

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 19 September 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	51 Chester Square, London, SW1W 9EA		
Proposal	Variation of Condition 1 of planning permission dated 02 March 2017 (RN: 16/12193/FULL) which varied permission dated 3 November 2016 (RN: 16/06367/FULL) for excavation of additional basement level under the main house and mews. Replacement of existing conservatory with two storey rear extension with roof terrace at first floor level. Single-storey lower ground rear link extension. Installation of mechanical plant on roof of mews building (site includes 51 Ebury Mews). Namely, to extend the existing closet wing at rear second floor level to accommodate lift. (Linked to 17/03887/LBC).		
Agent	Ms Charlotte Handscomb		
On behalf of	c/o agent		
Registered Number	17/03669/FULL 17/03887/LBC	Date amended/ completed	28 April 2017
Date Application Received	28 April 2017		
Historic Building Grade	Grade II		
Conservation Area	Belgravia		

1. RECOMMENDATION

1. Grant conditional permission.
2. Grant conditional listed building consent.
3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

This proposal relates to a Grade II listed building and mews property (51 Chester Square and 51 Ebury Mews) located on the south side of Chester Square within the Belgravia Conservation Area.

Planning permission and listed building consent are sought to vary existing permissions and listed building consent to enable the extension of the existing closet wing at rear second floor level to accommodate a lift.

The key issues for consideration are:

- * The impact of the proposals on the significance of the Grade II building and the character of the surrounding Belgravia Conservation Area
- * The impact on the amenity of neighbouring residential occupiers.

The proposals are considered to comply with the Council's policies in relation to design, conservation and amenity as set out in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP) and the applications are recommended for approval.

4. PHOTOGRAPHS



Front elevation of application property



Rear elevation of Nos. 50, 51 (application property) and 52

5. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION:

Any response to be reported verbally.

BELGRAVIA SOCIETY:

Any response to be reported verbally.

BELGRAVIA NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

HISTORIC ENGLAND:

Letter received confirming not necessary to notify.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 7: No. of replies: 1

One letter of objection received on behalf of the neighbouring occupier at No. 50 on the following grounds:

Design

- Over development of the site.
- Impact on the setting and significance of the Grade II listed building at No. 50 and Belgravia Conservation Area.

Amenity

- inadequate assessment of sunlight and daylight,

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

No. 51 Chester Square is a Grade II listed single family dwelling building and includes No. 51 Ebury Mews to the rear. It is located on the south side of Chester Square and lies within the Belgravia Conservation Area.

6.2 Recent Relevant History

Planning permission and listed building consent were granted in February 2015 (RNs 14/09059/FULL & 14/09060/LBC) for the excavation of additional basement levels beneath the main house and mews and for the erection of a two storey rear extension at lower ground and ground floor levels with terrace above at first floor level, including the re-landscaping and levelling of the rear garden.

Planning permission and listed building consent were granted in April 2016 (RNs 15/08900/FULL & 15/08901/LBC) for amendments to the above proposals to reduce the

basement excavation, limit the excavation to a single storey beneath the rear garden and part of the mews property, alter the doors to front basement vaults, reduce size of rooflights at ground and first floor levels, and for minor internal alterations and to alter louvre location in mews roof.

Planning permission and listed building consent were granted in November 2016 (RNs 16/06367/FULL and 16/06368/LBC) for amendments to the April 2016 proposals to include the addition of a single-storey infill link extension at rear lower ground level, a new sunken wine cellar, internal alterations to the main house, internal alterations to the mews and alterations to the existing mews facades.

Planning permission and listed building consent were granted in March 2017 (RNs 16/12193/FULL & 16/12194/LBC) for amendments to the November 2016 proposals to extend the permitted glazed link between the main house and the mews house to accommodate a plant area at lower ground level and rear link extension at ground level and the installation of an air conditioning unit within the front lightwell.

