regards to Scheme B which refers to a loss of trees. The arboricultural manager has been consulted on Scheme B and advises that they do not believe the proposal to remove the rear basement and staff accommodation and enlarge and construct a new basement in the front garden has any direct implications for the trees surrounding the site, although they note that there could be a risk of indirect damage from construction logistics. They note that a tree report has not been submitted, though one is available in association with previous applications. They state that tree protection can be conditioned and that they also seek a condition with regards to landscaping. These conditions are attached to the draft decision letter.

The works included in Scheme B are related solely to the front of the house, and there are no trees in sufficient proximity to be affected by the works proposed.

Compliance with Basement Policy CM28.1

Notwithstanding the comments of the South East Bayswater Residents Association and the comments of the Arboricultural Manager, both schemes A and B are not considered unacceptable as compared to this basement policy. The basement excavation proposed is principally underneath the pavement. The relevant section of the policy for an excavation underneath a pavement are as set out under CM28.1(D). As compared to this section, the works retain a minimum vertical depth below the footway of 900mm in compliance with section D1, and they do not encroach more than 1.8m under any part of the adjacent highway in compliance with section D2. In addition, it does not involve the loss of cover above a vault as the depth between footway and vault is being maintained.

There is an approximately additional 8sqm of new subterranean accommodation being created within the site boundary as the most westerly vault structure is being extended out further to the west into a section of existing garden. Underneath the rear garden is a large and apparently longstanding subterranean accommodation used as a gym and ancillary guest flat which may have been in place through the use of the building as a toy museum. It is recognised that this additional 8sqm of new subterranean accommodation underneath the front garden would add to the subterranean accommodation on site generally and this is a point noted by the trees officer, however given the very small size of this area it is not considered as a reason for refusal. In addition, this area has a 1.05m depth of soil above rather than the 1.2m required under the policy and this more limited soil depth than required under policy is also noted by the trees officer who nonetheless considers it acceptable in this case. This 1.05m depth matches that found to the remainder of the vault structures and having this very small area with steps down into it from the remainder of the vault accommodation to achieve 1.2m is not considered expedient and as such is not considered as a reason for refusal.

As such, the proposals are considered acceptable when considered against City Plan policy CM28.1.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

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

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

8.11 Environmental Impact Assessment

Not relevant to these application proposals.

8.12 Other Issues

Basement

The submission includes a structural method statement pursuant to the requirements of the basement policy. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The report has been prepared by a suitably qualified Structural Engineer. Building Control officers have reviewed the submitted details and have raised no concerns. Whilst this satisfies the policy for the purposes of determining this planning application, detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations. To go further would be to act beyond the bounds of planning control. Accordingly should permission be granted, the Construction Methodology will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with it.

As such it is considered that the construction methodology has provided sufficient consideration of structural issues at this stage and this is as far as this matter can reasonably be taken as part of the consideration of the planning application.

The site is sited just within a Surface Water Flood Risk Hotspot. The applicants have submitted a Flood Risk Assessment report, which has also been assessed by the Building Control team. Building Control state that they do not agree with the report in respect of the fact that it has considered only no. 23 Craven Hill and that adjoining property/gardens have not been considered. They also state that the development will reduce permeable areas under the footway and hence there will be a small reduction in sandy soil to absorb water from an intense rainfall, leaky drain or water supply pipes but that the area is so small that its affect would be negligible on overall surface water flooding and that therefore they consider that the proposed development is considered appropriate development and that therefore they have no adverse comments.

While London Underground have not responded to a consultation request, with regards to previous applications for basement works on site they requested a condition for further information to be submitted in relation to the excavation works. This condition is therefore recommended to be added to these current applications.

Construction Impact

Policy CM28.1 of the City Plan requires the applicant to supply a signed pro-forma to sign up to the terms of the City Council's Councils Code of Construction Practice and provide a financial contribution to enable greater monitoring powers for the construction period with the aim of reducing construction related impacts on the locality. A condition will be attached to this planning permission requiring that; prior to the commencement of development, the applicant shall provide evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the Council's Code of Construction Practice.

