

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 18 April 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Pimlico North	
Subject of Report	11 Churton Place, London, SW1V 2LN		
Proposal	Formation of new entrance door and access staircase to basement front light well, erection of single storey rear extension with a rear ground floor roof terrace and use of the lower-ground floor as a 1x bed flat and the ground, first and second floor as a 4x bed maisonette.		
Agent	NoP Ltd. - Mr James McDonnell		
On behalf of	Mr & Mrs Anthony Akinajo		
Registered Number	23/00414/FULL	Date amended/ completed	23 January 2023
Date Application Received	23 January 2023		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		
Neighbourhood Plan	Pimlico Neighbourhood Plan (December 2022)		

1. RECOMMENDATION

Grant conditional planning permission.

2. SUMMARY & KEY CONSIDERATIONS

The application relates to 11 Churton Place, a residential building located within the Pimlico Conservation Area, currently used as a family-sized 3x bedroom flat at basement and ground level and a 2x bedroom flat at first and second floor level.

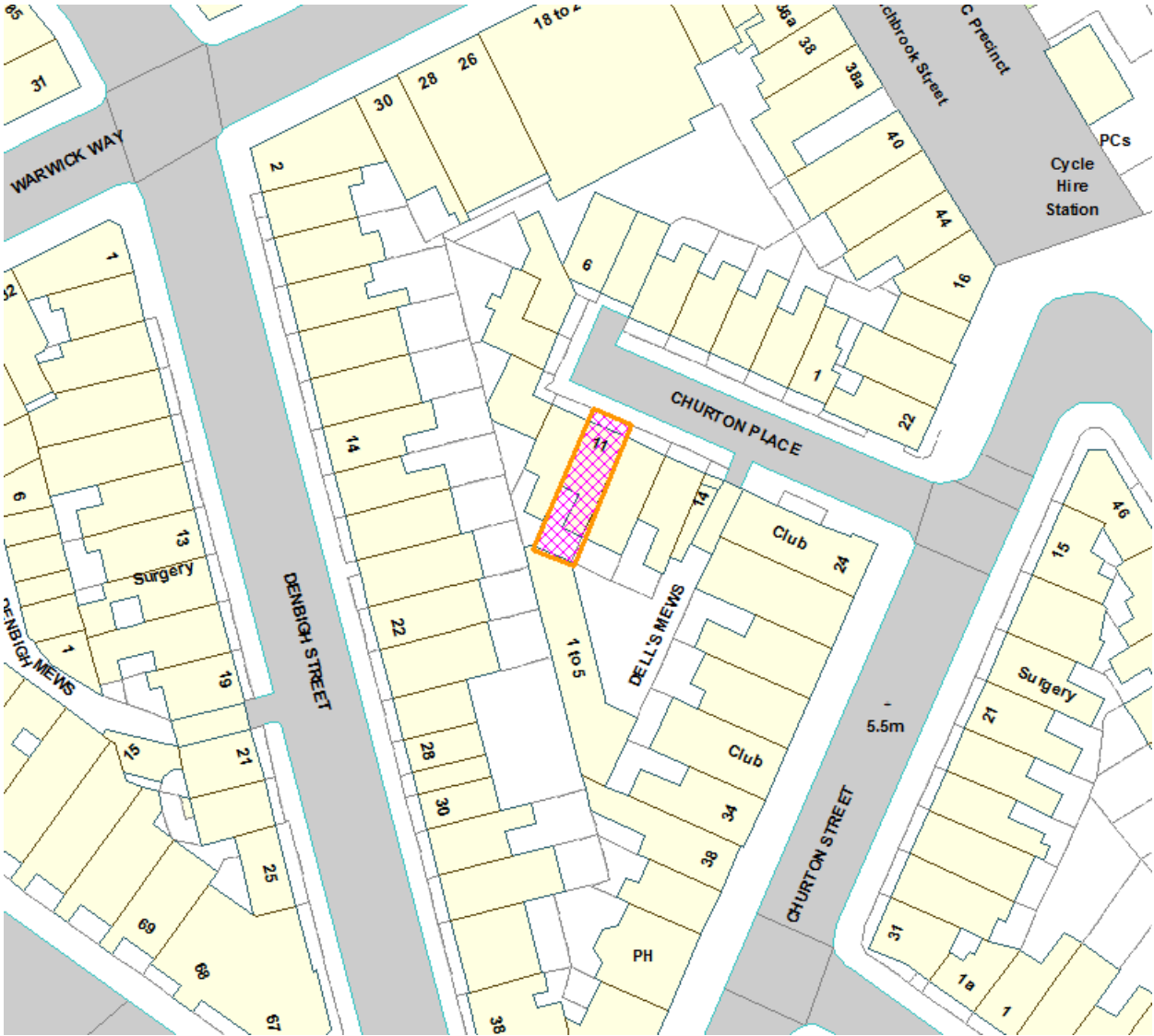
Permission is sought for a new metal staircase and entrance door within the front lightwell to create direct access to the basement level from street level and the erection of a rear lower-ground floor infill extension between the existing closet wings, with a proposed roof terrace atop. Internal reconfigurations are also proposed to use the building as a 1x bedroom flat at lower-ground and a 4x bed maisonette above.

The key considerations in this case are:

- The acceptability of the proposed residential accommodation and use of the building;
- The acceptability of the proposed extensions and alterations in design terms;
- The impact of the proposed buildings on the character and appearance of the Pimlico Conservation Area;
- The impact on the amenity of neighbouring residential properties.

Objections have been received raising concerns regarding the loss of a purpose-built single-family dwelling through the use of the building as two separate dwellings; the design of the proposed extension; and the impacts upon the amenity of neighbouring occupiers. As set out in this report, with recommended conditions to secure further design details, the proposed development is considered acceptable in design, land use and amenity terms and would accord with relevant policies within the adopted Westminster City Plan (April 2021) and Pimlico Neighbourhood Plan (December 2022).

