

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 23 October 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> St James's	
<b>Subject of Report</b>	<b>2 Barton Street, London, SW1P 3NG</b>		
<b>Proposal</b>	<ol style="list-style-type: none"> <li>1. Demolition and rebuilding of ground floor extension and excavation of a new basement level beneath the rear extension. Widening of existing front dormer window and associated works.</li> <li>2. Underpinning of the garden boundary wall to No. 1 Barton Street; removal of the trellis screen on the garden boundary wall and infilling with new brickwork to match existing.</li> <li>3. Removal and replacement of soldier course and creasing tiles for a 2.398m length of the top of the rear garden boundary wall and addition of 0.55m to the wall between Nos. 2 and 3 Barton Street.</li> </ol>		
<b>Agent</b>	Mr David Taylor		
<b>On behalf of</b>	Ms Marina Lund		
<b>Registered Number</b>	18/03465/FULL 18/03466/LBC 18/06397/LBC	<b>Date amended/ completed</b>	27 April 2018
<b>Date Application Received</b>	27 April 2018		
<b>Historic Building Grade</b>	Unlisted. Nos 1 and 3 Barton St are Grade II star listed.		
<b>Conservation Area</b>	Smith Square		

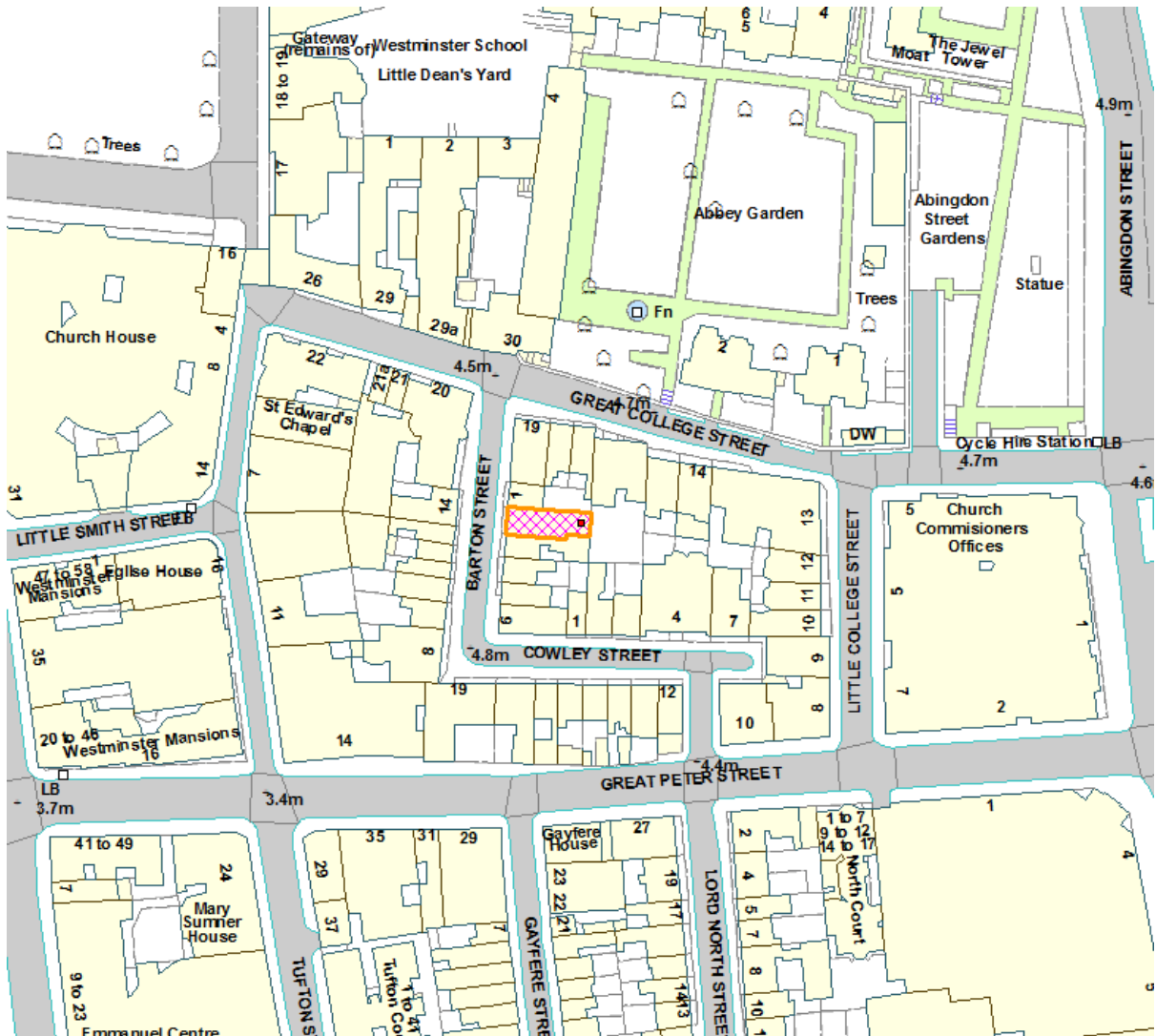
## 1. RECOMMENDATION

<ol style="list-style-type: none"> <li>1. Grant conditional permission.</li> <li>2. Grant conditional listed building consent.</li> <li>3. Grant conditional listed building consent.</li> <li>4. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letters for applications 2 and 3 above.</li> </ol>
---

**2. SUMMARY**

These applications were reported to the Planning Applications Sub-Committee on the 09 October 2018. Committee resolved to defer the applications for a site visit and to assess the proposals from the neighbour's property. The Committee site visit is due to take place prior to the item being reported back to the Planning Applications Sub-Committee for consideration.

### 3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and /or database rights 2013. All rights reserved License Number LA 100019597