Other Issues

It is noted that SEBRA state that the applications should be considered under the new basement policy, however for the reasons set out above the proposals are considered acceptable when tested against that policy. They and the neighbouring objector also express concern about the approach they see being taken by the owner and agents in submitting multiple applications progressively increasing the size of the scheme is unsatisfactory and state that they should be required to resubmit the complete scheme. Applicants however are free to submit any application as they wish however, and to have that application considered under the policy position at that time judged solely on the merits of that application.

The other applications are noted though they have not apparently been implemented, and the decision is based upon the current application proposals at this time. The comments from the neighbour objector about the other approvals are noted however this is a standalone application and it would not render other approvals invalid.

Environmental Health have commented on the application and state that they object to the application on grounds of the vaults being used as habitable space whereas they state that this is not recommended because of the low headroom and potential dampness problems. Though recognising these concerns, such accommodation within vault structures is relatively common and it is considered that in principle the damp issues can be addressed through suitable lining of the internal face of the vault structures. The low headroom is being addressed through a lowering of the floor level allowing for an internal head height of 2.5m. As such, though noting these concerns (albeit submitted with respect to a separate application) a refusal of the application on the basis of these concerns would not be sustainable.

BACKGROUND PAPERS

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

1. Application form
2. Response from South East Bayswater Residents Association, dated 18 March 2017
3. Memorandum from Highways Planning, dated 30 March 2017
4. Response from Building Control, dated 5 May 2017
5. Memorandum from Arboricultural Manager, dated 13 April 2017
6. Memorandum from Environmental Health, dated 24 April 2017
7. Memorandum from Cleansing, dated 21 March 2017

BACKGROUND PAPERS

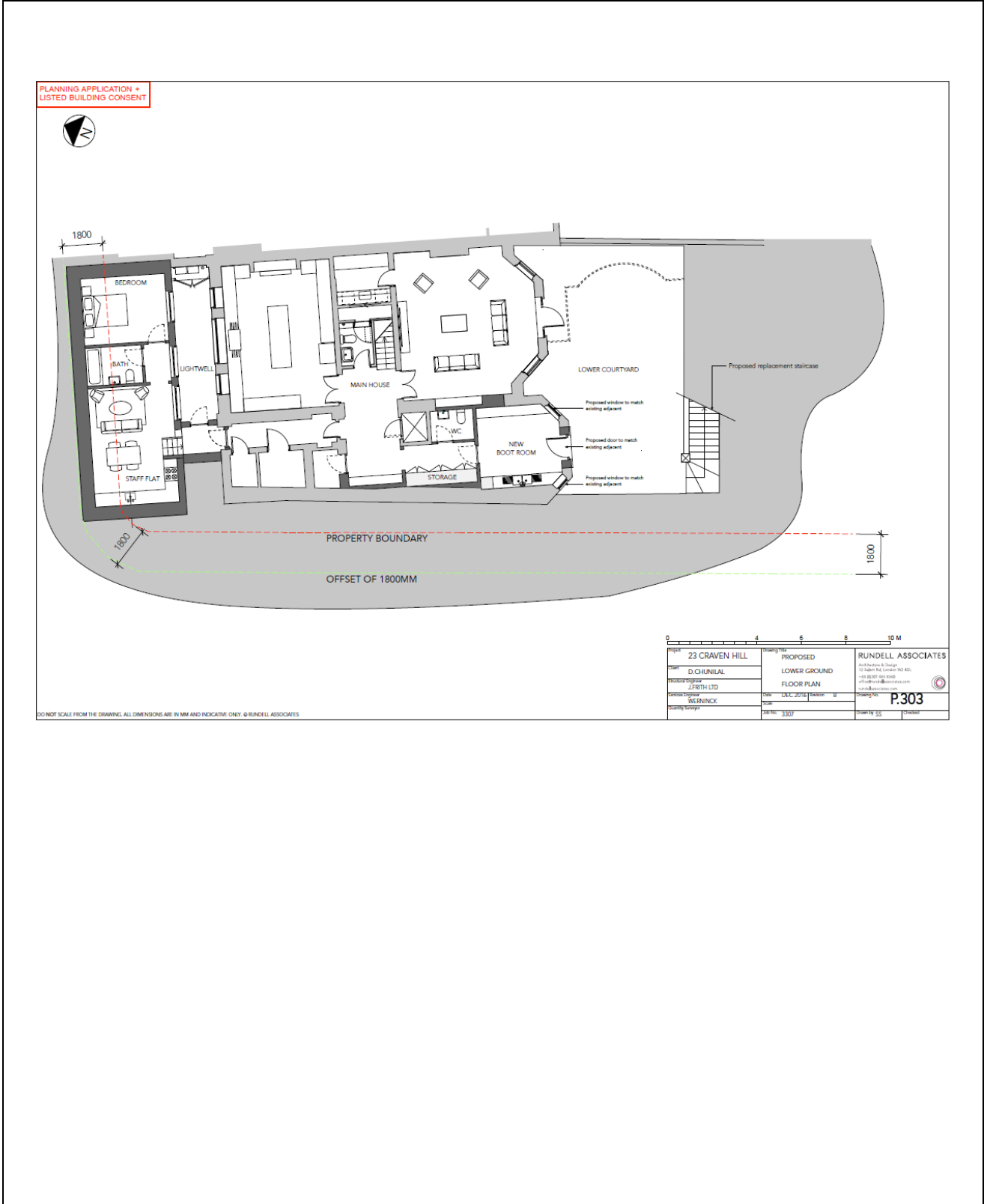
17/00852/FULL and 17/00853/LBC (Scheme B)