7. THE PROPOSAL

Planning permission and listed building consent are sought to vary planning permission and listed building consent dated March 2017 to enable the extension of the existing closet wing at rear second floor level to accommodate a lift. The proposals remain identical to that granted in March 2017 in all other respects and this report therefore focuses on the proposed changes only.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal seeks to extend the existing single family dwelling house which is acceptable in principle in land use terms and in accordance with H3 of the UDP and S14 of Westminster's City Plan.

8.2 Townscape and Design

In terms of design, the proposed extension at second floor level would project from the existing rear wing by approximately 1.8m. The proposals have been revised during the course of the application, as a half-width extension was originally proposed, which was considered unbalanced in terms of design.

One letter of objection has been received on behalf of the neighbouring occupier at No. 50 on the grounds of overdevelopment of the site and impact on the setting and significance of the Grade II listed building at No. 50, the listed terrace, and will negatively affect the character of the wider Belgravia Conservation Area.

In light of a recent appeal decision relating to No. 57 Chester Square (included in the background papers) which allowed similar proposals, the principle of the extension is considered difficult to resist on design grounds. A condition is recommended requiring

detailed drawings to be submitted of the reinstatement of the existing rear window in the proposed closet wing extension, including surround and header details.

In terms of overdevelopment, there have been a number of applications at the site which among other things have introduced and then extended a glazed link between the main house and the mews house at lower ground level and a rear link extension at ground level. These works are permitted and capable of implementation and it is not considered that the proposed extension of the closet wing to second floor level would be sufficient to merit a refusal of planning permission on these grounds.

Subject to conditions, the proposals are considered acceptable in design, listed building and conservation grounds. The works accord with policies DES1; DES5; DES10; DES9 and guidance contained with the City Council's SPG: Repairs and Alterations to Listed Buildings.

8.3 Residential Amenity

In terms of residential amenity, the nearest neighbouring residential properties are the adjoining Nos. 50 and 52 Chester Square.

One letter of objection has been received on behalf of the neighbouring occupier at No. 50 on the grounds of inadequate assessment of sunlight and daylight. The revised proposals widening the proposed closet wing extension to full width were accompanied by a Daylight and Sunlight assessment.

The recommendation in the BRE guide is that reductions of over 20% of existing daylight levels are likely to be noticeable. The daylight report shows that one window serving the ground floor dining room of No. 50 Chester Square would see more than a 20% reduction in its daylight Vertical Sky Component (VSC) level of 27%.

It is accepted that in built up Central London locations the BRE guidelines must be approached with flexibility. The window already has a low existing VSC value (2.7 existing, 1.96 proposed) which results in any reduction showing as a significant percentage, when the loss may be only experienced as marginally perceptible in reality. In this case the affected window is within the side of a bay and the room is therefore served by two other windows within the bay and a further window to the rear elevation unaffected by the proposal.

In terms of sense of enclosure and privacy, the extension of the closet wing to second floor level would result in a projection of 1.8m from the existing rear wing. Whilst this would be visible from a number of rear windows in No. 50, given the limited depth of the proposed extension it is not considered that this would lead to an increased sense of enclosure to such an extent that planning permission should be refused on these grounds. In all other respects, No. 50 occupied as a whole house will continue to enjoy a good standard of amenity and unencumbered views out from rear windows at this level.

As such, the proposals are considered acceptable in amenity terms compliant with Policies S29 of the City Plan and ENV13 of the UDP.

8.4 Transportation/Parking

The proposals do not alter the use of the property and the transport/parking arrangements remain unchanged by the proposals.

8.5 Economic Considerations

This development does not generate a Mayor CIL or WCC CIL payment.

8.6 Access

The access arrangements remain unchanged by the proposals.

8.7 Other UDP/Westminster Policy Considerations

Basement Excavation

Since the 2015 permission which allowed the provision of a basement at the property, the City Council has adopted its basement policy. It is therefore appropriate to consider the basement forming part of this application in respect of its compliance with current policy.

In line with policy CM28.1 of the City Plan (adopted November 2016) the basement complies in respect of structural methodology, SUDS, the inclusion of a pumped device, planting (to the lightwell) and the inclusion of 1.2m soil depth.