3. LOCATION PLAN



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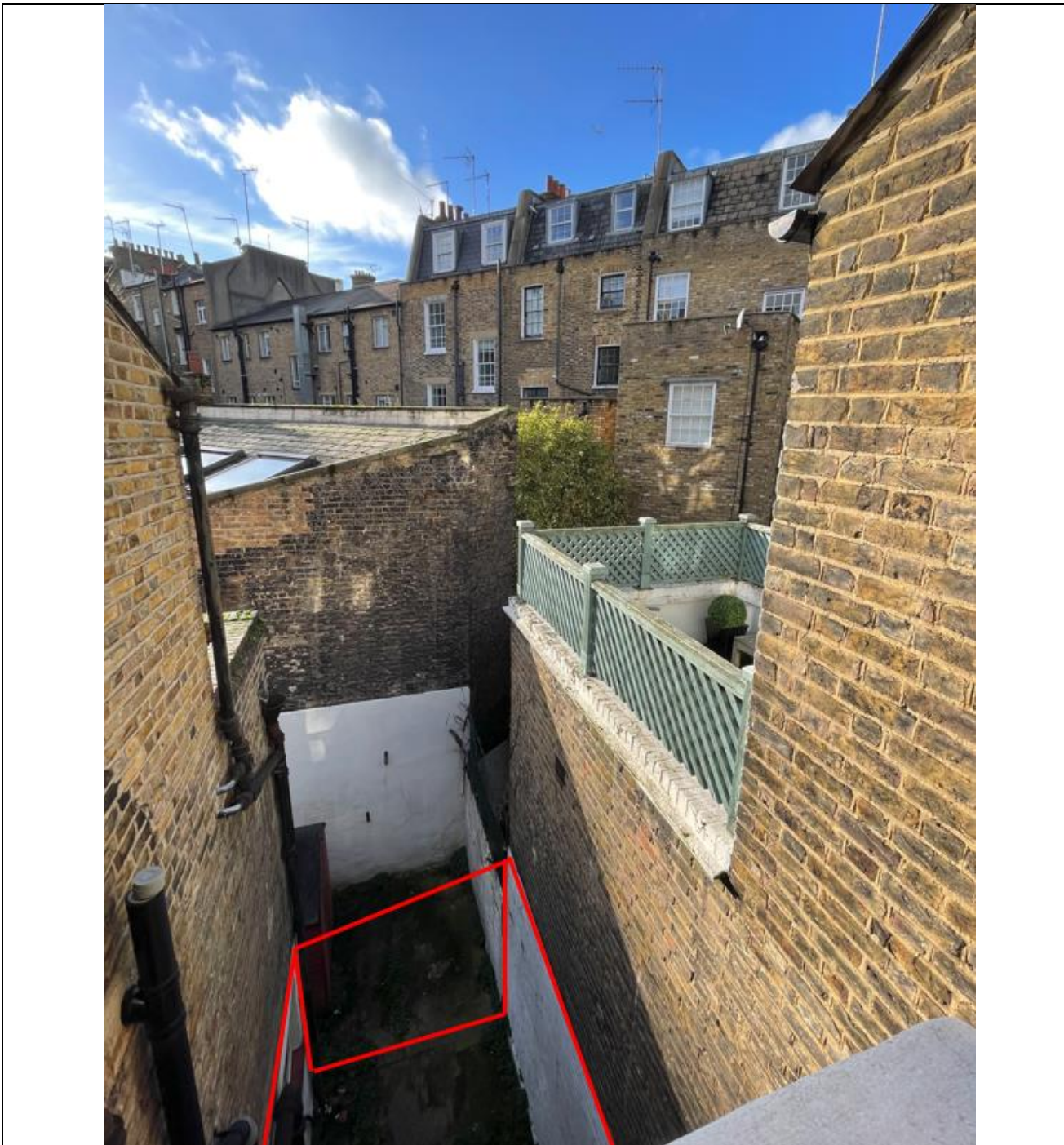
4. PHOTOGRAPHS



Churton Place Frontages



Rear of Churton Place (as seen from Dell's Mews)



Rear of 11 Churton Place with approximate position of proposed extension indicated in red

5. CONSULTATIONS

5.1 Application Consultations

WESTMINSTER SOCIETY

No response to date.

PIMLICO NEIGHBOURHOOD FORUM

No response to date.

PIMLICO FREDA

No response to date.

ENVIRONMENT AGENCY

No objection. The site is located within Flood Zone 3 and is protected to a very high standard by the Thames tidal flood defences up to a 1 in 1000 (0.1%) chance in any year flood event. The latest flood modelling shows the site would not be at risk if there was to be a breach in the defences or they were to be overtopped. The developer has not provided the most up to date tidal breach data in their Flood Risk Assessment and the development includes a self-contained basement dwelling. However, as the site lies outside the modelled tidal breach extents, the proposal is acceptable in this instance.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS

No. consulted: 34

No. of responses: 4

No. of objections: 3

No. neither objecting nor supporting: 1 (N.B. this resident recorded their comment as an objection, but stated no objection in the body of their comment)

In summary, four neighbouring residents object on the following grounds:

Land use:

- The use of the building as two separate flats would result in a change in the nature of the use within an area characterised by single-family dwellings. Previously, although used as two flats, they were occupied by members of the same family.
- Concern over the density and occupancy of the dwellings because of proposed development – the number of people who would occupy the building would increase and this would be harmful to neighbours.
- Concern that the proposals would/ could result in the use of the property as a House in Multiple Occupation (HMO) or for short term letting (particularly given bedrooms are provided with en-suites, and the living room may be used as a further bedroom).
- Other properties on Churton Place do not have similar basement dwellings.