1. Application form
2. Response from South East Bayswater Residents Association, dated 24 February 2017
3. Memorandum from Highways Planning, dated 10 March 2017
4. Response from Building Control, dated 10 April 2017
5. Response from occupier of 21 Craven Hill, dated 24 February 2017

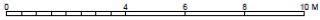
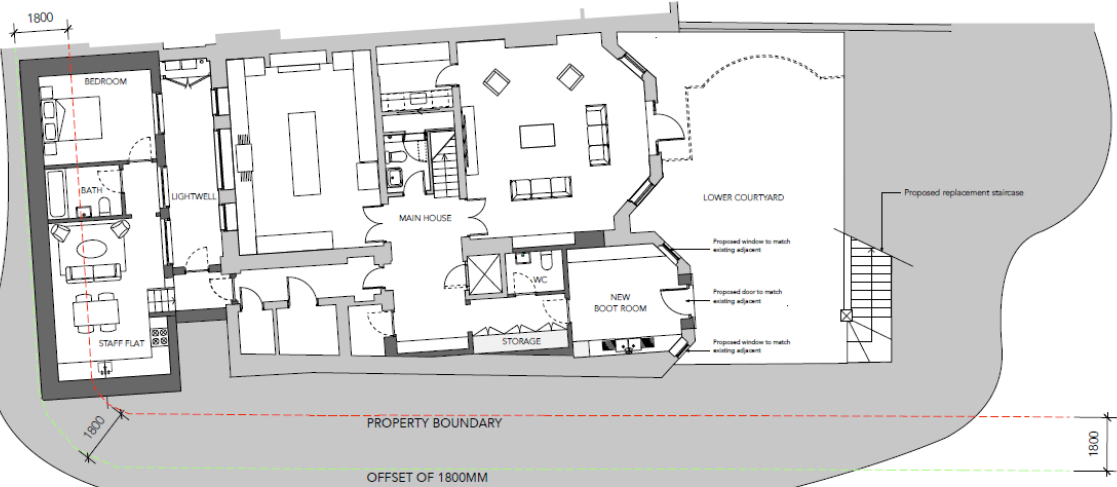
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk.

