

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 21 March 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Abbey Road	
<b>Subject of Report</b>	1 Carlton Hill, London, NW8 0JX		
<b>Proposal</b>	Demolition and replacement of the three storey rear closet wing extension and the installation of French doors at lower ground floor level.		
<b>Agent</b>	Mr Martin Evans		
<b>On behalf of</b>	Sovereign Trust Ltd.		
<b>Registered Number</b>	17/00233/FULL 17/00235/LBC	<b>Date amended/ completed</b>	13 January 2017
<b>Date Application Received</b>	11 January 2017		
<b>Historic Building Grade</b>	II		
<b>Conservation Area</b>	St John's Wood		

## 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

No 1 Carlton Hill is a detached Grade II Gothic Villa located on the south side of Carlton Hill at its junction with Loudoun Road. The site lies within the St John's Wood Conservation Area.

Planning permission and listed building consent are sought to demolish and rebuild the 3 storey closet wing located on the south east elevation. The closet wing is identified as being a later addition to the historic core and has been compromised by the presence of dry rot, which has spread to the brickwork. In order to isolate the rot it is proposed to demolish the wing in its entirety, remove all fabric from the site and rebuild the closet wing using new materials but of a like for like scale and design, minus the existing chamfered sides at lower ground and ground floor levels. Additionally it is proposed to insert French doors on the rear elevation a lower ground floor level in replacement of a window.

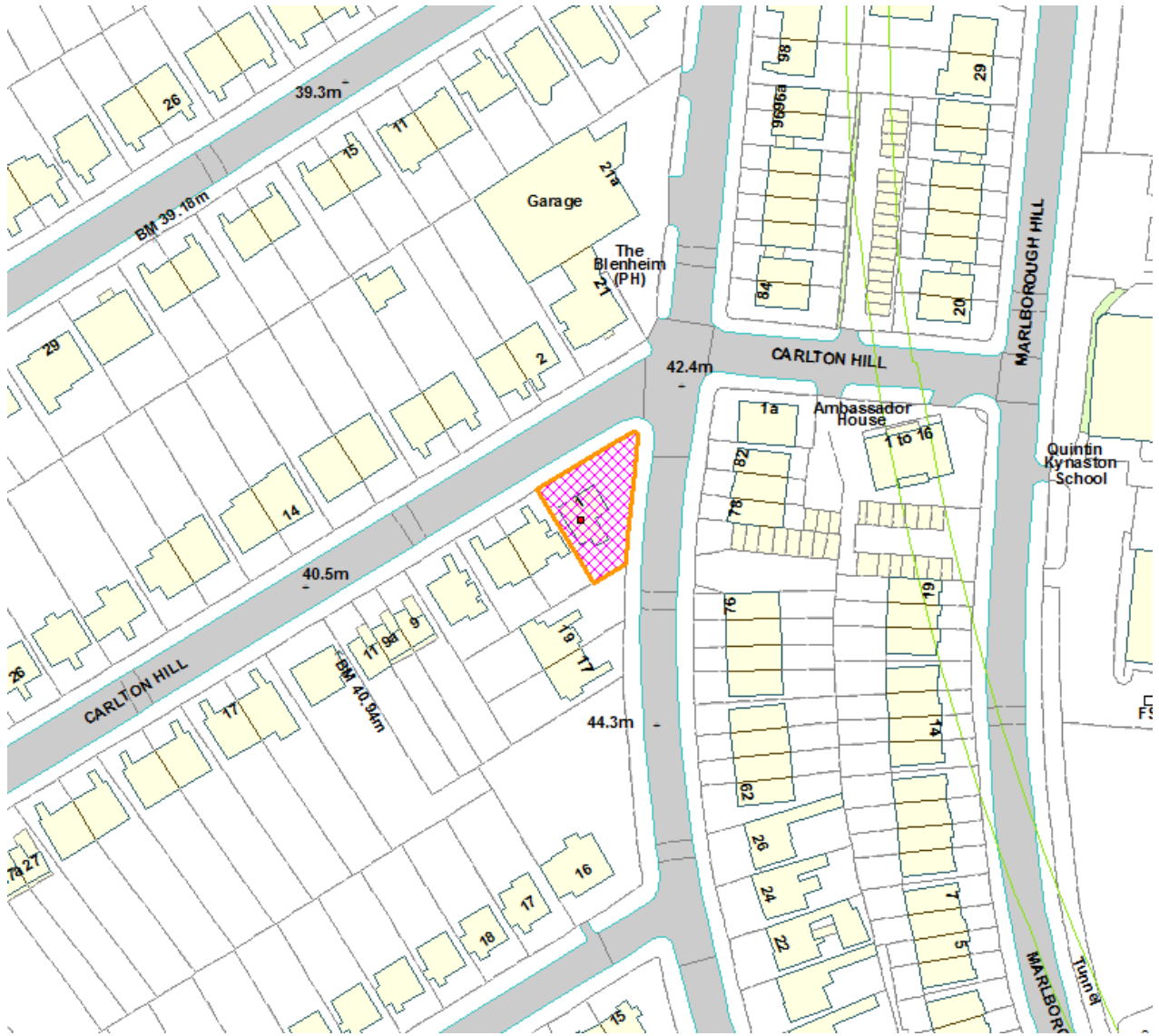
An objection has been received from a neighbouring property regarding noise disruption, the parking of construction vehicles and the safety of nearby school children.