Residential Amenity:

- Concern regarding noise disturbance from the extension, roof terrace, the large openings and alteration to front lightwell to create access (including that the terrace could be used more intensively).
- The extension is not in keeping with the intended nature of extensions at the rear

of properties in Churton Place, which are designed to provide some space and privacy between neighbouring houses.

Design, Townscape and Heritage:

- Considers that the proposed extension and alterations would harm the appearance of the building, conservation area and Churton Place terrace group and result in loss of open space
- Conditions should be used to ensure appropriate materials/ design if approved.
- The drawings are misleading/ inaccurate – including missing railings on the drawings.

Other:

- The fire safety report contains inaccurate height measurements.
- Unclear whether the owners will live in the building, or rent it - Churton Place is a stable community of long-term residents;

In summary, one other resident stated the following:

- No objection to the proposed works but request that no access be given to or scaffold erected on the party wall or on the land which encompasses their demise.

5.2 Applicant's Pre-Application Community Engagement

The Council's Early Community Engagement Guidance encourages developers to communicate with local stakeholders and communities through online or leaflet methods. Given the proposals relate to small scale householder development, the applicant did not indicate that they have carried out Early Community Engagement prior to submission of the application. However, it is noted that following neighbour objections, planning permission was refused in September 2022 for a three-storey rear extension and roof extension. In response to the objections on the previous application and the reasons for refusal, the applicant has sought to address these concerns and the current submission now only proposes a single-storey rear extension.

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The Pimlico Neighbourhood Plan includes policies on a range of matters including commercial uses, housing, residential amenity, green and open spaces, public realm and climate change, and design and heritage.

It has been through independent examination and was supported by local residents in a referendum held on 22 September 2022. It was adopted on 7 December 2022. It therefore forms part of the development plan for Westminster for development within the Pimlico Neighbourhood Area in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed later in this report.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

11 Churton Place is a residential building located within the Pimlico Conservation Area. It comprises lower-ground, ground, first and second floor levels. The building is in use as a family-sized 3x bedroom dwelling at basement and ground floor and a 2x bedroom dwelling at first and second floor. Currently the two units are accessed via a communal hallway at ground floor.

7.2 Recent Relevant History

On 26 September 2022, the City Council refused permission for the “formation of new entrance door and access staircase to basement front light well; and erection of three storey rear extension (basement, ground, and first floor levels) and roof extension” on the grounds the extensions would have harmed the appearance of the building and the character and appearance of the Pimlico Conservation Area; that the building would result in dwellings which would fail to meet required space standards; and the loss of the family sized dwelling would be unacceptable in that context. (RN: 22/04808/FULL)

On 21 February 2023, the City Council issued a lawful development certificate to confirm that the lawful use of the building comprises a three-bedroom flat at basement and ground floor and a two-bedroom flat at first and second floor. (RN: 23/00428/CLEUD)

8. THE PROPOSAL

Planning permission is sought for the formation of a new entrance door and access

staircase to the basement front lightwell and the erection of a single storey rear extension with a rear ground floor roof terrace and use of the lower-ground floor as a 1x bed flat and the ground, first and second floor as a 4x bed maisonette.

Table: Existing and proposed land uses.

Existing GIA (sq/m)		Proposed GIA (sq/m)	
3x Bedroom flat	82sq/m	1x Bedroom flat	54sq/m
2x Bedroom flat	75sq/m	4x Bedroom flat	120sq/m
Total	5 bedrooms – 157sq/m		5 bedrooms – 174sq/m
		Uplift	17sq/m

9. DETAILED CONSIDERATIONS

9.1 Land Use

Policy 8 of Westminster’s City Plan seeks to protect existing residential units whilst policy 12 requires developments to provide a high-quality living environment, including ensuring homes meet or exceed the Nationally Described Space Standards (NDSS). Policy PIM 12 of the Pimlico Neighbourhood Plan supports residential extensions where these ensure space standards for dwellings are maintained or improved.

As confirmed through the lawful development certificate granted in February 2023, the lawful use of the building is as a 3x bedroom flat at basement and ground floor level and a 2x bedroom flat at first and second floor.

Objection comments have been received that note that in the past the property has been used as two separate flats, but by members of the same family, and that the current application to use it as two reconfigured and extended separated dwellings which would be unacceptable as it would alter the nature of how the building is used and would alter the character of the street. Concerns are also raised in regards to potential use for short-term letting or as a House in Multiple Occupation (HMO), and in regards to space standards and the over-intensification of the residential uses.

The City Plan defines a family sized home as those comprising between three and five bedrooms. The existing family-sized dwelling over basement and ground does not meet the NDSS however – a minimum of 84sqm is required and 82sqm exists. The proposed development comprises the proposed reconfiguration of the units that would provide a larger family-sized dwelling of four bedrooms over the three upper floors that would exceed the NDSS, whilst providing additional bathrooms and an outdoor amenity space for prospective occupiers, therefore providing a family-sized dwelling of improved quality over the existing. Similarly, the lower-ground dwelling would generously exceed NDSS for a 1 bedroom dwelling – while it would have less light and outlook as compared to the existing flat which also includes the ground level, it would remain acceptable because the unit would still enjoy large openings to the front a rear to allow for light and some outlook.

Overall, the number of bedrooms across the two units would remain the same and so the potential occupancy levels would not be significantly different to the existing uses –

indeed the extension to the building is relatively modest in size, but the extension and reconfiguration would enable an improved living environment for prospective occupiers.

In relation to the potential for a HMO or for short term letting use, this application does not propose these uses – the application involves two dwellings within Class C3, i.e. single family dwellings. In relation to short term letting, if this occurs for more than 90 nights in a year, planning permission would be required.