9. KEY DRAWINGS



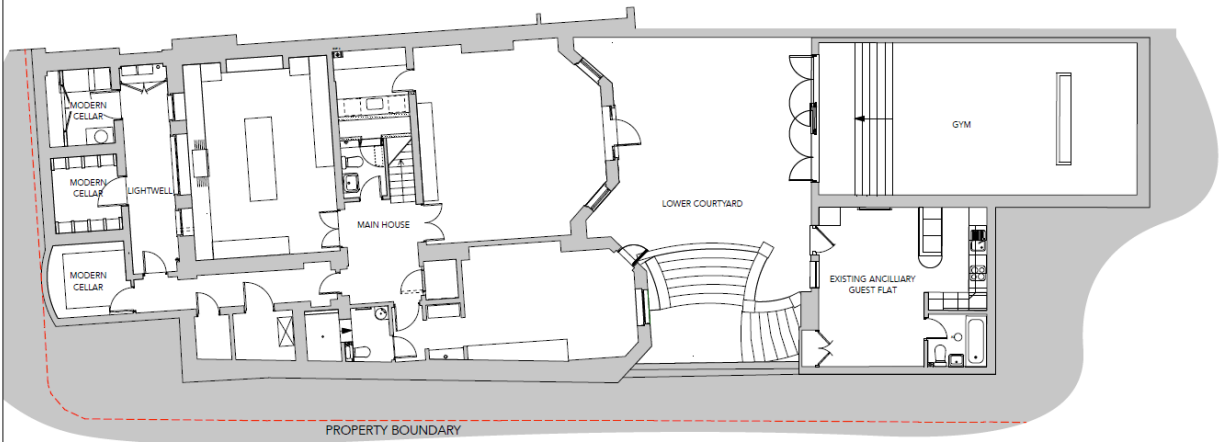
PLANNING APPLICATION + LISTED BUILDING CONSENT



Project: 23 CRAVEN HILL	Drawing Title: PROPOSED LOWER GROUND FLOOR PLAN	Client: RUNDELL ASSOCIATES
Architect: D. CHENILAL	Scale: 1:50	Drawn By: P.303
Structural Engineer: J. PETH LTD	Date: 12/01/2018	Checked By: [Signature]
Contractor: WERNINCK	Sheet No: 3/07	Discard

DO NOT SCALE FROM THE DRAWING. ALL DIMENSIONS ARE IN MM AND INDICATIVE ONLY. © RUNDELL ASSOCIATES

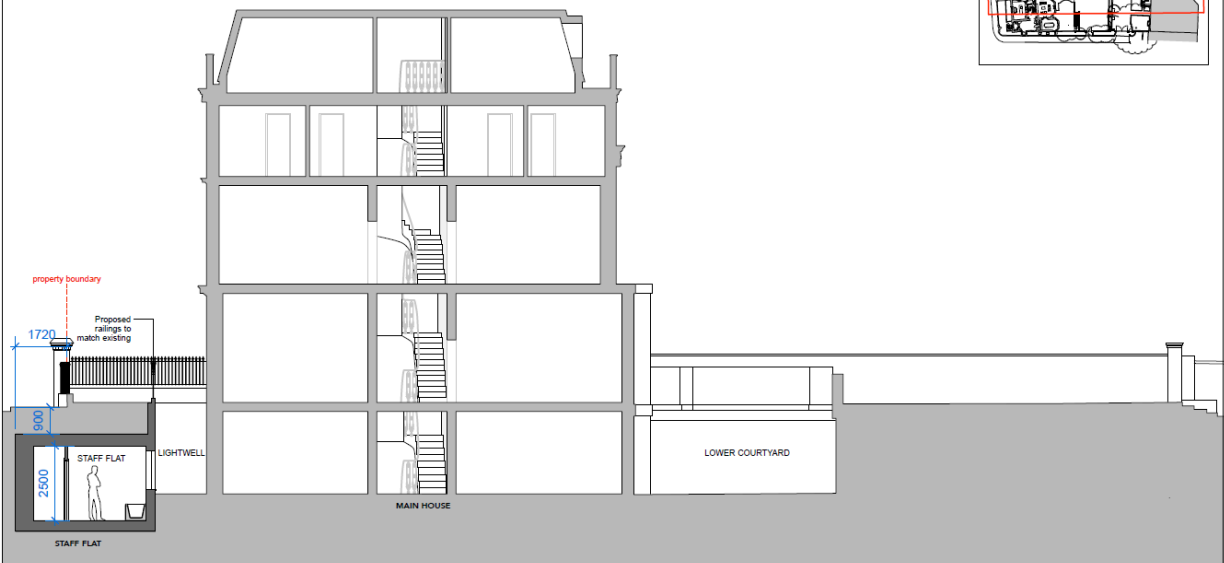
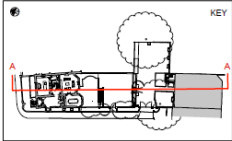
PLANNING APPLICATION + LISTED BUILDING CONSENT