The key issues in this case are:

- The impact of the proposed works on special architectural and historic interest of this listed building and the character and appearance of the St John's Wood Conservation Area; and
- The impact of the proposed works on neighbouring residential amenity.

Subject to the recommended conditions, the proposal is considered to comply with the Council's policies in relation to design and amenity as set out in Westminster's City Plan and the Unitary Development Plan (UDP) and is accordingly recommended for approval.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



Front of Property as seen from Loudoun Road



Side of existing three storey rear extension

## 5. CONSULTATIONS

### ST JOHN'S WOOD SOCIETY

No objection to the proposal.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 11

No. of objections: 1

In summary, the objector raises the following issues:

#### Amenity:

- Noise and disruption

#### Other:

- Concerns over parking of the construction vehicles

- Safety of the schoolchildren in the nearby school

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

No 1 Carlton Hill is a detached Grade II Gothic Villa located on the south side of Carlton Hill at its junction with Loudoun Road. The site lies within the St John's Wood Conservation Area. The application site is in use as a single family dwelling.

### 6.2 Recent Relevant History

#### 16/04560/FULL

Installation of replacement of all windows in the rear extension and one window on the side elevation with like for like and internal repair works to rear extension.

Application Permitted                      20 June 2016

#### 15/01182/FULL

Excavation of a new basement level and associated internal and external alterations

Application Permitted                      15 April 2016

#### 14/05590/FULL

Demolition of an existing rear extension, the erection of a two storey extension, installation of new ground floor window and the excavation of a new basement level including front and side lightwells.

Application Refused                      2 September 2014

## 7. THE PROPOSAL

Planning permission and listed building consent are sought for demolition and rebuilding of the three storey closet wing located on the south east elevation. The closet wing is identified as being a later addition to the historic core and has been compromised by the presence of dry rot, which has spread to the brickwork. In order to isolate the rot it is proposed to demolish the wing in its entirety, remove all fabric from the site and rebuild the closet wing using new materials but of a like for like scale and design, minus the existing chamfered sides at lower ground and ground floor levels. Additionally it is proposed to insert French doors on the rear elevation a lower ground floor level in replacement of a window.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The application does not raise any land use issues as the proposed extension replaces an existing one. This is considered acceptable in land use terms.

### **8.2 Townscape and Design**

The building has historically been extensively altered and there is limited fabric of architectural or historic interest internally. Accordingly, the special interest of this building derives primarily from the buildings external appearance, architectural form and relationship with its setting. It is noted from the Heritage statement and having been on site that the closet wing is a later addition to the building and contains modern fabric associated with recent construction and refurbishment. Therefore the principle of demolishing this element is considered to be acceptable in this instance. Furthermore, removal of the extensive dry rot that is present will ensure the longevity of the core of the heritage asset.

The replacement closet wing will be like for like with the existing in terms of its height, width, depth and architectural detailing. However, it will have a square form rather than being chamfered. This modest increase in mass is not considered to be harmful to the architectural style of the host building and its special interest. The insertion of a door in place of a window is not contentious and sections have been provided showing the door to be traditionally constructed.

Insertion of French doors on the rear elevation of the core, which are of the same width as the opening above, would have a limited impact on this heritage asset as it is of an appropriate scale and positioning.

The proposals would preserve the special architectural and historic interest of this listed building and would preserve the character and appearance of the St Johns Wood Conservation Area. The proposed development is consistent with policies DES 1, DES 5, DES 9 and DES 10 of the UDP as well as policies S25 and S28 of the City Plan.

### **8.3 Residential Amenity**

The proposed extension would be of a comparable scale to the existing extension. The modest increase in mass from the square plan form would not result in unacceptable loss of daylight/sunlight, increased sense of overlooking or loss of privacy by virtue of the small increase in the size of the proposed extension and the distance from the nearest properties.

The proposed development is consistent with policies S29 of the City Plan and ENV 13 of the UDP.

#### **8.4 Transportation/Parking**

The proposal does not raise any transportation or parking considerations.

#### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size.

#### **8.6 Access**

Access to the site will remain the same as the current situation.

#### **8.7 Other UDP/Westminster Policy Considerations**

None.

#### **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 proposals do not trigger the requirement for a Community Infrastructure Levy payment.