The above considered, the proposals would not result in any loss of residential units and would result in provision of a better-quality family-dwelling and therefore accords to the relevant development plan policies.

9.2 Environment & Sustainability

Energy

Policies 36 and 38 of Westminster's City Plan requires developments to be designed to reduce energy demand and to incorporate sustainable design measures. As part of the development there would be new roof, wall and floor insulation installed internally to increase the energy performance of the building – and this is welcomed.

Flood Risk

The application is supported by a flood risk assessment. The site is located within flood risk zone 3. Flood risk zone 3 indicates high susceptibility to flooding from the River Thames, however this part of London benefits from flood defences which reduces this risk to a very high standard – reduction to a 1 in 1000 (0.1%) chance in any year flood event.

Policy 35 of the City Plan states that development involving 'Highly Vulnerable Uses' in flood risk zone 3 will not be allowed. Basement dwellings are classified as Highly Vulnerable and, in this case, the floor level of the lower ground floor flat would be below street level (although not garden level). However, the Environment Agency have noted that the latest flood modelling shows the site would not be at risk if there was to be a breach in the defences or they were to be overtopped – and so consider the application acceptable in terms of flood risk from the River Thames, and so no concern is raised in this respect.

The site is not within a Surface Water Flood Risk Hotspot.

9.3 Biodiversity & Greening

Policy 34 of the City Plan seeks to encourage developments to contribute to the greening of Westminster through the provision of trees, green walls and roofs and other green features where possible. The policy also seeks to increase biodiversity and protect open spaces.

Objection comments raise concern that the proposed infill extension would result in a loss of valuable open, garden space. The current area where the proposed extension would be positioned is a paved, yard area, nestled between two existing closet wings

which does not appear to benefit from direct sunlight given its low-level position. The proposed roof terrace would provide outdoor amenity space for the upper floor dwelling and so it is not possible to incorporate a green roof in this instance. The extension would not project beyond the existing closet wings and so overall, significant open amenity space would be maintained at the rear. This considered, given the scale of the proposed extension and the amenity benefits the outdoor terrace space would provide for occupiers of the upper dwelling, the proposals are considered acceptable in this respect.

9.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

The key legislative requirements in respect to designated heritage assets are as follows:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Given the proposals relate to alterations and extension of a building within the Pimlico Conservation Area the proposals are considered within the context of policies 38, 39 and 40 of Westminster's City Plan (adopted April 2021) and policies PIM 2 and PIM 4 of the Pimlico Neighbourhood Plan (adopted December 2022).

Consideration

The application site is a 19th century terraced property which is unlisted though located within the Pimlico Conservation Area. It is highlighted in the Pimlico Conservation Area Audit as an unlisted building of merit. Given its architectural design approach, detailing and facing materials closely following others throughout the conservation area, and its 19th century character and attractive appearance, the building is also regarded as a non-designated heritage asset.

Objection comments have been received which consider that the proposed rear extension would be harmful to the character and appearance of the building and Churton Place's contribution to the Pimlico Conservation Area.

The proposed rear extension is a single storey addition to the rear of the building and would be set between two larger closet wings whilst it would not project any further than these existing closet wings. The site has a rear brick boundary wall to the rear of the site which would screen much of the views of the structure from the mews to the rear. It is principally clad in bricks and it is recommended that these be conditioned to match those on the rear elevation of the building, and with timber doors, overall, it will integrate appropriately into the building and surrounding townscape. The new opening from the side elevation of the rear closet wing onto the terrace to the roof of the extension is considered inappropriately large, however it is sought to address this by a condition securing a new opening and door design of more appropriate scale and approach. Comments received have noted that the drawings do not clearly show the railings; these

are to be black painted metal and of a height sufficient for fall protection; however, a condition is recommended to secure further details.

Subject to the above, this extension and the associated alterations to the building are considered in line with Pimlico Neighbourhood Plan policies PIM 2 and PIM 4 which relate to protecting historic townscapes and promoting high quality design preserving and enhancing the conservation area, and with relevant City Plan policies and planning guidance.

The new staircase to the front lightwell is proposed in position where a staircase is assumed to have previously existed. Though not clearly shown in terms of its design, it is considered that that an appropriate design for this new feature could be appropriately addressed by a condition. Though a significant new intervention into the front lightwell, it more closely reflects the strongly assumed original built form of the building. A gate exists to ground floor in the railings, and the application states that the works do not require altering the front railings. As such, this element of the proposals is considered acceptable in design terms. The new door opening to the front lightwell at lower ground floor level is traditional in form and considered acceptable in design terms.

The submitted Sustainable Design Statement includes reference to the incorporation of a ventilation which may require external vents (not currently shown to the submission) and these could have implications for the external appearance of the building. It is recommended that details of these vents are secured by condition to ensure an appropriate approach for the building, and subject to that and the informative included to advise on an appropriate location this proposal is considered acceptable.

The above considered the proposals are considered acceptable in design terms and in line with relevant policy and planning guidance and the statutory duties set out in s. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9.5 Residential Amenity

Policy 7 of Westminster's City Plan requires development to be neighbourly and would resist proposals that would result in harm to residential amenity by way of increased sense of enclosure, overlooking or loss of light. Policy 33 of the City Plan would resist proposals that would result in unacceptable levels of noise disturbance.

Objection comments raise concerns regarding noise, both during construction of the proposed extension and from the extension and ground floor roof terrace.

In terms of the extension itself, it would be contained between the existing closet wings and of a single storey, therefore the extension would not result in any unacceptable impact towards neighbouring occupiers by way of sense of enclosure or loss of light. Conditions are recommended to limit hours of construction to safeguard the amenity of surrounding occupiers as the extension is constructed.

