

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 9 May 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	All Blocks, Hallfield Estate, London, W2 6EF		
Proposal	Variation of conditions 1, 4 and 7 of planning permission dated 20 March 2012 (RN: 11/07608/COFUL) and conditions 1, 3 and 6 of listed building consent dated 12 March 2012 (RN: 11/07609/COLBC) for replacement of existing single glazed steel windows and doors on 14 residential blocks and the estate office with aluminium framed, double glazed windows in a pattern to match the existing in the existing window openings on the 10 storey blocks and parts of the living room elevations on the six storey blocks and the estate office. Installation of new painted timber street doors and double glazed fanlights in a pattern to match the existing, in the existing door openings and installation of new steel framed double glazed windows, in a pattern to match the existing, in the existing window openings on parts of the living room elevations of the six storey blocks and the estate office. NAMELY, to amend the window detailing and to allow the fanlights to open outwards		
Agent	Mr John Pratley		
On behalf of	Katharine Chambers		
Registered Number	16/08536/COFUL and 16/08899/COLBC	Date amended/ completed	14 November 2016
Date Application Received	26 May 2016		
Historic Building Grade	Unlisted		
Conservation Area	Hallfield Estate		

1. RECOMMENDATION

1. Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992.
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

The Hallfield Estate is a mid 20th century housing estate located within the Hallfield Estate Conservation Area. The Estate comprises 13 residential blocks which are all Grade 2 listed, and

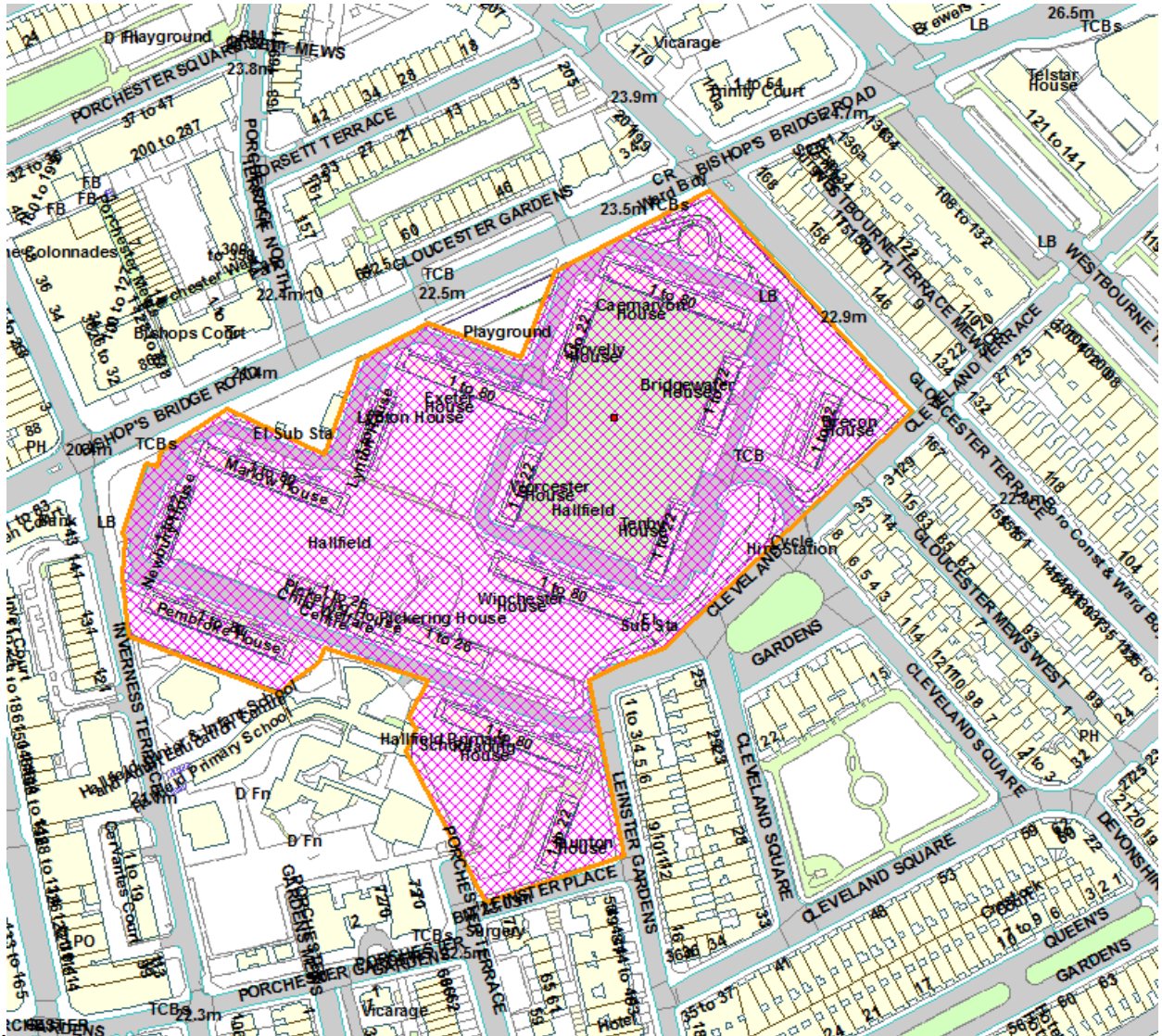
other ancillary blocks. Approvals were granted on 20th March 2012 for new double glazed windows to the 14 residential buildings and to the estate office, and for the installation of new painted timber entrance doors and fanlights above. These current applications seek amendments to that approval of 20th March 2012 to allow for the fanlights to the windows on the balcony walkways to open outwards, and for amendments to the detailed design of the windows.