23 CRAVEN HILL		Existing Use	EXISTING	RUNDELL ASSOCIATES 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
Client	D CHUNILAL	Project Title	LOWER GROUND FLOOR PLAN	
Structural Engineer	J.FRITH LTD	Date	JAN 2017	
Services Engineer	WERNINCK	Scale	1:100	
Drawn By	JXX	Check	JXX	
Drawn No.	3307	Sheet No.	P.103	

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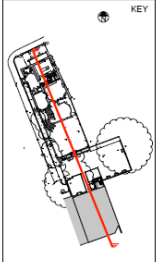
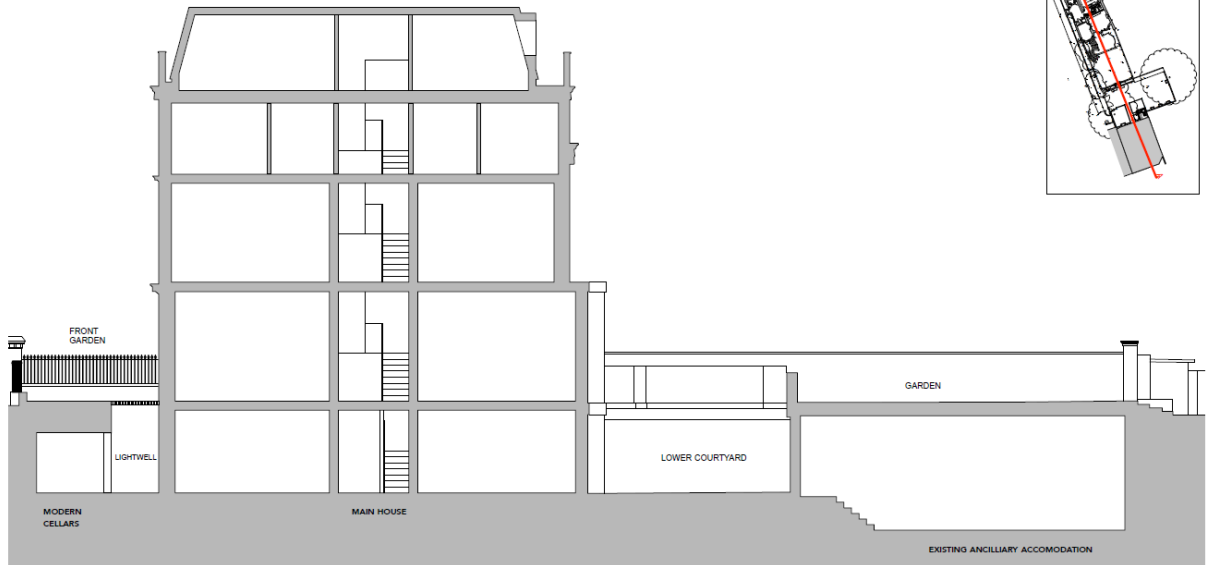
PLANNING APPLICATION +
LISTED BUILDING CONSENT



Project 23 CRAVEN HILL		Drawing Title PROPOSED SECTION A-A		RUNDELL ASSOCIATES Architects & Design 12 Dalmeida Court, London E14 4DL www.rundellassociates.com info@rundellassociates.com	
Client D.CHUNILAL		Date JAN 2017		Drawing No. P.310	
Structural Engineer J.FRITH LTD		Scale 1:100		Quantity Character	
Structural Engineer WERNINCK		Job No. 3307			

