

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 9 October 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Little Venice	
Subject of Report	55 Blomfield Road, London, W9 2PD		
Proposal	Amalgamation of 4 flats into a single-family dwellinghouse, demolition of existing two storey infill rear extension and erection of replacement two storey rear extension at lower ground and ground floor levels, alterations to existing half width rear extension, alterations to windows and doors and associated internal alterations to all floor levels.		
Agent	Nash Baker Architects		
On behalf of	Mrs Helle McLain		
Registered Number	18/03392/FULL & 18/03393/LBC	Date amended/ completed	30 July 2018
Date Application Received	25 April 2018		
Historic Building Grade	II		
Conservation Area	Maida Vale		

1. RECOMMENDATION

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

2. SUMMARY

The application site comprises one half of a four storey semi-detached villa pair dating from the mid-19th century. The building is grade II listed and located within the Maida Vale Conservation Area.

Planning permission and listed building consent are sought for the amalgamation of 4 flats into a single-family dwellinghouse, demolition of the existing two storey infill rear extension and erection of a replacement two storey rear extension at lower ground and ground floor levels, alterations to the existing half width rear extension, alterations to windows and doors and associated internal alterations to all floor levels.

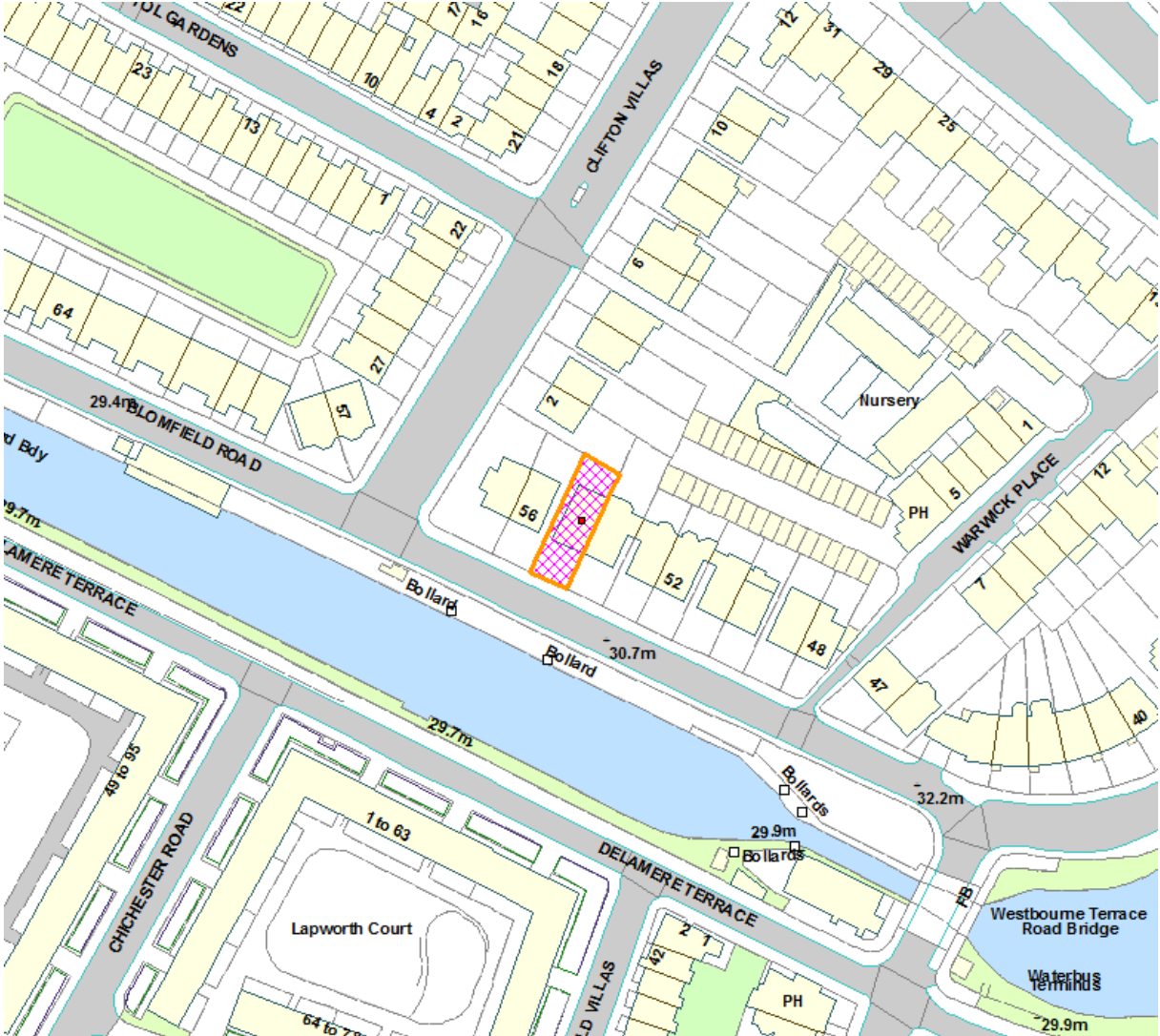
The proposal has attracted objection from the Paddington Waterways and Maida Vale Society and three neighbouring residents on the grounds set out in Section 5.