The key issues in this case are:

- The impact of the proposed works on the character, appearance and special interest of the listed buildings and the Hallfield Estate Conservation Area.

It is considered that the proposals accord with the relevant policies in both the Core Strategy and the Unitary Development Plan. It is therefore recommended that conditional permission and listed building consent are granted subject to the conditions set out in the draft decision letters.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

HISTORIC ENGLAND

State that they do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 1489; Total No. of Replies: 3.

3 letters/ emails received raising objections on all or some of the following grounds:

Design

* Concern raised that Westminster City Council and City West Homes have failed to maintain the original windows and that had they been maintained there would be no reason to replace them.

* Concern raised that there is insufficient information given in the application submission to allow for a full understanding of the changes proposed in this application, including a lack of dimensions of the new windows, a reference to a mechanical vent on the drawings which is not included in the application (with concern raised about the inclusion of a vent to the window) and about the size and location of the fanlight and trickle vent details,

Other Issues

* Statement made that Westminster City Council and City West Homes should bear the full cost of replacing the windows.

* Statement made that the replacement of the windows is in breach of a lease.

* Statement made that the objector has photographs of disrepair at Bridgewater House which will be kept for evidence at a later tribunal.

* Statement made that windows were installed at 4 Brecon House approximately 2 years ago and also at Caernarvon House and Exeter House without planning permission.

* Concern expressed that the existing lighting to the common areas is in good condition and does not need replaced.

* State that the concerns raised will be passed on to Ward Councillors, the MP, the national and local press and that the issues will be raised in Parliament.

* State that the concerns set out in the objection letter should be addressed, and that the Chief Executive of City West Homes and the Chief Executive of Westminster City Council will be informed.

* Comment that they have been informed that the mechanical extractor fans are not to be fitted in the leasehold flats, and a concern raised that the installation of double glazing without mechanical extractor fans could cause condensation in the flats.

ADVERTISEMENT/ SITE NOTICE: Yes.

6. BACKGROUND INFORMATION

6.1 The Application Site

These applications relate to the residential blocks and the estate office on the Hallfield Estate in Bayswater, which were constructed around 1949-1955. The estate was designed by the architectural practice Tecton, and then executed by two of its members, Lindsay Drake and Sir Denys Lasdun, after the firm split up. Lasdun in particular is one of the most respected mid 20th century architects and the estate as designed and executed is of particular architectural merit.

The residential buildings are Grade 2 listed and all the buildings on the estate are included within the Hallfield Estate Conservation Area.

6.2 Recent Relevant History

11/07608/COFUL and 11/07609/COLBC

Replacement of existing single glazed steel windows and doors on 14 residential blocks and the estate office with aluminium framed, double glazed windows in a pattern to match the existing in the existing window openings on the 10 storey blocks and parts of the living room elevations on the six storey blocks and the estate office. Installation of new painted timber street doors and double glazed fanlights in a pattern to match the existing, in the existing door openings and installation of new steel framed double glazed windows, in a pattern to match the existing, in the existing window openings on parts of the living room elevations of the six storey blocks and the estate office.