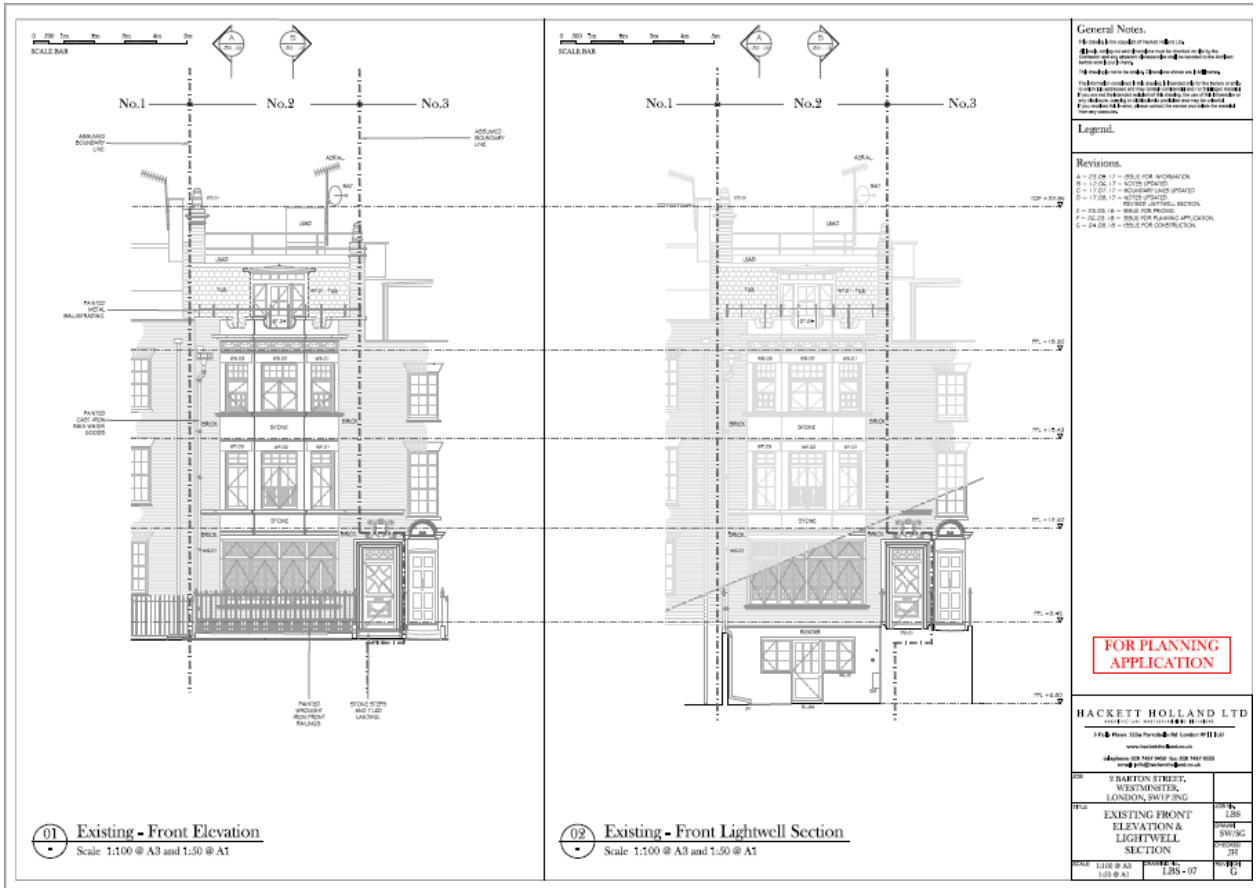
4. PHOTOGRAPHS

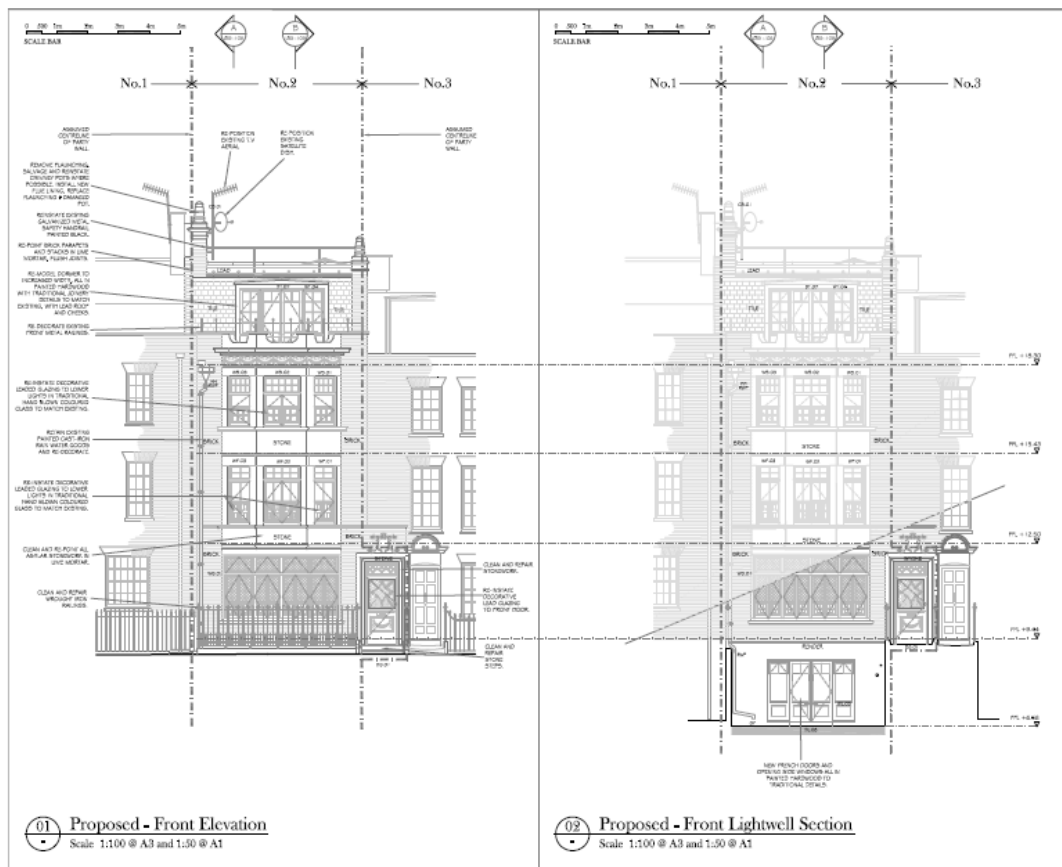


(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MATTHEW MASON BY EMAIL AT <a href="mailto:mmason@westminster.gov.uk">mmason@westminster.gov.uk</a>
---

5. KEY DRAWINGS





01 Proposed - Front Elevation  
Scale: 1:100 @ A3 and 1:50 @ A1

02 Proposed - Front Lightwell Section  
Scale: 1:100 @ A3 and 1:50 @ A1

**General Notes.**

1. All work shall be in accordance with the Building Regulations and the relevant Approved Documents.
2. All work shall be in accordance with the relevant British Standards.
3. The contractor shall be responsible for obtaining all necessary permissions and consents.
4. The contractor shall be responsible for the safety of the work and the site.
5. The contractor shall be responsible for the protection of the existing structure.
6. The contractor shall be responsible for the disposal of any waste.
7. The contractor shall be responsible for the completion of the work within the agreed programme.