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PLANNING APPLICATION +
LISTED BUILDING CONSENT



Project	23 CRAVEN HILL	Drawing Title	EXISTING	Client	D CHUNILAL	SECTION A-A	Structural Engineer	J FRETCH LTD	Date	JAN 2017	Revision	-	Drawing No.	P.110	
Client	D CHUNILAL	Section	SECTION A-A	Structural Engineer	J FRETCH LTD	Date	JAN 2017	Revision	-	Drawing No.	P.110	Scale	1:100	Drawn by	
Structural Engineer	J FRETCH LTD	Date	JAN 2017	Revision	-	Drawing No.	P.110	Scale	1:100	Drawn by		Checked by			
Quantity Surveyor	WERNINCK	File No.	3307	Drawn by		Checked by									

DO NOT SCALE FROM THE DRAWING. ALL DIMENSIONS ARE IN MM AND INDICATIVE ONLY. © RUNDELL ASSOCIATES

DRAFT DECISION LETTER - 17/01707/FULL

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

Proposal: Alterations and extensions to existing vaults at lower ground floor level including their projection under the adjacent footway, and alterations to front lightwell including removal of grill and installation of railings, all in association with use of front vaults as staff accommodation in association with the main house. Alterations to rear lower ground floor including infilling of existing sub-garden accommodation to rear of main house and installation of new staircase from rear courtyard to rear garden.

Plan Nos: 001, 002, P102, P103, P110, P121, P122, P123, P124, P202, P203, P210, P302A, P303B, P310, P321B, P322, P323B, P324, P100A, P300B, Flood Risk Assessment report dated April 2017, Email from Gavin Hegarty dated 2nd March 2017, Appendix A, Checklist B, Design and Access Statement dated January 2017, email from Gavin Hegarty dated 10th May 2017

Considered for Information Only:
Construction Method Statement dated January 2017

Case Officer: Alistair Taylor **Direct Tel. No.** 020 7641 2979

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 S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

3 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising

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

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

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

Reason:

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

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

Reason:

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

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

Reason:

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

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

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

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

Reason:

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

8 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 1 year of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species.
(C30CB)

Reason:

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

9 Pre Commencement Condition. You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

10 The accommodation within the lower ground floor level front vaults shall remain as ancillary to the main house, and shall not be occupied as a separate residential unit.

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets H3 of our Unitary Development Plan that we adopted in January 2007.

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

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

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

Reason:

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

Informative(s):

1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an 17/01707/FULL

application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

3 You must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)

4 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

5 This permission is based on the drawings and reports submitted by you including the structural

methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

6 You are strongly advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regards to demolition, excavation and construction methods

7 For the avoidance of doubt, the installation of mechanical plant within the front lightwell or vaults with an external manifestation (such as vents, grilles etc) is not approved by this permission. Such installation will require the benefit of a separate application for planning permission and listed building consent, to be supported by an acoustic report.

8 With reference to condition IN please refer to the Council's Code of Construction Practice at (http://transact.westminster.gov.uk/docstores/publications_store/planning/code_of_construction_practice.pdf). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). You are urged therefore to give this your early attention.

9 Some of the trees on the site are protected by a Tree Preservation Order. You must get our 17/01707/FULL permission before you do anything to them. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I30AA)

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

11 Condition 9 requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:

- * the order of work on the site, including demolition, site clearance and building work;
- * who will be responsible for protecting the trees on the site;
- * plans for inspecting and supervising the tree protection, and how you will report and solve problems;
- * how you will deal with accidents and emergencies involving trees;
- * planned tree surgery;
- * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
- * how you will remove existing surfacing, and how any soil stripping will be carried out;
- * how any temporary surfaces will be laid and removed;
- * the surfacing of any temporary access for construction traffic;

- * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
- * site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
- * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
- * the place for any bonfires (if necessary);
- * any planned raising or lowering of existing ground levels; and
- * how any roots cut during the work will be treated.

12 You are reminded that the accommodation being created/adapted within the front vault structures is ancillary accommodation in association with the main single dwelling house at no. 23 Craven Hill, and that a further application for planning permission would be required for the use it as self contained accommodation.