Granted – 20 March 2012

7. THE PROPOSAL

These seek to amend applications previously approved for new windows and new residential entrance doors on 20th March 2012 (ref: 11/07608/COFUL and 11/07609/COLBC). Some work has commenced on this scheme, namely with the installation of windows to the garden facing elevations of Pembroke House, Reading House and Tenby House.

Following further design development/consideration of the windows to be installed across the estate, the applicant proposes windows with detailing to the framing which differs from that previously approved. The approved applications included conditions (3 of ref: 11/07609/COLBC and 4 of ref: 11/07608/COFUL) required all windows to be installed in one continuous programme without interruption. The applicant proposes amending these conditions to allow the revised windows to be installed.

The approved applications included conditions (7 of ref: 11/07608/COFUL and 6 of 11/07609/COLBC) preventing any windows from opening out over the balcony walkways. The applicant proposes varying these conditions to allow for the higher level fanlight windows to open outwards, with all other windows to the balcony walkway remaining as inward opening.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The scheme does not raise any land use considerations.

8.2 Townscape and Design

The principal design issue that these current applications raise is detailing of the windows, particularly with regards to the thickness of the framing to the windows. A modification to the materials proposed for certain garden facing windows is also proposed, as is the creation of outward opening fanlights.

The applicants have submitted a series of section drawings comparing the previously approved windows with those now proposed, and though the profile of the windows does differ from the previously approved windows, the overall thickness remains similar to the previous approval. The detailing of the windows proposed is generally considered acceptable in itself, and is sufficiently similar to those previously approved for the change not be notably appreciable.

The one change of significance to the detailing of the windows however relates to the head of the new windows proposed for the balcony walkway side of the building. Since the previously approved applications, the applicants have further considered the design of the windows and how they will be incorporated into the window openings, and now advise that these balcony walkway windows may, in certain selected locations, require a thicker frame. These are shown to the application drawings as 'head extension' sections of the window framing, and would add between 29mm and 56mm increased thickness to the head of the windows. They advise that this results from a now recognised need to accommodate the existing internal reveal conditions that could exist in a flat, for example when the windows are being fitted to a flat that has a tiled kitchen window reveal. In such circumstances the additional insert extension to the top of the window framing would avoid the need to remove these internal finishes. The applicants advise that that these extensions are intended to be avoided unless proven to be required, although they note that in the absence of a full internal survey of each individual flat it is not possible at this stage to specify their intended locations. This increase in the thickness of the frame would be regrettable, as officers had sought in consultation with the applicants to secure a slender frame for these window openings. It is also regrettable that there is no clear information on which windows may be affected. Notwithstanding this, although the increase will result in a thicker and less elegant frame, it is recognised that the alternative would be for internal works to existing established finishes inside the flats affected. It is also recognised that the dark framing proposed will to an extent help minimise the visual impact of the framing, and that although the change will be apparent from the walkways themselves (or by the ground floor flats on this side of each building) from a greater distance the significant recession of the windows behind the projecting balcony fronts will minimise any impression in longer views. Although clearly regrettable, the rationale for the increase in thickness is understood, and it is not considered as a reason for refusal of the applications. An informative is attached advising that these should not be incorporated unless fully required.

The application also seeks to change the materials proposed for certain windows to the rear (garden facing) elevations. The previous approvals allowed for the windows and doors directly facing onto the balconies of the six storey blocks to be framed in steel. The current applications now propose these in aluminium which is the material proposed (and previously approved) for the rest of the new windows proposed. This change of material in itself is considered uncontentious, and the detailing of the windows and opening doors is considered acceptable.

It is noted that an objector raised a concern that there was insufficient information given in the application submission to allow for a full consideration of the proposals, including a lack of dimensions of the new windows. The final set of drawings however incorporate several drawings giving a range of comparisons between the section profiles of the approved windows and the windows now approved. The objector has been consulted on these revised drawings though no further comments have been received. In light of the detailed drawings submitted, it is not considered that this objection is sustainable.

The fanlights on the windows which face onto the balcony walkways already open outwards, and there are no design/listed building issues associated with the proposed change to allow the fanlight windows now proposed to do so.