**Legend.**

**Revisions.**

- A - 04.05.17 - ISSUE FOR INFORMATION
- B - 07.08.17 - DESIGN APPROVED
- C - 07.08.17 - LAYOUT SECTION REVISED
- D - 07.08.17 - CLIMBING FIXES REVISED
- E - 07.08.17 - STRUCTURE WOOD
- F - 07.08.17 - ROOF FOR INFORMATION
- G - 07.08.17 - ROOF FOR FINISH
- H - 07.08.17 - ISSUE FOR PLANNING APPLICATION
- I - 07.08.17 - ISSUE FOR PERMITS
- J - 07.08.17 - ISSUE FOR CONSTRUCTION
- K - 07.08.17 - ISSUE FOR CONSTRUCTION
- L - 07.08.17 - GATE ROOF ACCESS DOOR AND ROOF ACCESS DOOR

FOR PLANNING APPLICATION

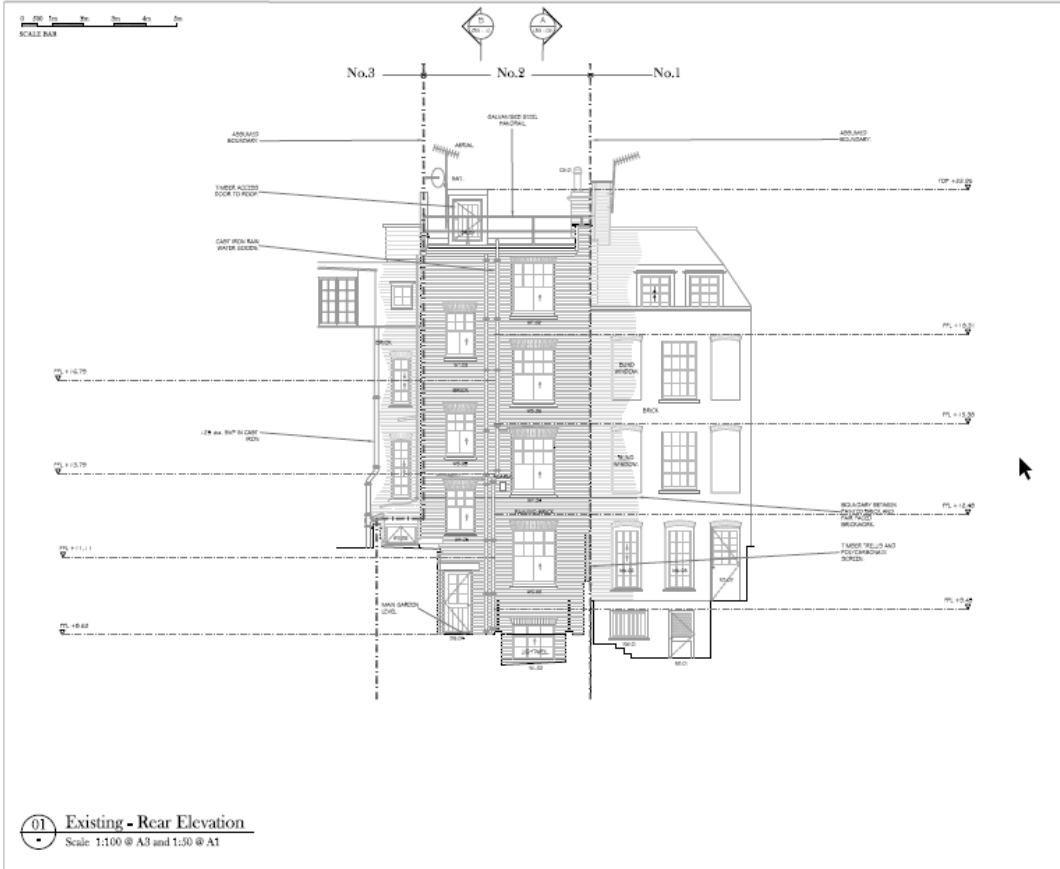
**HACKETT HOLLAND LTD**  
PROFESSIONAL ARCHITECTS & INTERIORS

114 Essex Road, London EC2A 4PU  
www.hackettholland.com  
Tel: 020 7417 8888  
info@hackettholland.com

2 BARTON STREET, WESTMINSTER, LONDON, SW1P 1NG

PROPOSED FRONT ELEVATION & LIGHTWELL SECTION

DATE	1:100 @ A3	DATE	1:50 @ A1
10.08.17	10.08.17	10.08.17	10.08.17
10.08.17	10.08.17	10.08.17	10.08.17



**General Notes.**  
 1. The drawings are made to the best of our knowledge and belief.  