It is noted that neighbouring properties on this side of Churton Place currently exhibit rear roof terraces at first floor level. The proposed roof terrace would be located at rear ground level, below the existing terrace of 10 Churton Place and between the flank elevations of the closet wings. The terrace would look towards the solid brick flank

elevation of Dell's Mews. Given its confined position, surrounded by solid elevations, the proposed terrace would not result in an unacceptable increase in overlooking towards surrounding properties. The proposed terrace would be used by the occupiers of the property and is only a single storey above the existing external yard area which has the same potential to allow social activity as the proposed roof terrace; therefore, its use is unlikely to give rise to an unacceptable increase in noise compared to use of the yard, which is only at a marginally lower level. It is also considered that the terrace would not result in any more potential noise disturbance than existing roof terraces within the row.

The above considered, the proposals are acceptable in amenity terms.

9.6 Transportation, Accessibility & Servicing

While it is disappointing that the proposals do not show cycle storage or waste storage areas, given the proposals do not result in any increase in the number of residential units nor number of bedrooms across the building, no increased transportation, accessibility or servicing requirements would arise.

9.7 Economy including Employment & Skills

Not relevant for the nature and scale of proposed development.

9.8 Other Considerations

Fire Risk

Comments also raise concerns relating to fire safety, particularly if the building is used as a HMO. The proposals consist of the reconfiguration and modest extension of the existing two units on the site – this would not give rise to significantly different fire risk. Means of escape in the event of fire would be through the existing ground floor entrance for the family sized unit and through a new lower ground floor door and external lightwell stairs. An objector raises concern that the Fire Safety Report measures the height of the building from street level, and consider it should be from garden level – however, these heights are in reference to a means of escape from the building in the event of fire, and given the escape would be to the street, measuring from the street level would be the most suitable for this purpose.

9.9 Environmental Impact Assessment

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

9.10 Planning Obligations & Pre-Commencement Conditions

Pre-commencement conditions and planning obligations are not relevant in the determination of this application.

10. Conclusion

As established by the Certificate of Lawfulness granted in February 2023 the lawful use

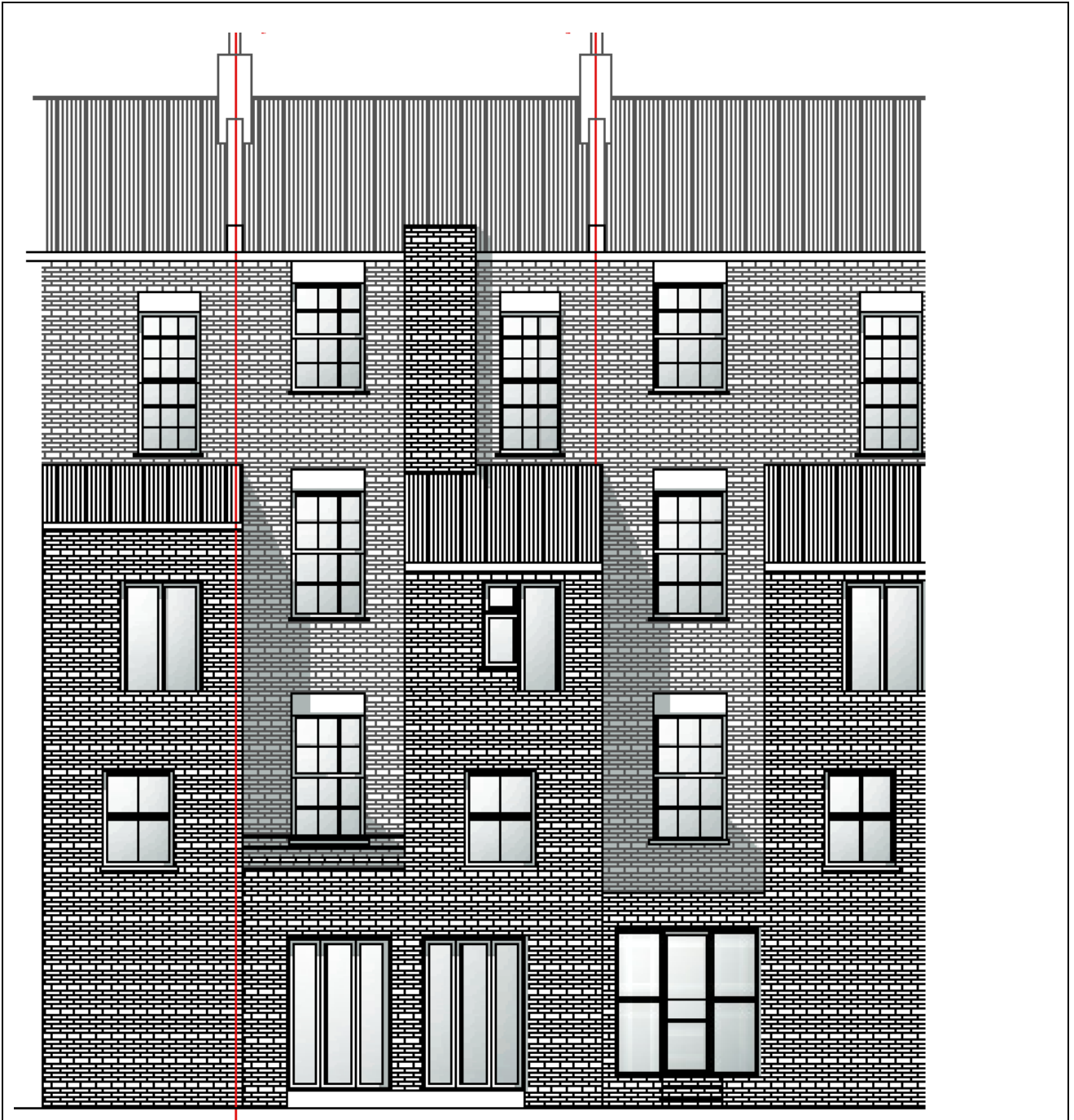
of the site is as two separate dwellings. As a result of the development the building would provide a family-sized dwelling of improved quality whilst there would be no loss of residential units. The proposed rear extension and roof terrace would not result in undue harm to the amenity of surrounding occupiers by way of overlooking, noise, sense of enclosure or loss of light. With recommended conditions for further design details, the proposals are also considered acceptable in design and heritage terms. Mindful of policies 3 within the development plan, a recommendation to grant conditional permission would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JOSHUA HOWITT BY EMAIL AT jhowitt@westminster.gov.uk