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

8.3 Residential Amenity

These application proposals raise no additional residential amenity issues.

8.4 Transportation/Parking

Not applicable.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The proposals do not affect the access arrangements to these proposals.

8.7 Other UDP/Westminster Policy Considerations

Not applicable.

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 and CIL are not relevant in the determination of this application.

8.11 Environmental Impact Assessment

Not applicable to development of this scale.

8.12 Other Issues

A condition was imposed upon the previous approvals of 20th March 2012 which required all of the windows on the balcony walkway sides of each building to open inwards only. In those applications some of the principal windows were intended to open outwards, albeit on restrictors. The condition was imposed partly in response to concerns expressed by a number of objectors to the previously approved applications that windows opening over the balcony walkways could give rise to an obstruction or hazard to pedestrians using the walkways. In these current applications however only the fanlight windows are intended to open outwards, with all other windows to the balcony walkway side of the building remaining as inward opening or fixed. The fanlight windows are at high level in the walkway, and the applicants advise that the bottom edge of the fanlights will be approximately 2.17m above the level of the deck. As such, given that they would not obstruct pedestrian movement, the proposed variation of the previously approved applications to allow for the opening of these fanlight windows is considered uncontentious.

Comments were made from an objector stating that the window replacement is required as a result of Westminster City Council and CityWest Homes not having maintained the original windows. Though noting the comments, the approvals of 20th March 2012 allowed for the replacement of all the windows to the residential blocks across the estate and the estate office, and scheme has been commenced. Given the implemented approval for the replacement of all the windows, it is not considered that the objection is sustainable.

Comments from objectors have also been made regarding the cost of the replacement windows, and that replacing the windows would be in breach of the lease. These however are not issues against which it is considered the applications could be judged unacceptable, and this current application merely seeks an amendment to the design of the windows and the opening mechanism of the fanlight windows. The question of who is responsible for the cost of the proposed works is a private matter to be resolved between the leaseholders in the buildings affected and CityWest Homes.

A further statement has been made by an objector stating that the replacement of the windows is in breach of the lease, however this would also be a private matter to be resolved between the leaseholders in the buildings affected and CityWest Homes.

The comments received stating that the objector has photographs of disrepair at Bridgewater House are noted but are not considered directly relevant to a consideration of

these current application proposals relating to amendments to a previous approval of windows and entrance doors.

A further statement is made by an objector that windows have been installed at Flat 4 in Brecon House and also at Caernarvon House and Exeter House without planning permission. It is understood that a pilot window has previously been installed at Flat 4 in Brecon House with the intention of allowing residents to fully appreciate the design of windows, though it is not known whether other pilot windows have also been installed to Caernarvon House and Exeter House. Though noting the statement made, it is not considered to influence a decision on the acceptability of the current application proposals.

A statement has also been made by an objector expressing a view that the existing lighting to the common areas is in good condition and does not need to be replaced. These current applications do not relate to proposals to replace the lighting and the comments therefore are not considered sustainable in relation to these current applications.

A further statement has been made commenting that the objector will pass their concerns on to Ward Councillors, their MP, the national and local press and that the issues will be discussed in Parliament, with a further comment received stating that the Chief Executive of CityWest Homes and the Chief Executive of Westminster City Council will be informed. Though noting these comments, they do not directly address the issues related to the current application proposals which relate specifically to the change in window design and the proposed allowance for the fanlight windows to open outwards over the balcony walkways, and as such though noting the comments they are not considered to directly affect a consideration of these current application proposals.