The extant permission allows the part infilling of the rear courtyard and the requisite soil depth is included where outdoor space remains. A margin of undeveloped land which formed part of the previous courtyard area has been maintained along the boundary with No. 52 Chester Square.

The floor to ceiling height varies across the basement. To the main section it is 2.5 metres. It then steps up in height to 3.5m in order to accommodate the stair to the lower ground floor. Although this aspect could be assessed as not being compliant with policy CM28.1, which allows a maximum floor to ceiling height of 2.7m, given that the extant permissions would allow the implementation of this aspect it is not considered that planning permission could be withheld on these grounds.

The City Council has also adopted its Code of Construction Practice setting out the standards and procedures to which developers and contractors must adhere to when undertaking construction of major projects and basement excavation. Given that none of the extant permissions have as yet been implemented, the applicant will be required to provide evidence for approval by the Environmental Inspectorate to demonstrate their compliance with the Code. A condition and informative are recommended in this regard.

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

The proposals are of insufficient scale to generate a requirement for any planning obligations.

8.11 Environmental Impact Assessment

The proposals are of an insufficient scale to require an environmental impact assessment.

8.12 Other Issues

None relevant.

9. BACKGROUND PAPERS

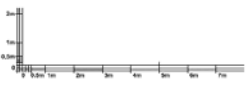
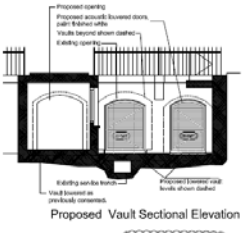
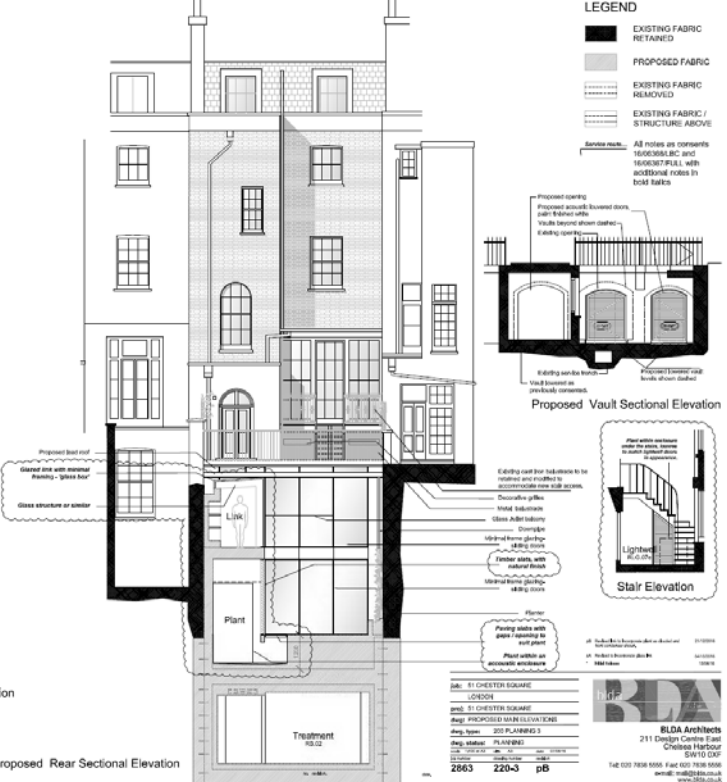
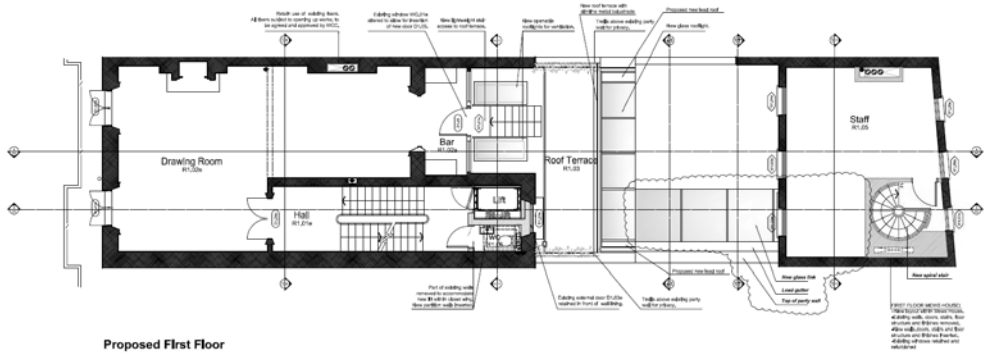
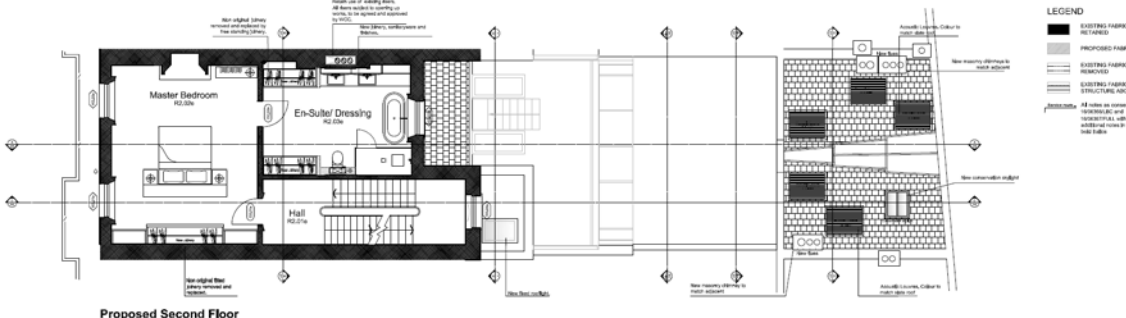
1. Application form
2. Response from Historic England, dated 15 May 2017
3. Letter on behalf of occupier of 50 Chester Square, dated 6 June 2017
4. Appeal decision on 57 Chester Square, dated 16 January 2017