The key issues in this case are:

- The acceptability of using the building as a single dwellinghouse.
- The impact of the proposed development on the character, appearance and special interest of the listed building and the Maida Vale Conservation Area.
- The impact on the amenity of neighbouring residents.

Subject to the recommended conditions, the proposed development is considered to comply with the relevant land use, design and amenity policies in Westminster's City Plan adopted in November 2016 (the City Plan) and the Unitary Development Plan adopted in January 2007 (the UDP). It is therefore recommended that conditional planning permission and listed building consent are granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Rear elevation from application site (top) and as seen from rear garden of No.54 (bottom).

5. CONSULTATIONS

5.1 Consultation on Initially Submitted Scheme (May 2018)

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY:

Objection. Proposal results in a loss of a family sized unit and 3 further self-contained flats. The proposed rear external fenestration is out of keeping to the host building and the conservation area.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No Consulted: 13.

No of objections: 4.

Four responses received raising objection on the all or some of the following grounds:

Land Use

- Loss of housing.

Design

- Rear extension is out of character with the area.

Amenity

- Light pollution from proposed rooflight.
- Overlooking from proposed rooflight and side windows.
- Disrupt views from neighbouring properties.

Other

- The Nursery Amenity Company (NAL) has not been consulted.
- Potential noise and inconvenience from construction works.
- Create problems with erection of scaffolding.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

5.2 Consultation on Revised Scheme – Amended Detailed Design to Infill Extension (August 2018)

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No Consulted: 4.

No of objections: 3.

Three responses received raising objection on the all or some of the following grounds:

Land Use

- Loss of housing.

Design

- Rear extension is out of character with the area.
- Loss of historical internal features.

Amenity

- Light pollution from proposed rooflight.
- Noise pollution from dining area.
- Loss of privacy.

Other

- The Nursery Amenity Company (NAL) has not been consulted.
- Kitchen food smells.
- Create problems with future erection of scaffolding.

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises one half of a four storey semi-detached villa pair dating from the mid-19th century. The building is arranged over basement, ground and two upper storeys. It is of stock brick construction, with stuccoed elevations and has a slate roof. The building and its semi-detached pair are grade II listed and are situated within the Maida Vale Conservation Area. The application site is currently in use as 2x1 bedroom flats and 2x2 bedroom flats.

There is an existing full width two storey extension at the rear of the building and the adjoining villa, forming the other half of this semi-detached pair, has a single storey extension at lower ground floor level with a two storey projecting bay above at ground and first floor levels to its rear elevation.

6.2 Recent Relevant History

04/08336/FULL and 04/08337/LBC

Removal of existing conservatory to rear and replacement with new conservatory.

Replacement of rear casement window with double hung sash window.

Application Permitted

14th December 2004

7. THE PROPOSAL

Planning permission and listed building consent are sought for the amalgamation of 4 existing flats into a single-family dwellinghouse, demolition of the existing two storey infill rear extension and erection of replacement two storey rear infill extension at lower ground and ground floor levels, alterations to the existing half width rear extension, alterations to windows and doors and associated internal alterations to all floor levels.