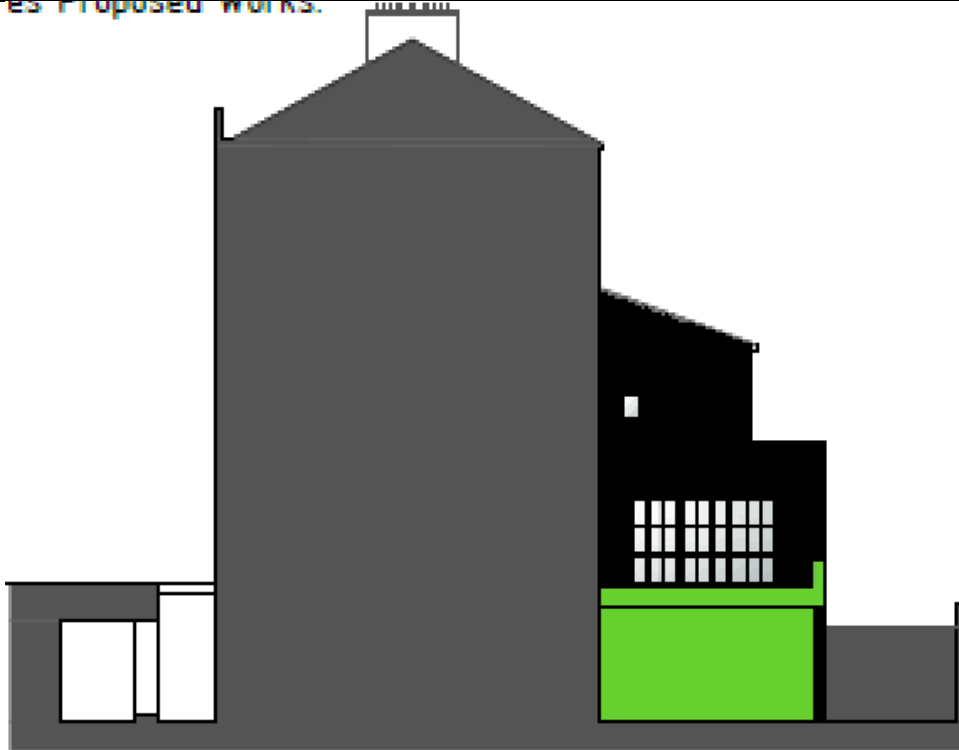
11. KEY DRAWINGS



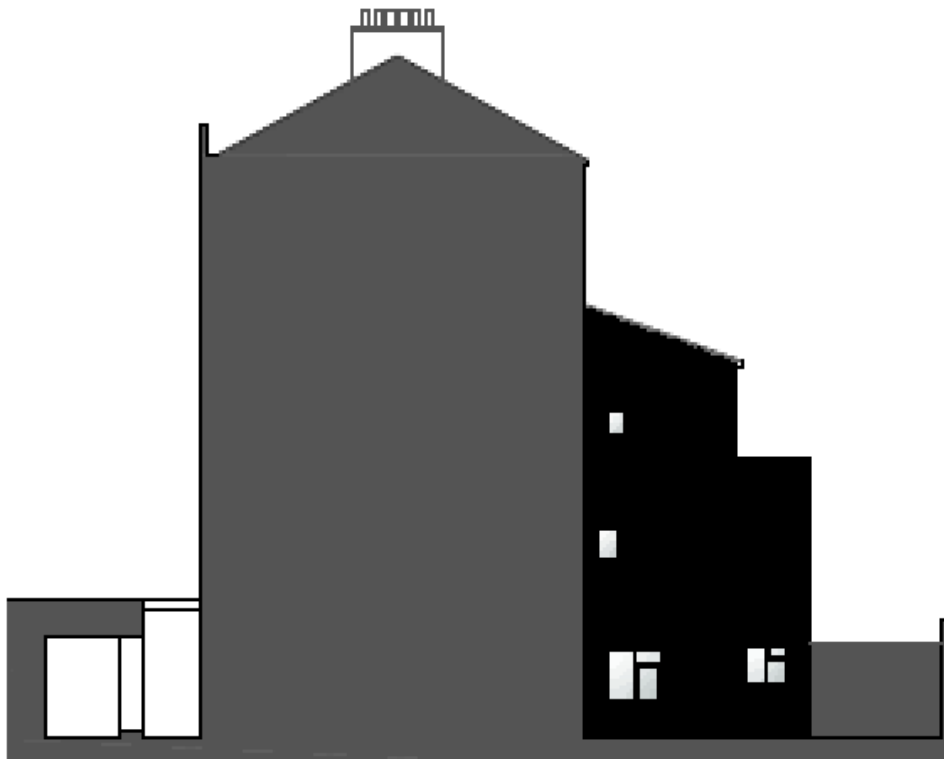


Proposed Rear
South Facing Elevation.