(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: JULIA ASGHAR BY EMAIL AT jasghar@westminster.gov.uk.

10. KEY DRAWINGS

Approved drawings (under 16/12193/FULL & 16/12194/LBC)



LEGEND

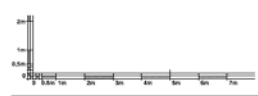
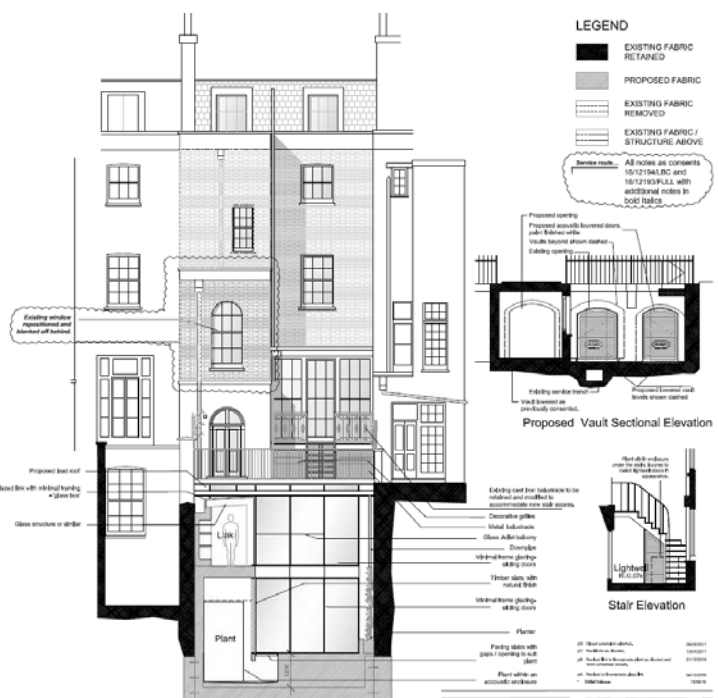
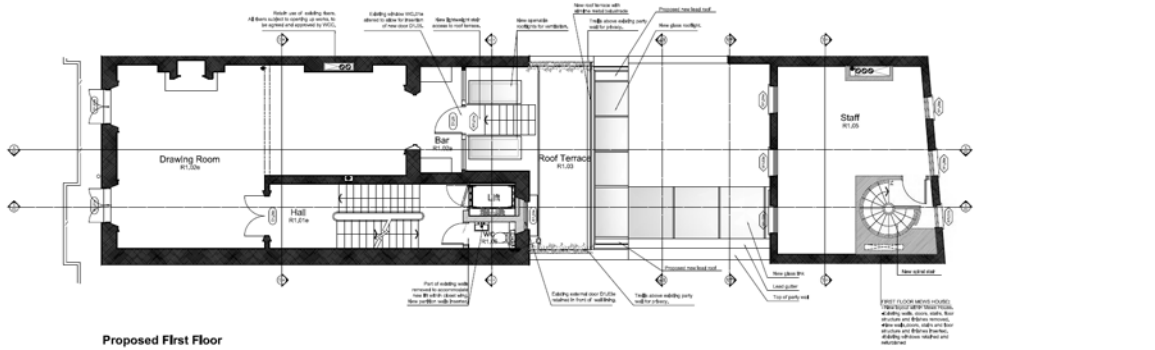
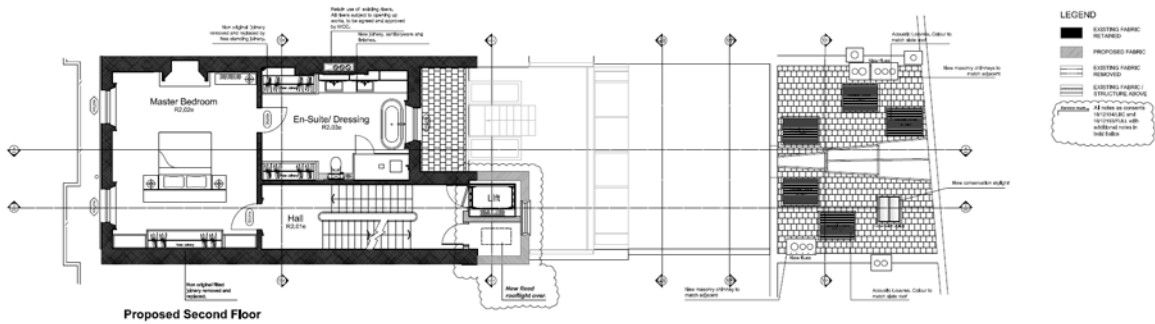
- EXISTING FABRIC RETAINED
- PROPOSED FABRIC
- EXISTING FABRIC REMOVED
- EXISTING FABRIC / STRUCTURE ABOVE

All notes are consistent with the LBC and LBC2019, with additional notes in bold text.

BLDA Architects
211 Design Centre East
Chelsea Harbour
SW10 0DF
Tel: 020 7338 5555 Fax: 020 7338 5556
www.blda.co.uk

2663 220-3 pb

Proposed drawings



2863 220-3 pD
 BLD Architects
 211 Design Centre East
 Chelsea Harbour
 SW10 0XP
 Tel: 020 7338 9555 Fax: 020 7338 9556
 email: info@bl architects.com www.bl architects.com

DRAFT DECISION LETTER

Address: 51 Chester Square, London, SW1W 9EA,

Proposal: Variation of Condition 1 of planning permission dated 02 March 2017 (RN: 16/12193/FULL) which varied permission dated 3 November 2016 (RN: 16/06367/FULL) for excavation of additional basement level under the main house and mews. Replacement of existing conservatory with two storey rear extension with roof terrace at first floor level. Single-storey lower ground rear link extension. Installation of mechanical plant on roof of mews building (site includes 51 Ebury Mews). Namely, to extend the existing closet wing to second floor level to accommodate lift. (Linked to 17/03887/LBC).