During the course of the application the detailed design of the rear infill extension at lower ground and ground floor levels has been amended. The side elevation of the extension has also been set back marginally from the neighbouring windows at No.54. The amended scheme has been the subject of further reconsultation with objectors, as set out in Section 5.2.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The Paddington Waterways and Maida Vale Society and neighbour objectors have objected to the loss of residential units proposed. Policy S14 of Westminster's City Plan seeks to optimise housing delivery. The policy states that all residential uses, floorspace and land will be protected and proposals that would result in a reduction in the number of residential units will not be acceptable, except for in three specific exceptional circumstances. These circumstances include where '*...a converted house is being returned to a family-sized dwelling or dwellings...*'. The UDP defines a 'family sized housing unit' as comprising a residential unit containing 3 or more bedrooms.

In this case, the building is currently in use as 2x1 bedroom flats and 2x2 bedroom flats. The proposal would amalgamate all the residential accommodation within the building into a single dwellinghouse containing 5 bedrooms.

Whilst the proposal would reduce the number of units within the building, it would return the building back to a single family dwelling, which was the original use of the building when it was first constructed. As such, it is considered that the application meets the exception test set out in Policy S14 in the City Plan and is therefore acceptable in land use terms and permission could not therefore reasonably be withheld on the land use grounds cited by objectors.

8.2 Townscape and Design

Objections have been raised on design grounds by the Paddington Waterways and Maida Vale Society and neighbouring residents. Their principal concerns relate to the design of the proposed infill extension to the rear at ground and lower ground floor levels. Neighbours have maintained their objections despite the amendments made to the initially submitted scheme.

Following amendment of its detailed design during the course of the application, the replacement two storey rear glazed infill extension at lower ground and ground floor levels is considered to be in sympathy with the character of the building. In terms of its bulk and scale, it would not project beyond the retained closet wing or above it, thus ensuring that it would remain in scale with the closet wing. The proposed infill extension would be metal framed and predominantly glazed, with a mono-pitched obscure glazed roof. This detailed design approach would ensure that it appears as a lightweight addition to the rear of the property that contrasts with the more solid form of the original building. It is considered that this detailed design approach represents a notable improvement on the appearance of the existing, more solid, rear infill extension. A condition is though recommended to secure further details of the framing of the extension to ensure it is appropriately slender so as not to detract from the fine detailing of the existing building.

The proposed alterations to the fenestration is welcomed and returns a single window to the rear elevation at first floor level above the proposed infill extension.

The enlargement of the window at lower ground floor level to the closet wing is considered uncontentious and will be fitted with painted timber sliding sash window to match the window above. The proposed works to the closet wing parapet are uncontentious in design terms and would improve the proportions of this element of the building.

The proposed alterations to the side elevation to relocate a lower ground floor door and block up a small window at ground floor level are not considered to harm to the significance of the listed building and are acceptable in design terms.

The internal alterations throughout the building are considered acceptable and the removal of the existing sub-division, relating to the existing use as four flats, would some improvements to the interior of the building. Overall the internal works would retain the important historic features and fabric within the building and restore elements of its original plan form.

Overall, the proposed development accords with Policies DES 1, DES 5, DES 9 and DES 10 in the UDP and Policies S25 and S28 of the City Plan and is considered acceptable in design and listed building terms.

8.3 Residential Amenity

Policy ENV13 in the UDP states that the Council will resist proposals that would result in a material loss of daylight and sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 in the City Plan aims to protect the amenity of residents from the effects of development.

Following amenity concerns with the initial proposal, the rear two storey extension has been amended so that the side elevation of the infill extension adjacent to No.54 Blomfield Road would be set back marginally from the alignment of the side elevation of the existing rear infill extension. A sloping mono-pitched roof has also been introduced (rather than a flat roof as initially proposed), to reduce the height of the infill extension. Additionally, the initially proposed glazing has been omitted from the side elevation and the roof of the extension is proposed to be obscure glazed.

The existing infill extension, which was granted permission and consent in December 2004 is considered to be rather un-neighbourly due to the side windows in the elevation and closest to the rear ground floor bay window of No.54, which results in mutual overlooking. In this context the omission of glazing from the side elevation of the extension now proposed is welcome and represents an improvement in amenity terms upon the existing situation.

The highest point of the proposed extension would be the same as existing infill extension at 6.6m above ground level. The proposed sloping roof would result in the height of the eaves of the extension being 6m above ground level, which is only 0.2m higher than the eaves of the existing infill extension. The side elevation of the proposed extension is to be set in from the alignment of the side elevation of the existing infill extension by 0.25m. This would marginally increase the distance between the proposed extension and the closet window forming part of the ground floor bay window at No.54.