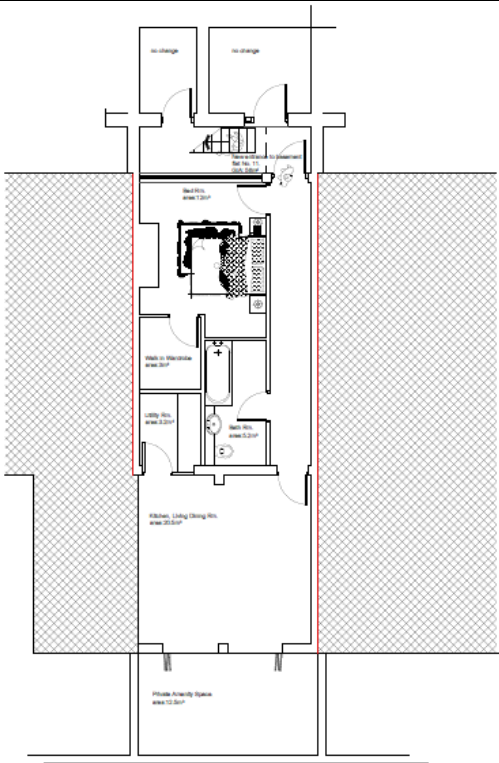
es Proposed works.



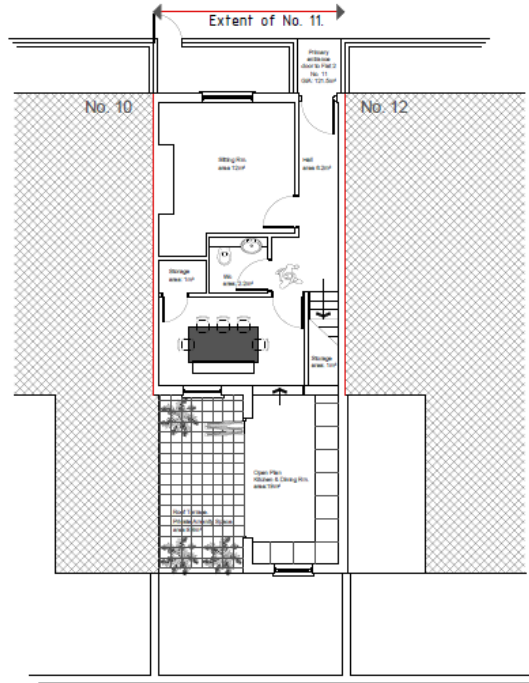
Proposed Side
East Facing Elevation.



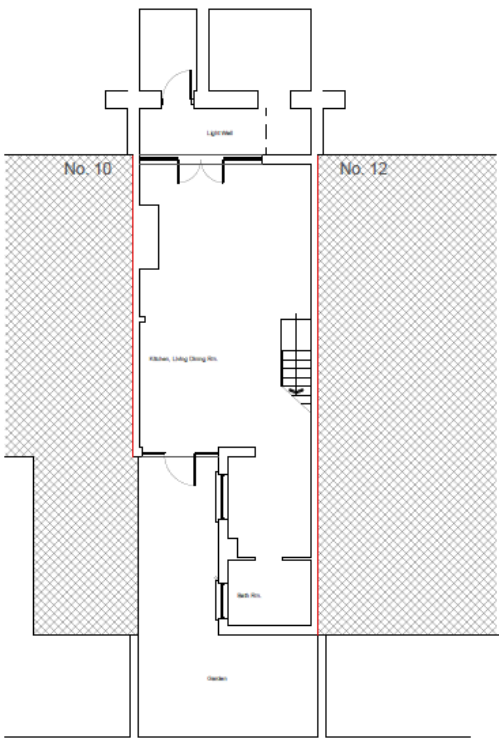
Existing Side
East Facing Elevation.



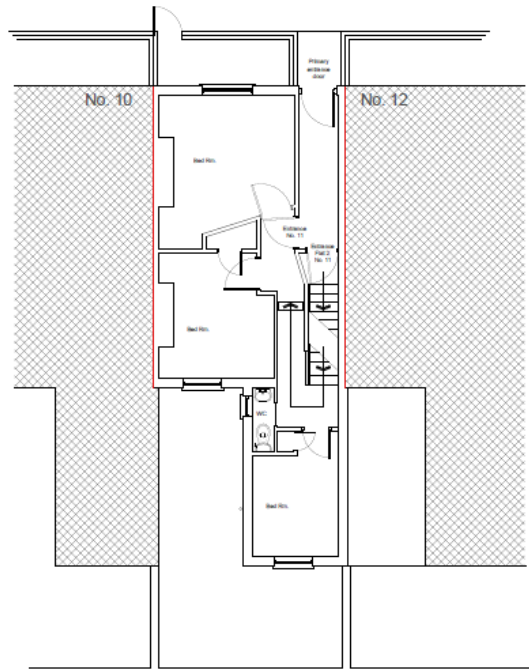
Proposed Basement Floor Plan.



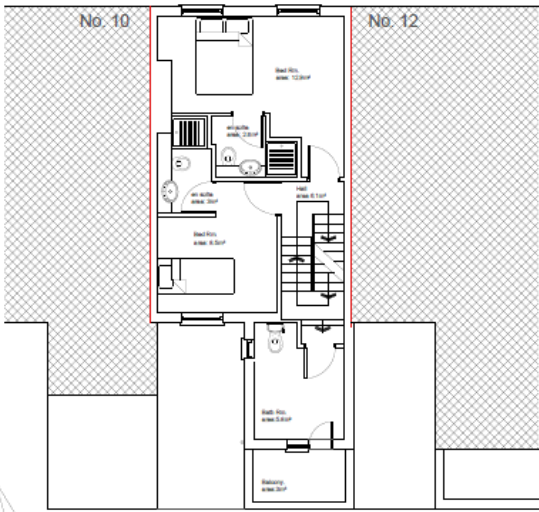
Proposed Ground Floor Plan.