Plan Nos: As approved by 16/06367/FULL:
000; 002; 003; 004; 020; 021; 040; 041; 042; 043; 201-3 pB; 202-3 pB; 203-3 pA; 204-3; 205-3; 220-3 pA; 221-3 pA; 240-3 pA; 241-3 pA; 242-3 pA; 401-3; 402-3; 403-3; 404-3; Acoustic Assessment Report dated 29 August 2014, prepared by PC Environmental Ltd; Construction Traffic Management Plan, prepared by Modebest; (for information only) Structural Method Statement dated June 2016 by Heyne Tillett Steel.

As amended by 16/12193/FULL:
202-3 Rev pC; 203-3 Rev pB; 220-3 Rev pB; 221-3 Rev pB; 240-3 Rev pB; 241-3 Rev pB; Acoustic Assessment Report Rev B dated 16 December 2016, prepared by PC Environmental Ltd.

As amended:
203-3 Rev pD; 204-3 Rev pB; 220-3 Rev pD; 240-3 Rev pC; 242-3 Rev pB.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

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 (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 L A90, 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.

- 5 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.

- 6 The soil depth in the rear garden as shown on drawing number 240-3 pC shall be provided and thereafter maintained as such for as long as the development remains in place.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Belgravia Conservation Area, and to improve its contribution to biodiversity and the local environment. 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. (R30CD)

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

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 8 The louvered panels in the roof of 51 Ebury Mews shall be painted dark grey to closely match the adjacent slates.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 9 The louvred doors to the front basement vaults shall be painted and maintained black.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 10 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 4 and 5 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

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.

- 11 This permission must be commenced no later than 2 March 2020

Reason:

This permission authorises amendments to the original planning permission granted on 2 March 2017 (RN 16/12193/FULL) which must be commenced no later than the above date.

- 12 You must apply to us for approval of detailed drawings at scale 1:10 of the following parts of the development - the repositioning of the existing rear window in the closet wing extension, including header and surround detail to match existing. 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 details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 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 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing

wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

- 6 You are encouraged to use the topsoil required by Condition 6 for a planting scheme over the full garden.
- 7 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 8 With reference to condition 3 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). 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.

DRAFT DECISION LETTER

Address: 51 Chester Square, London, SW1W 9EA,

Proposal: Variation of Condition 1 of listed building consent dated 02 March 2017 (RN: 16/12194/LBC) which varied listed building consent dated 3 November 2016 (RN: 16/06368/LBC) for excavation of additional basement level under the main house and mews. Replacement of existing conservatory with two storey rear extension with roof terrace at first floor level. Single-storey lower ground rear link extension. Installation of mechanical plant on roof of mews building (site includes 51 Ebury Mews). Namely, to extend the existing closet wing to second floor level to accommodate lift.

Plan Nos: As approved by 16/06368/LBC:
000; 002; 003; 004; 020; 021; 040; 041; 042; 043; 201-3 pB; 202-3 pB; 203-3 pA; 204-3; 205-3; 220-3 pA; 221-3 pA; 240-3 pA; 241-3 pA; 242-3 pA; 401-3; 402-3; 403-3; 404-3.

As amended by 16/12194/LBC:
202-3 Rev pC; 203-3 Rev pB; 220-3 Rev pB; 221-3 Rev pB; 240-3 Rev pB; 241-3 Rev pB.

As amended:
203-3 Rev pD; 204-3 Rev pB; 220-3 Rev pD; 240-3 Rev pC; 242-3 Rev pB.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 You must scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

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 paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

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 paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 The louvered panels in the roof of 51 Ebury Mews shall be painted dark grey to closely match the adjacent slates.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bealgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 The louvered doors to the front basement vaults shall be painted and maintained black.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 7 You must apply to us for approval of detailed drawings at scale 1:10 of the following parts of the development - the repositioning of the existing rear window in the closet wing extension, including header and surround detail to match existing. 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 details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area.

This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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 character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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

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

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

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