As such, the proposed infill extension would not have a materially greater impact on the neighbouring windows at No.54 than the existing extension in terms of enclosure.

This increase in height will cause an impact to the closest window of the bay window however in this instance due to the other two windows being unaffected by the proposal and the existing arrangement, a refusal recommendation on these grounds could not be justified.

The proposed extension infill extension will have three sliding glazed doors at lower ground floor level and one sliding glazed door at ground floor level with internal glazed frameless balustrade behind. This is in a similar location to the existing Juliet balcony. Therefore, the windows and doors within the infill extension would not cause a material increase in overlooking relative to the fenestration within the existing rear infill extension.

The roof for the proposed infill extension is proposed to be fitted with obscure glass, as per the glass in the existing infill extension, so as to limit light spill. Given the glazed roof would be no larger than the existing glazed roof in the same location, and would not be openable, it is not considered that permission could reasonably be withheld on grounds of light pollution or overlooking.

The raising and levelling of the closet wing by 0.4m will not cause any amenity impacts to the neighbouring residents due to the location of the closet wing and the distance from the nearest residential windows at No.56.

All other aspects of the proposal are considered to be acceptable in amenity terms and are not considered to be contentious. Conditions are recommended to restrict permitted development rights to prevent new windows or doors being formed, so as to protect the amenity of neighbouring residents. A condition is also recommended to prevent the use of the roof of the closet wing as a terrace or for sitting out on to prevent overlooking to neighbouring windows and gardens.

Subject to the recommended conditions, the proposed development is acceptable and would accord with Policies ENV6, ENV10 and ENV13 in the UDP and Policies S29 and S32 in the City Plan.

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 Neighbourhood Plans

Not applicable.

8.9 London Plan

The application does not raise any strategic issues.

8.10 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 (July 2018) unless stated otherwise.

8.11 Planning Obligations

The proposed development does not generate a requirement for any planning obligations and is not CIL liable.

8.12 Environmental Impact Assessment

An Environmental Impact Assessment was not required for a development of this scale.

8.13 Other Issues

Objection has been raised on grounds that the Nursery Amenity Company has not been consulted, nor has their consent been sought. However, the consent of the Nursery Amenity Company is a private matter between the respective parties with an interest in the land and is not a ground on which permission or consent could reasonably be withheld.

Concern has been raised on grounds of odour from the kitchen proposed at lower ground floor level. However, a domestic scale kitchen extract would not give rise to significant odour nuisance. Furthermore, it is noted in this case that the change of use of the building from four flats to a single dwellinghouse would reduce the number of kitchen extracts present on the building.

(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: OLIVER GIBSON BY EMAIL AT ogibson@westminster.gov.uk