DRAFT DECISION LETTER - 17/01708/LBC

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

Proposal: Alterations and extensions to existing vaults at lower ground floor level including their projection under the adjacent footway, and alterations to front lightwell including removal of grill and installation of railings, all in association with use of front vaults as staff accommodation in association with the main house. Alterations to rear lower ground floor including infilling of existing sub-garden accommodation to rear of main house and installation of new staircase from rear courtyard to rear garden. Internal alterations.

Plan Nos: 001, 002, P102, P103, P110, P121, P122, P123, P124, P202, P203, P210, P302A, P303B, P310, P321B, P322, P323B, P324, P100A, P300B, Flood Risk Assessment report dated April 2017, Email from Gavin Hegarty dated 2nd March 2017, Appendix A, Checklist B, Design and Access Statement dated January 2017, email from Gavin Hegarty dated 10th May 2017

Considered for Information Only:
Construction Method Statement dated January 2017

Case Officer: Alistair Taylor **Direct Tel. No.** 020 7641 2979

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 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished

appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

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

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

Reason:

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

Reason:

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

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

Reason:

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

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

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

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

Reason:

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

Informative(s):

1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -

In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

DRAFT DECISION LETTER - 17/00852/FULL

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

Proposal: Alterations and extensions to existing vaults at lower ground floor level including their projection under the adjacent footway, and alterations to front lightwell including removal of grill and installation of railings, all in association with use of front vaults as staff accommodation in association with the main house.

Plan Nos: 001, 002, P100, P102, P103, P110, P121, P122, P123, P202, P203, P210, P300A, P302A, P303A, P310, P321B, P322A, P323B, Design and Access Statement dated January 2017, Flood Risk Assessment report dated April 2017, Appendix A - Checklist B, Email from Gavin Hegarty dated 11.04.2017, email from Gavin Hegarty dated 10th May 2017

Included for Information Only:

Construction Method Statement dated January 2017

Case Officer: Alistair Taylor **Direct Tel. No.** 020 7641 2979

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 S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

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

Reason:

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

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

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

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the

matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason:

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

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

Reason:

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

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

Reason:

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

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

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

8 The accommodation within the lower ground floor level front vaults shall remain as ancillary to the main house, and shall not be occupied as a separate residential unit.

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets H3 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

3 You must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)

4 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

5 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

6 You are strongly advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regards to demolition, excavation and construction methods

7 For the avoidance of doubt, the installation of mechanical plant within the front lightwell or vaults with an external manifestation (such as vents, grilles etc) is not approved by this permission. Such installation will require the benefit of a separate application for planning permission and listed building consent, to be supported by an acoustic report.

8 With reference to condition 3 please refer to the Council's Code of Construction Practice at (http://transact.westminster.gov.uk/docstores/publications_store/planning/code_of_construction_practice.pdf). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the

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

9 You are reminded that the accommodation being created/adapted within the front vault structures is ancillary accommodation in association with the main single dwelling house at no. 23 Craven Hill, and that a further application for planning permission would be required for the use it as self contained accommodation.

DRAFT DECISION LETTER - 17/00853/LBC

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

Proposal: Alterations and extensions to existing vaults at lower ground floor level including their projection under the adjacent footway, and alterations to front lightwell including removal of grill and installation of railings, all in association with use of front vaults as staff accommodation in association with the main house. Internal alterations

Plan Nos: 001, 002, P100, P102, P103, P110, P121, P122, P123, P202, P203, P210, P300A, P302A, P303A, P310, P321B, P322A, P323B, Design and Access Statement dated January 2017, Flood Risk Assessment report dated April 2017, Appendix A - Checklist B, Email from Gavin Hegarty dated 11.04.2017, email from Gavin Hegarty dated 10th May 2017

Included for Information Only:
Construction Method Statement dated January 2017

Case Officer: Alistair Taylor **Direct Tel. No.** 020 7641 2979

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 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:
To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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

Reason:

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

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

17/00853/LBC

Reason:

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

Informative(s):

1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)

Item No.
1 & 2

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.