9. BACKGROUND PAPERS

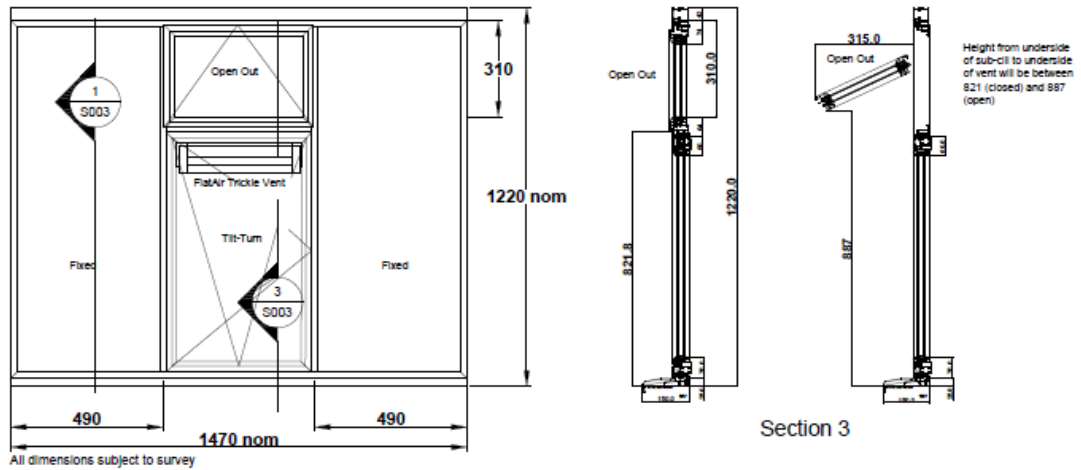
1. Application form.
2. Letter from Historic England, dated 27 September 2016.
3. Letter from occupier of 40 Exeter House, Hallfield estate, dated 14 October 2016.
4. Letter from occupier of 60 Winchester House, Hallfield Estate, dated 14 October 2016.
5. Letter from occupier of 3 Bridgewater House, Hallfield Estate, dated 10 October 2016.

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

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

10. KEY DRAWINGS

Pilot of proposed window (Note: Colour will be uniformly dark grey as shown, and will not incorporate white)