 2. The drawings are not to be used for any purpose other than that for which they are prepared.  
 3. The drawings are not to be used for any purpose other than that for which they are prepared.  
 4. The drawings are not to be used for any purpose other than that for which they are prepared.

**Legend.**

**Revisions.**  
 1 - 22.08.17 - ISSUE FOR INFORMATION  
 2 - 23.08.17 - NOICE UPDATES  
 3 - 23.08.17 - TO CORRECT ALL COORDINATE UPDATES  
 4 - 23.08.17 - BOUNDARY LINES UPDATES  
 5 - 23.08.17 - NOICE UPDATES  
 6 - 23.08.18 - ISSUE FOR PERMITS  
 7 - 24.08.18 - ISSUE FOR PLANNING APPLICATION  
 8 - 24.08.18 - ISSUE FOR CONSTRUCTION  
 9 - 24.08.18 - REVISION FOR SIGN & BRACKETS

01 Existing - Rear Elevation  
 Scale 1:100 @ A3 and 1:50 @ A1

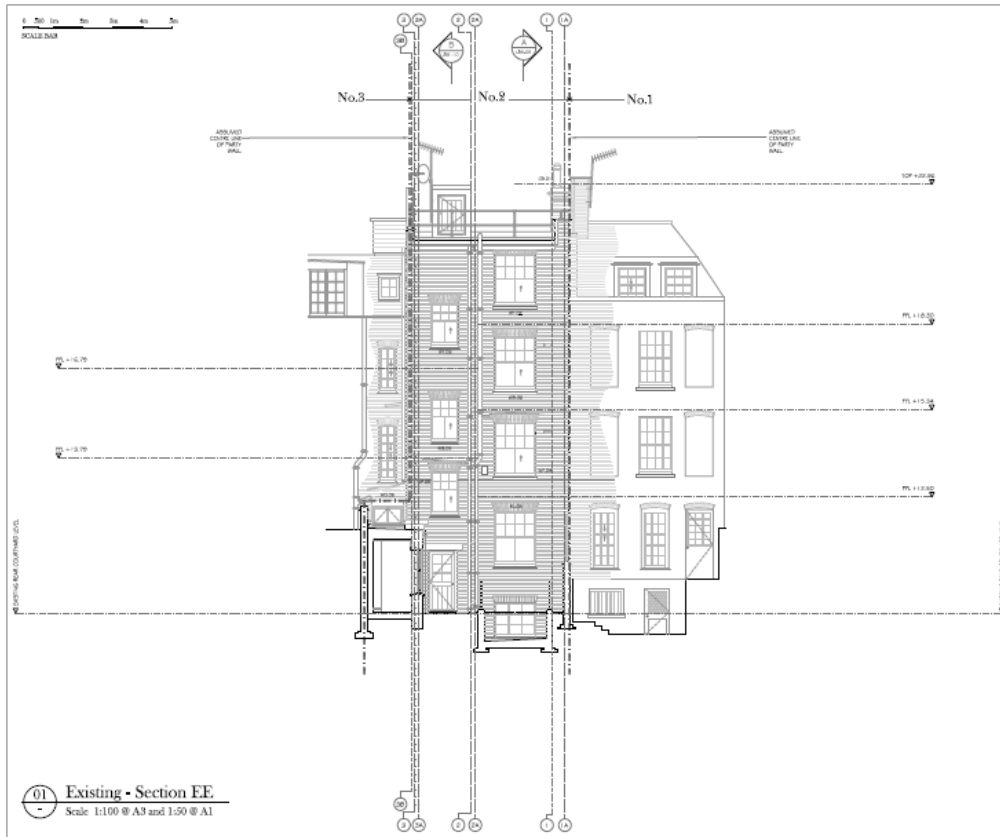
**HACKETT HOLLAND LTD**  
 100, Strand, London WC2R 0BB  
 www.hackettholland.com  
 Telephone: 020 7497 8900 Fax: 020 7497 8909  
 email: info@hackettholland.com