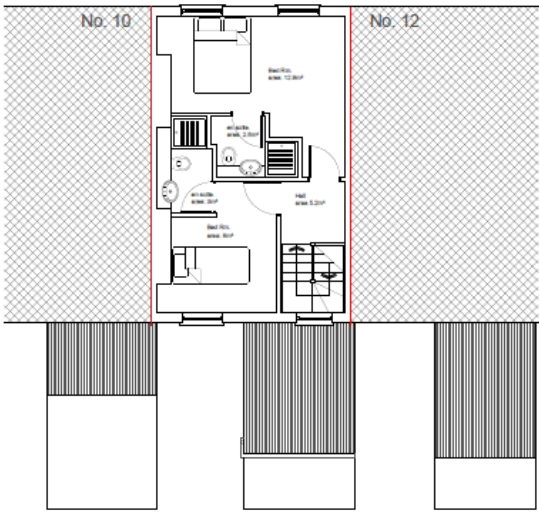
Existing Basement Floor Plan.



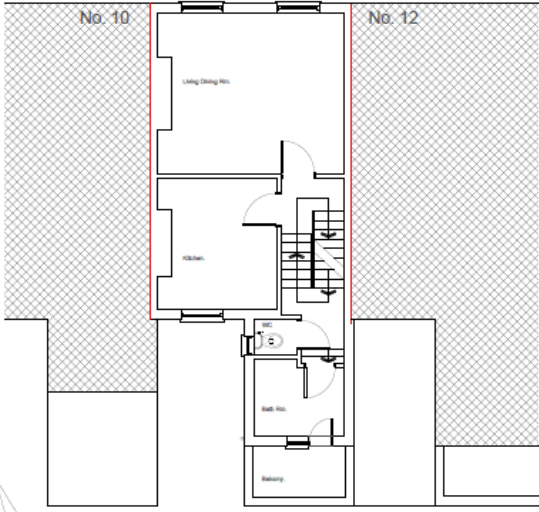
Existing Ground Floor Plan.



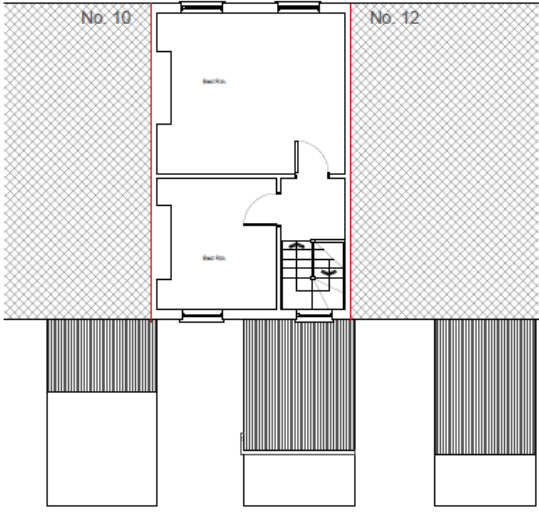
Proposed First Floor Plan.



Proposed Second Floor Plan.



Existing First Floor Plan.



Existing Second Floor Plan.

DRAFT DECISION LETTER

Address: 11 Churton Place, London, SW1V 2LN

Proposal: Formation of new entrance door and access staircase to basement front light well; and erection of single storey rear extension with a rear ground floor roof terrace and use of the lower-ground floor as a 1x bed flat and the ground, first and second floor as a 4x bed maisonette.

Reference: 23/00414/FULL

Plan Nos: 101 D; 102 D-1; 103; , , For Further Information;, Design & Access Statement Planning Statement by No.P Ltd; Sustainable Design Statement; Flood Risk Assessment; Heritage Statement

Case Officer: Jonathon Metcalfe

Direct Tel. No. 07866038118

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and ,
 - o not at all on Sundays, bank holidays and public holidays.

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

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

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

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

- 4 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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

- 5 Notwithstanding the submitted drawings, you must apply to us for approval of drawings and manufacturers specifications showing the location of any external vents in association with the mechanical ventilation and heat recovery system, and including their location, detailing and finished colour. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings and manufacturers specifications (C26DB)

Reason:

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

- 6 Notwithstanding the submitted drawings, you must apply to us for approval of detailed plan, elevation and section drawings showing the design of the new staircase to the front lightwell. These drawings must confirm that the staircase is formed in black metalwork, and incorporating a balustrade in black metal flanking the staircase which is designed with plain uprights beneath a flat handrail. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26DB)

Reason:

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

- 7 Notwithstanding the submitted drawings, you must apply to us for approval of a revised elevation drawing showing amendments to the scheme; namely, showing the area shown occupied by the central of the three doors to the side elevation of the existing

rear closet wing at ground floor level (as shown to 'Proposed Side East Facing Elevation' on drawing 102D) retained as the existing brickwork elevation, with the proposed doors flanking either side of this on drawing 102D remaining as shown on the application drawings submitted with the scheme. 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 this drawing. (C26DB)

Reason:

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

- 8 Notwithstanding the submitted drawings, you must apply to us for approval of railings to rear ground floor level (on the roof of the new lower ground floor extension). You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26DB)

Reason:

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

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 With regards to condition 5, you are advised that proposals for vents on the front elevation, main rear elevation or the rear elevation of the existing closet wing projection would not be considered acceptable. The only location where it appears there is scope for their sensitive and discreet inclusion into the elevations of the building is to the side elevation of the rear closet wing where it faces back into the application site (ie. not on its external party wall side)
- 3 With regards to condition 8, you are advised that the strong expectation is that the railings will be designed as simple and undecorated uprights beneath a flat handrail with no finials above

Please note: the full text for informatives can be found in the Council's Conditions, Reasons

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& Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.