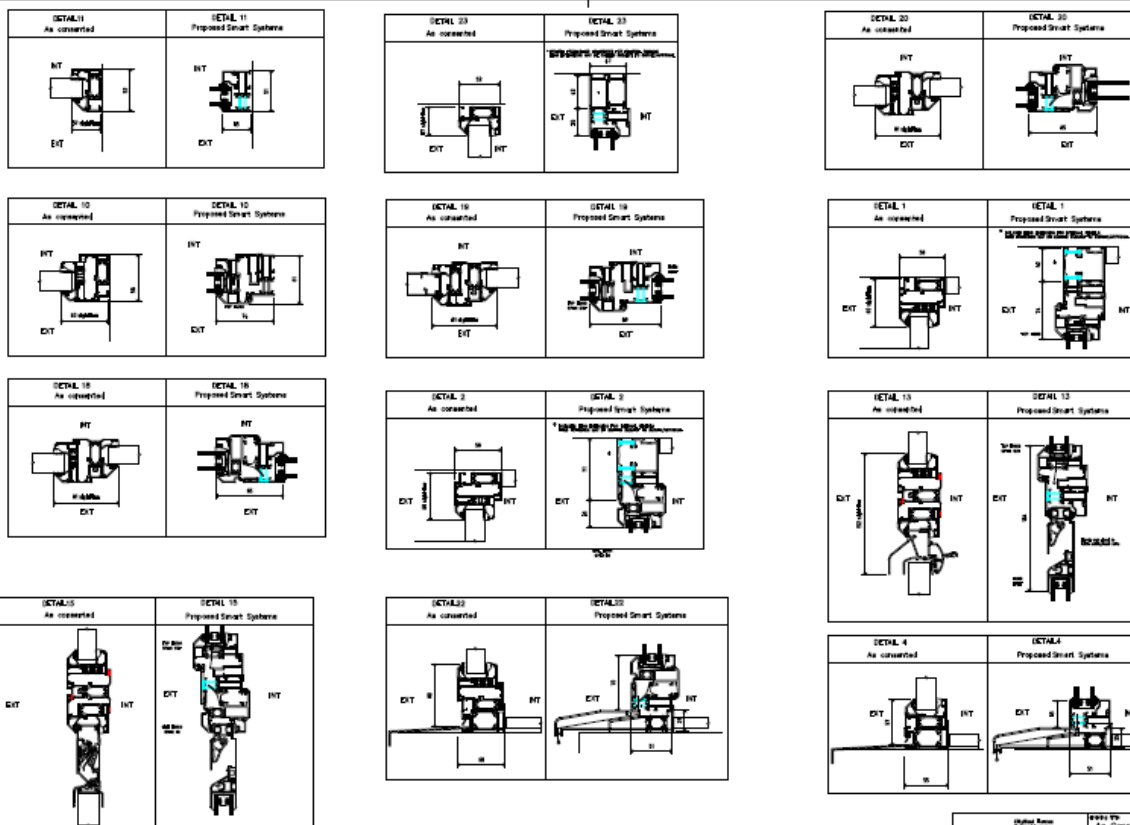


FRONT BATHROOM RIGHT

SCALE 1:10

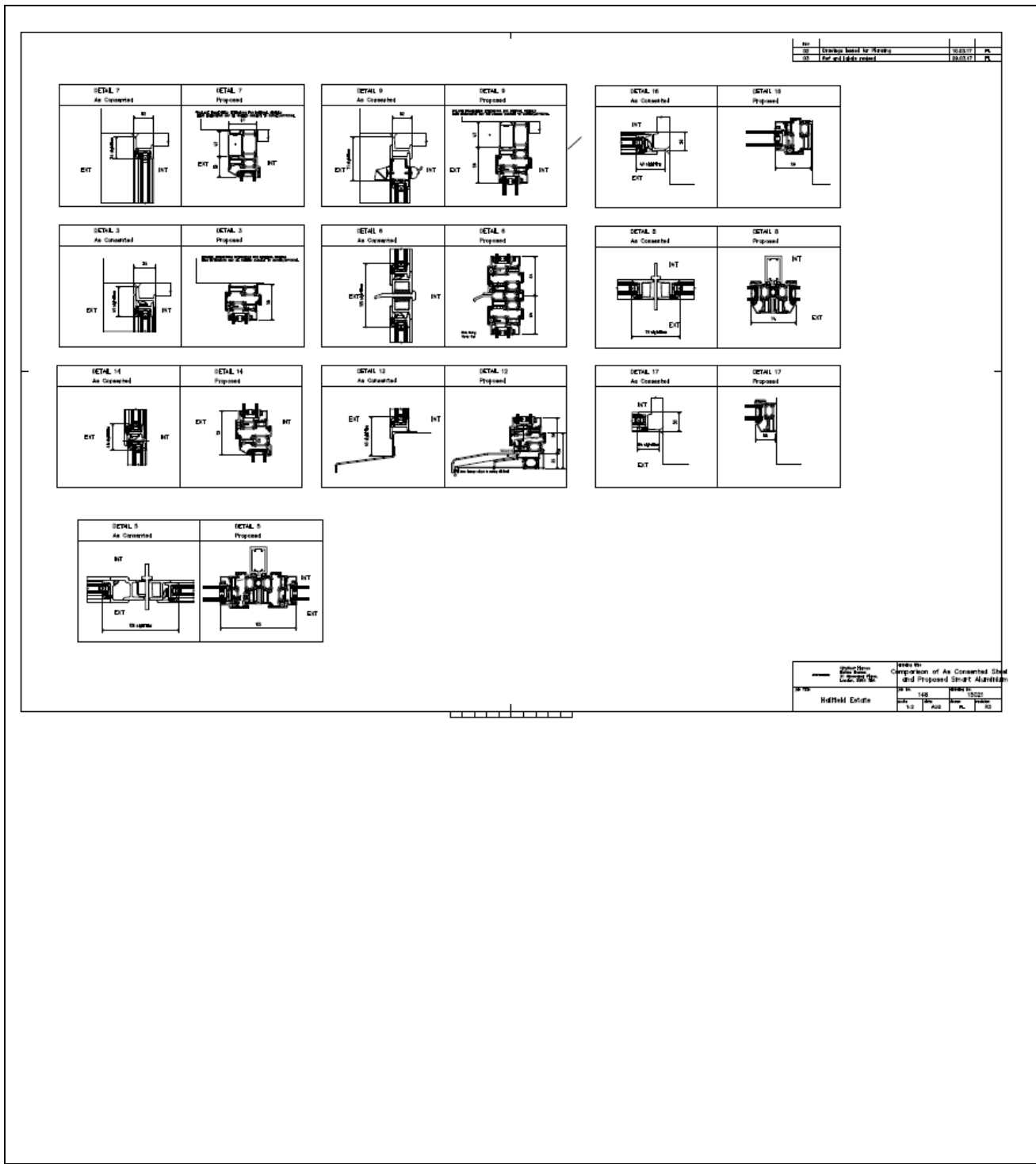
TITLE Balcony Window Top Hung Open-Out Dimensions for Walkway Windows- Halffield Estate			Smart Systems Limited Parkside Way, York YO26 6JH Tel: +44 (0)1904 676 000 Fax: +44 (0)1904 676 000 www.smartaluminium.co.uk	CHECKED _____ _____	
PRODUCT CODE _____ _____				DRAWN BY _____	DATE 20/12/2016