200 8 BAXTON STREET,  
 WESTMINSTER,  
 LONDON, SW1P 3JG

DATE	1:50 @ A3 1:100 @ A1	PROJECT NO.	1:50 - 08	SHEET NO.	08 OF 158
					PLANNING SW/SG 08/0001 08







**General Notes.**  
1. To be used in conjunction with the drawings.  
2. All work shall be carried out in accordance with the Building Regulations and the relevant standards.  
3. The drawings shall be used in conjunction with the specifications.  
4. The drawings shall be used in conjunction with the contract documents.  
5. The drawings shall be used in conjunction with the contract documents.

**Revisions.**  
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

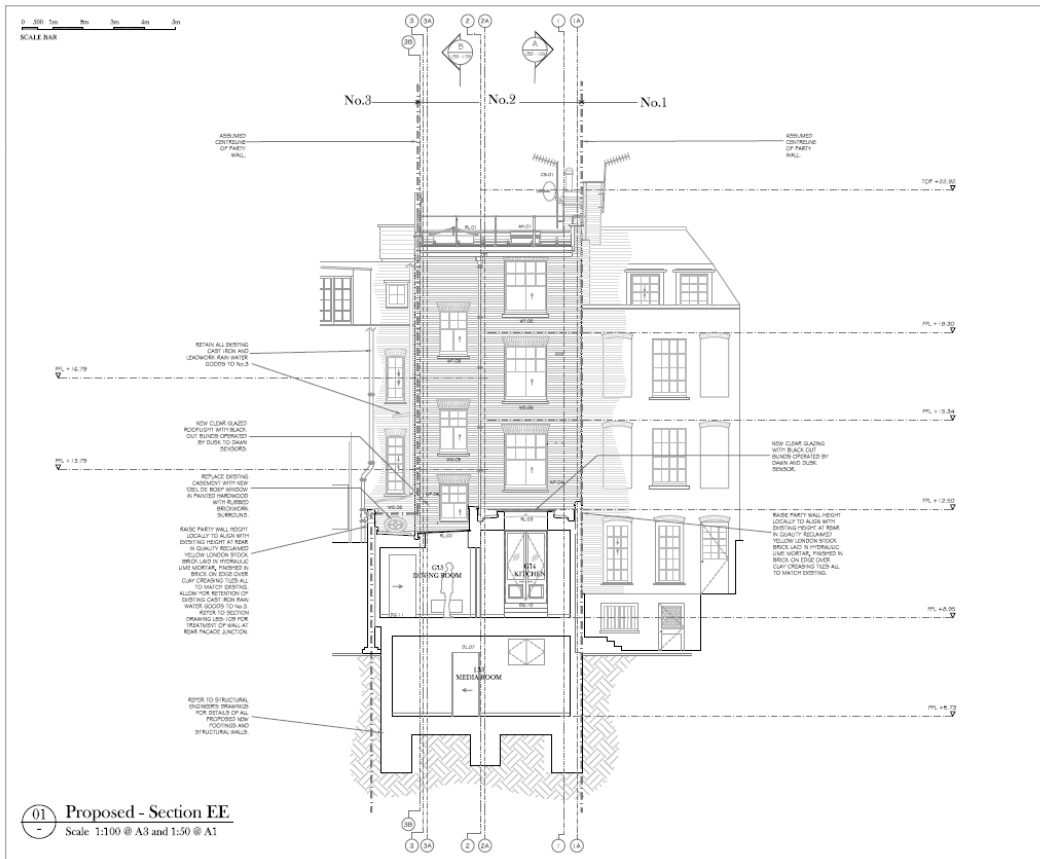
**FOR PLANNING PERMISSION**

**HACKETT HOLLAND LTD**  
Architects  
100 Abchurch Lane  
London EC4N 3DF  
Tel: 020 7424 1200  
www.hackettholland.com

100 Abchurch Lane  
London EC4N 3DF  
Tel: 020 7424 1200  
www.hackettholland.com

100 Abchurch Lane  
London EC4N 3DF  
Tel: 020 7424 1200  
www.hackettholland.com

|      |                     |      |       |
|------|---------------------|------|-------|
| NO.  | 01                  | DATE | 12/15 |
| REV. |                     | DATE |       |
| 1    | EXISTING SECTION EE |      |       |
| 2    |                     |      |       |
| 3    |                     |      |       |
| 4    |                     |      |       |
| 5    |                     |      |       |
| 6    |                     |      |       |
| 7    |                     |      |       |
| 8    |                     |      |       |
| 9    |                     |      |       |
| 10   |                     |      |       |
| 11   |                     |      |       |
| 12   |                     |      |       |
| 13   |                     |      |       |
| 14   |                     |      |       |
| 15   |                     |      |       |
| 16   |                     |      |       |
| 17   |                     |      |       |
| 18   |                     |      |       |
| 19   |                     |      |       |
| 20   |                     |      |       |
| 21   |                     |      |       |
| 22   |                     |      |       |
| 23   |                     |      |       |
| 24   |                     |      |       |
| 25   |                     |      |       |
| 26   |                     |      |       |
| 27   |                     |      |       |
| 28   |                     |      |       |
| 29   |                     |      |       |
| 30   |                     |      |       |
| 31   |                     |      |       |
| 32   |                     |      |       |
| 33   |                     |      |       |
| 34   |                     |      |       |
| 35   |                     |      |       |
| 36   |                     |      |       |
| 37   |                     |      |       |
| 38   |                     |      |       |
| 39   |                     |      |       |
| 40   |                     |      |       |
| 41   |                     |      |       |
| 42   |                     |      |       |
| 43   |                     |      |       |
| 44   |                     |      |       |
| 45   |                     |      |       |
| 46   |                     |      |       |
| 47   |                     |      |       |
| 48   |                     |      |       |