#### **8.11 Environmental Impact Assessment**

This development is of insufficient scale to require an Environmental Impact Assessment.

#### **8.12 Other Issues**

Issues regarding the location of the parking of the construction vehicles and safety of the nearby school children have also been raised. Given the scale of the proposed works, few construction vehicles are envisaged visiting the site and refusal of the application on this basis would not be sustainable.



## 9. BACKGROUND PAPERS

1. Application form
2. Response from St John's Wood Society, dated 13 February 2017
3. Letter from occupier of 76 Loudoun Road, London, dated 22 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: NATHAN BARRETT BY EMAIL AT [NorthPlanningTeam@westminster.gov.uk](mailto:NorthPlanningTeam@westminster.gov.uk).

### 10. KEY DRAWINGS

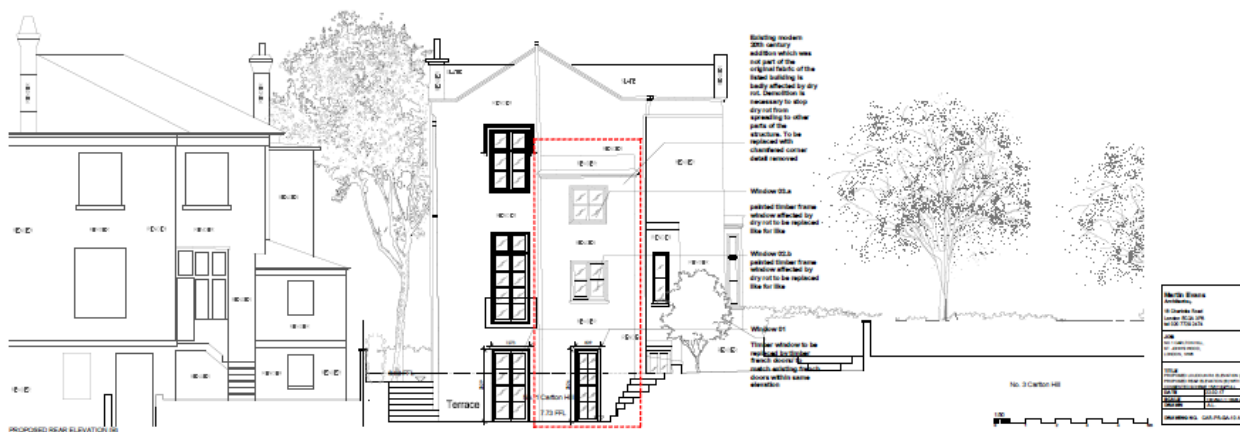
#### Existing Side/Rear Elevation



### Proposed Rear/Side Elevation



PROPOSED LOUGHRAN ROAD ELEVATION (A)



PROPOSED REAR ELEVATION (A)

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**DRAFT DECISION LETTER**

**Address:** 1 Carlton Hill, London, NW8 0JX

**Proposal:** Demolition and replacement of the three storey rear closet wing extension and the installation of French doors at lower ground floor level.

**Reference:** 17/00233/FULL

**Plan Nos:** CAR-LOC-GA-01, CAR-EX-GA-02, CAR-EX-GA-03, CAR-EX-GA-04, CAR-EX-GA-05, CAR-EX-GA-06, CAR-DEM-GA-02, CAR-DEM-GA-03, CAR-DEM-GA-04, CAR-DEM-GA-05, CAR-DEM-GA-06, CAR-PR-GA-08, CAR-PR-GA-11, CAR-PR-GA-10 A, CAR-PR-GA-07, CAR-PR-GA-09, CAR-PR-GA-12 A and Design and Access Statement (undated).

**Case Officer:** Frederica Cooney

**Direct Tel. No.** 020 7641 7802

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

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

(C26AA)

**Reason:**

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

**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)

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.

**DRAFT DECISION LETTER**

**Address:** 1 Carlton Hill, London, NW8 0JX

**Proposal:** Demolition and replacement of the three storey rear closet wing extension and the installation of French doors at lower ground floor level.

**Reference:** 17/00235/LBC

**Plan Nos:** CAR-LOC-GA-01, CAR-EX-GA-02, CAR-EX-GA-03, CAR-EX-GA-04, CAR-EX-GA-05, CAR-EX-GA-06, CAR-DEM-GA-02, CAR-DEM-GA-03, CAR-DEM-GA-04, CAR-DEM-GA-05, CAR-DEM-GA-06, CAR-PR-GA-08, CAR-PR-GA-11, CAR-PR-GA-10 A, CAR-PR-GA-07, CAR-PR-GA-09, CAR-PR-GA-12 A and Design and Access Statement (undated).

**Case Officer:** Frederica Cooney

**Direct Tel. No.** 020 7641 7802

**Recommended Condition(s) and Reason(s)**

- 1 The works 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 building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and 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.

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.