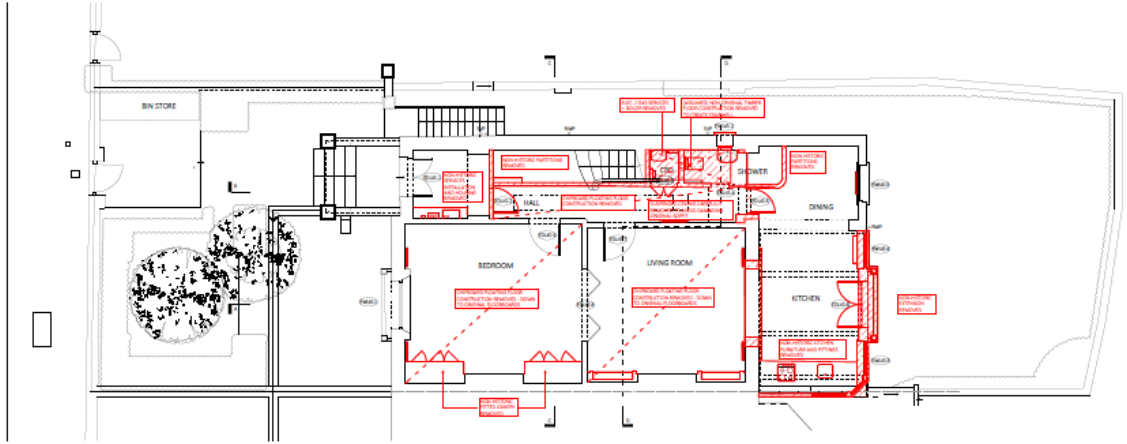
9. KEY DRAWINGS



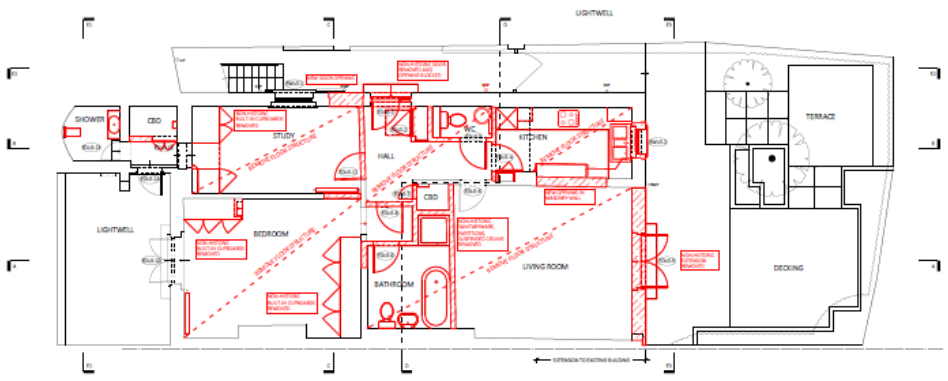
Existing front and rear elevations.



Proposed front and rear elevation

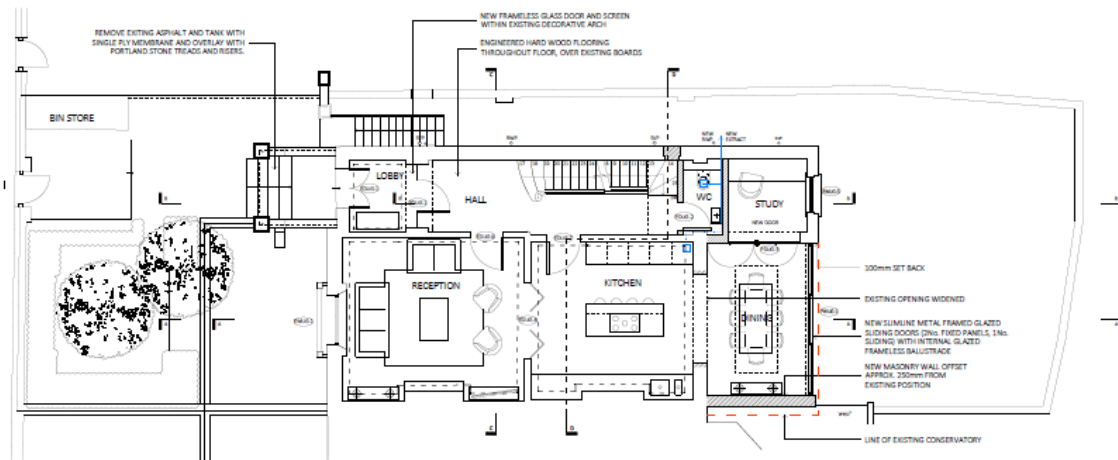


UPPER GROUND FLOOR

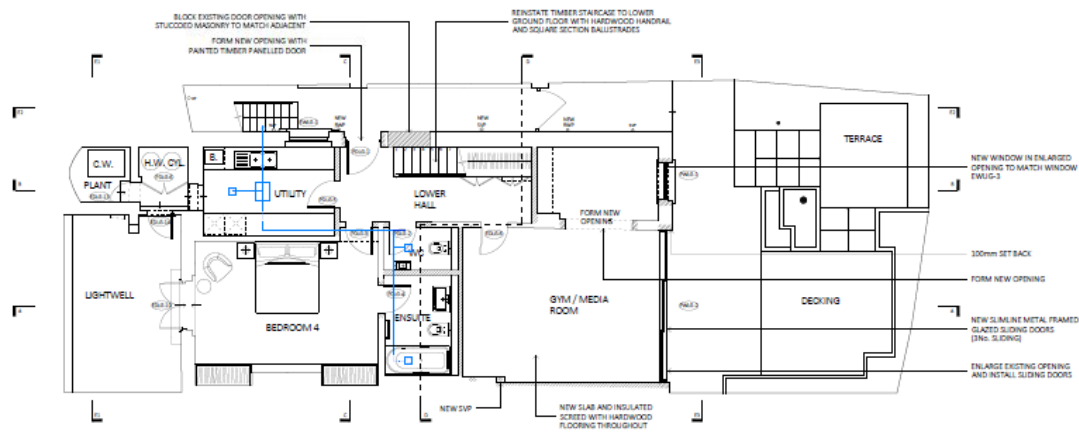


LOWER GROUND FLOOR

Existing lower ground and ground floor levels.