Proposed window showing outward opening fanlight



Model Name Model Number Location Date	Project No. As Connected & Proposed Window Details Compared Date Scale Project Name
Model Name Model Number Location Date	Project No. As Connected & Proposed Window Details Compared Date Scale Project Name

Window Sections



REV	DATE	BY	CHKD
01	01/08/2014	MM	MM
02	01/08/2014	MM	MM

DATE	BY	CHKD
01/08/2014	MM	MM
02/08/2014	MM	MM

Comparison of As Connected and Proposed Smart Alignment

Half/Hall Estimate

1.0

Aut

PL

05

DRAFT DECISION LETTER

Address: All Blocks, Hallfield Estate, London, W2 6EF

Proposal: Variation of Conditions 1, 4 and 7 of planning permission dated 20 March 2012 (RN: 11/07608/COFUL) for replacement of existing single glazed steel windows and doors on 14 residential blocks and the estate office with aluminium framed, double glazed windows in a pattern to match the existing in the existing window openings on the 10 storey blocks and parts of the living room elevations on the six storey blocks and the estate office. Installation of new painted timber street doors and double glazed fanlights in a pattern to match the existing, in the existing door openings and installation of new steel framed double glazed windows, in a pattern to match the existing, in the existing window openings on parts of the living room elevations of the six storey blocks and the estate office. NAMELY, to amend the window detailing and to allow the fanlights to open outwards.

Reference: 16/08536/COFUL

Plan Nos: 148_20001_01 Site Location Plan, 148_20002_01 Estate Block Plan, P-WIN-12-B, P-WIN-08, P-WIN-10, P-WIN-13A, 15020-R2-R3, 15021-R3, 07B, Brochure for Alitherm 47 Heritage Smart Window, Emails from Fiona Lamb dated 10 March 2017 and 29 March 2017 as amended by above drawings, Email from Katharine Chambers dated 21 October 2016 as amended by above drawings, 1 site photo of window in-situ, Heritage Statement from Avanti Architects dated June 2016 Rev B as amended by above drawings

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:

- between 08.00 and 18.00 Monday to Friday;
- between 08.00 and 13.00 on Saturday; and
- not at all on Sundays, bank holidays and public holidays.

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

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

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

Reason:

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

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

Reason:

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

- 4 The works for the replacement of windows to any building (with the exception of Newbury House and the estate office, and with the exception of those already installed as shown on drawing PWIN-10) if commenced, shall be completed in their entirety across that and the other buildings included under this approval and in accordance with the schedule shown on drawing P-WIN-10 (with the exception of Newbury House and the estate office) as one continuous programme of works without interruption, and according to the drawings and details hereby approved including the grey external colour approved. If works for the replacement of windows to Newbury House or the estate office are commenced, they shall be completed in their entirety to the building in question as one continuous programme of works without interruption and according to the drawings and details hereby approved.

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

- 5 You must apply to us for approval of a sample of frosted or obscured glass, or a sample of a film to be used to the inside of clear glass, to be used in the lower window panels of the windows to the garden facing elevations (to opposite side from balcony walkways) of Reading House, Pembroke House, Winchester house, Marlow House, Exeter House and Caernarvon House, and to bathroom windows facing the balcony walkways, and a

schedule of the locations where this will be installed. You must then carry out the work according to the sample and schedule approved.

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

- 6 Prior to the installation of any of the new doors and door frames approved under this application you must submit samples of the colours to be used for painting the exterior of the entrance doors and door frames, and a management plan illustrating how the colour on the new doors and door frames throughout Hallfield Estate will be implemented and maintained. 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 colour samples and management plan.

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 Hallfield Estate 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 16/08536/COFUL DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 7 With the exception of the fanlight windows as shown on drawings 07B and P-WIN-08, the new windows to the balcony walkways and to ground floor level below the balcony walkways shall open inwards only

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

- 8 You must apply to us for approval of detailed drawings and manufacturers specifications for any cover strip to be applied to the windows to their elevation adjacent to the locking mechanism. 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 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 Hallfield Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and

DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You are advised that with regards to Condition 5, the strong preference of the City Council is for a relatively limited range of colours to be chosen of approximately 4 in number, and that these should be sombre colours to ensure that the appearance of the doors does not clash with the balcony fronts and that one of these colours should be the maroon colour identified as the original in the application submission
- 3 You are strongly advised to discuss the issues regarding the proposals for obscure glazing and the proposals for the paint colours for doors with residents prior to the submission of details to discharge the conditions relevant to these issues.