| 49   |                     |      |       |
| 50   |                     |      |       |
| 51   |                     |      |       |
| 52   |                     |      |       |
| 53   |                     |      |       |
| 54   |                     |      |       |
| 55   |                     |      |       |
| 56   |                     |      |       |
| 57   |                     |      |       |
| 58   |                     |      |       |
| 59   |                     |      |       |
| 60   |                     |      |       |
| 61   |                     |      |       |
| 62   |                     |      |       |
| 63   |                     |      |       |
| 64   |                     |      |       |
| 65   |                     |      |       |
| 66   |                     |      |       |
| 67   |                     |      |       |
| 68   |                     |      |       |
| 69   |                     |      |       |
| 70   |                     |      |       |
| 71   |                     |      |       |
| 72   |                     |      |       |
| 73   |                     |      |       |
| 74   |                     |      |       |
| 75   |                     |      |       |
| 76   |                     |      |       |
| 77   |                     |      |       |
| 78   |                     |      |       |
| 79   |                     |      |       |
| 80   |                     |      |       |
| 81   |                     |      |       |
| 82   |                     |      |       |
| 83   |                     |      |       |
| 84   |                     |      |       |
| 85   |                     |      |       |
| 86   |                     |      |       |
| 87   |                     |      |       |
| 88   |                     |      |       |
| 89   |                     |      |       |
| 90   |                     |      |       |
| 91   |                     |      |       |
| 92   |                     |      |       |
| 93   |                     |      |       |
| 94   |                     |      |       |
| 95   |                     |      |       |
| 96   |                     |      |       |
| 97   |                     |      |       |
| 98   |                     |      |       |
| 99   |                     |      |       |
| 100  |                     |      |       |



**General Notes.**  
 1. The drawings shall be read in conjunction with the Specification and any amendments thereto.  
 2. The drawings shall be read in conjunction with the Specification and any amendments thereto.  
 3. The drawings shall be read in conjunction with the Specification and any amendments thereto.  
 4. The drawings shall be read in conjunction with the Specification and any amendments thereto.  
 5. The drawings shall be read in conjunction with the Specification and any amendments thereto.  
 6. The drawings shall be read in conjunction with the Specification and any amendments thereto.  
 7. The drawings shall be read in conjunction with the Specification and any amendments thereto.  
 8. The drawings shall be read in conjunction with the Specification and any amendments thereto.  
 9. The drawings shall be read in conjunction with the Specification and any amendments thereto.  
 10. The drawings shall be read in conjunction with the Specification and any amendments thereto.