UPPER GROUND FLOOR



LOWER GROUND FLOOR

Proposed lower ground and ground floor plans.

DRAFT DECISION LETTER

Address: 55 Blomfield Road, London, W9 2PD,

Proposal: Amalgamation of 4 flats into a single-family dwellinghouse, demolition of existing two storey infill rear extension and erection of replacement two storey rear extension at lower ground and ground floor levels, alterations to existing half width rear extension, alterations to windows and doors and associated internal alterations to all floor levels.

Plan Nos: Site Location Plan, 101, 102, 103, 113, 111, 301 Rev A, 302 Rev A, 303 Rev A, 304, 305, 306 Rev A and Planning, Design and Access Statement dated April 2018 (as amended by Rev A drawings), Window Schedule dated 25.04.18 (as amended by revised drawings) and Door Schedule (as amended by revised drawings). For information only: EX-01, SK-05 and Heritage Appraisal dated April 2018.

Case Officer: Frederica Cooney

Direct Tel. No. 020 7641 7802

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

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

Reason:

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

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

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

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

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

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Maida Vale Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 Notwithstanding the Window Schedule dated 25 April 2018, the new windows hereby approved (excluding the glazing within the infill rear extension at lower ground and ground floor levels) shall be painted timber framed single glazed windows and shall be retained as such thereafter.

Reason:

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

- 5 You must apply to us for approval of detailed drawings at a scale of 1:20 or larger of the following parts of the development:

- (a) Typical elevations and sections of the framing to the elevation and roof infill rear extension at lower ground and ground floor levels in context with the glazing and adjoining masonry walls.
(b) Typical elevations and sections showing the junction between the elevation and roof of the infill rear extension at lower ground and ground floor levels.

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 detailed drawings. (C26DB)

Reason:

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

- 6 You must not use the first floor flat roof of the altered closet wing for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29

of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 7 You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building without our permission. This is despite the provisions of Classes A, B and C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 8 The glass that you put in the roof of the infill lower ground and ground floor rear extension must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

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 **HIGHWAYS LICENSING:**
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.

CONSIDERATE CONSTRUCTORS:

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

BUILDING REGULATIONS:

You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website <https://www.westminster.gov.uk/contact-us-building-control>

- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)

- 4 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
 - * any extra work which is necessary after further assessments of the building's condition;
 - * stripping out or structural investigations; and
 - * any work needed to meet the building regulations or other forms of statutory control.

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

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

DRAFT DECISION LETTER

Address: 55 Blomfield Road, London, W9 2PD,

Proposal: Demolition of existing two storey infill rear extension and erection of replacement two storey rear extension at lower ground and ground floor levels, alterations to existing half width rear extension, alterations to windows and doors and associated internal alterations to all floor levels.

Plan Nos: Site Location Plan, 101, 102, 103, 113, 111, 301 Rev A, 302 Rev A, 303 Rev A, 304, 305, 306 Rev A and Planning, Design and Access Statement dated April 2018 (as amended by Rev A drawings), Window Schedule dated 25.04.18 (as amended by revised drawings) and Door Schedule (as amended by revised drawings). For information only: EX-01, SK-05 and Heritage Appraisal dated April 2018.

Case Officer: Frederica Cooney

Direct Tel. No. 020 7641 7802

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

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

- 3 Notwithstanding the Window Schedule dated 25 April 2018, the new windows hereby approved (excluding the glazing within the infill rear extension at lower ground and ground floor levels) shall be painted timber framed single glazed windows and shall be retained as such thereafter.

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 Maida Vale 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)

- 4 You must apply to us for approval of detailed drawings at a scale of 1:20 or larger of the following parts of the development:

- (a) Typical elevations and sections of the framing to the elevation and roof infill rear extension at lower ground and ground floor levels in context with the glazing and adjoining masonry walls.
 (b) Typical elevations and sections showing the junction between the elevation and roof of the infill rear extension at lower ground and ground floor levels.

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 detailed drawings.
 (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Maida Vale 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, the London Plan 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 paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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

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

Item No.
8

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

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