DRAFT DECISION LETTER

Address: All Blocks, Hallfield Estate, London, W2 6EF

Proposal: Variation of Conditions 1, 3 and 6 of listed building consent dated 12 March 2012 (RN: 11/07609/COLBC) for replacement of existing single glazed steel windows and doors on 14 residential blocks and the estate office with aluminium framed, double glazed windows, in a pattern to match the existing in the existing window openings on the 10 storey blocks and parts of the living room elevations on the six storey blocks and the estate office. Installation of new painted timber street doors and double glazed fanlights, in a pattern to match the existing, in the existing door openings and installation of new steel framed double glazed windows, in a pattern to match the existing, in the existing window openings on parts of the living room elevations of the six storey blocks and the estate office. NAMELY, to amend the window detailing and to allow the fanlights to open outwards

Reference: 16/08899/COLBC

Plan Nos: 148_20001_01 Site Location Plan, 148_20002_01 Estate Block Plan, P-WIN-12-B, P-WIN-08, P-WIN-10, P-WIN-13A, 15020-R2-R3, 15021-R3, 07B, Brochure for Alitherm 47 Heritage Smart Window, Emails from Fiona Lamb dated 10 March 2017 and 29 March 2017 as amended by above drawings, Email from Katharine Chambers dated 21 October 2016 as amended by above drawings, 1 site photo of window in-situ, Heritage Statement from Avanti Architects dated June 2016 Rev B as amended by above drawings

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

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

Reason:

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

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

Reason:

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

Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 3 The works for the replacement of windows to any building (with the exception of Newbury House and the estate office, and with the exception of those already installed as shown on drawing PWIN-10) if commenced, shall be completed in their entirety across that and the other buildings included under this approval and in accordance with the schedule shown on drawing P-WIN-10 (with the exception of Newbury House and the estate office) as one continuous programme of works without interruption, and according to the drawings and details hereby approved including the grey external colour approved. If works for the replacement of windows to Newbury House or the estate office are commenced, they shall be completed in their entirety to the building in question as one continuous programme of works without interruption and according to the drawings and details hereby approved.

Reason:

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

- 4 You must apply to us for approval of a sample of frosted or obscured glass, or a sample of a film to be used to the inside of clear glass, to be used in the lower window panels of the windows to the garden facing elevations (to opposite side from balcony walkways) of Reading House, Pembroke House, Winchester house, Marlow House, Exeter House and Caernarvon House, and to bathroom windows facing the balcony walkways, and a schedule of the locations where this will be installed. You must then carry out the work according to the sample and schedule approved.

Reason:

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

- 5 Prior to the installation of any of the new doors approved under this application you must submit samples of the colours to be used for painting the exterior of the doors, and a management plan illustrating how the colour on the new doors throughout the Hallfield Estate will be implemented and maintained. 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 approved colour samples and management plan.

Reason:

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

- 6 With the exception of the fanlight windows as shown on drawings 07B and P-WIN-08, the new windows to the balcony walkways and to ground floor level below the balcony walkways shall open inwards only

Reason:

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

- 7 You must apply to us for approval of detailed drawings and manufacturers specifications for any cover strip to be applied to the windows to their elevation adjacent to the locking mechanism. 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 approved drawings and specifications.

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC) 16/08899/COLBC

Informative(s):

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

The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building. In reaching this decision the following were of particular relevance: S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and sections 5 and 6 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.
- 2 You are advised that with regards to condition 6, the strong preference of the City Council is for a relatively limited range of colours to be chosen of approximately 4 in number, and that these should be sombre colours to ensure that the appearance of the doors does not clash with the balcony fronts and that one of these colours should be the maroon colour identified as the original in the application submission.
- 3 You are strongly advised to discuss the issues regarding the proposals for obscure glazing and the proposals for the paint colours for doors with residents prior to the submission of details to discharge the conditions relevant to these issues.

Item No.

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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.