**LEGEND**

|   |          |
|---|----------|
| — | NEW WORK |
|---|----------|

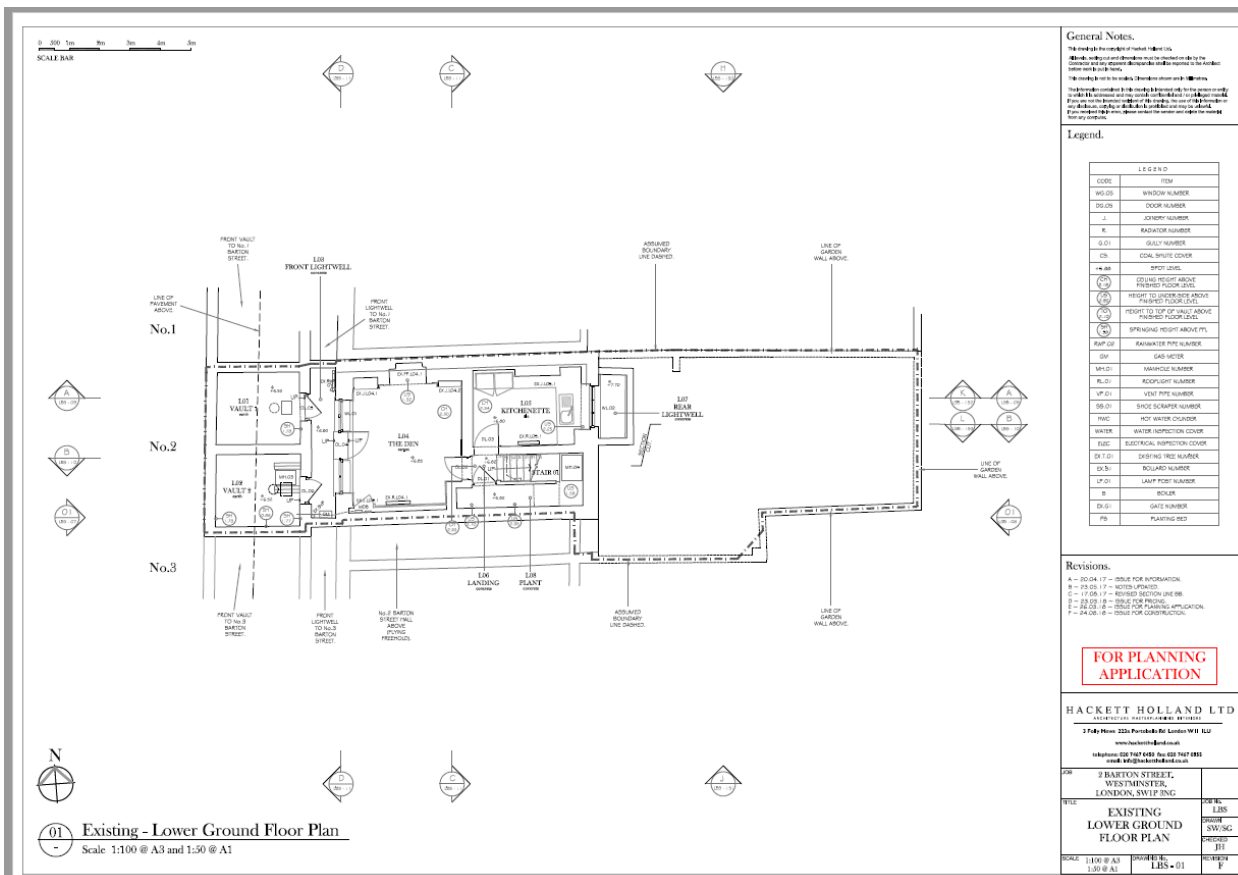
- Revisions.**
- D - 09.06.17 - ISSUE FOR INFORMATION.
  - A - 17.06.17 - REVISIONS TO BE MADE TO THE DRAWINGS TO REFLECT THE RESULTS OF THE CONSULTATION WITH THE LOCAL AUTHORITY.
  - B - 10.01.18 - ISSUE FOR INFORMATION.
  - C - 18.03.18 - ISSUE FOR INFORMATION.
  - D - 23.05.18 - ISSUE FOR INFORMATION.
  - E - 06.06.18 - ISSUE FOR INFORMATION.
  - F - 08.09.18 - ISSUE FOR INFORMATION.
  - G - 05.01.19 - ISSUE FOR INFORMATION.
  - H - 24.07.19 - ISSUE FOR INFORMATION.
  - I - 24.08.19 - ISSUE FOR INFORMATION.
  - J - 11.09.19 - ISSUE FOR INFORMATION.
  - K - 18.09.19 - ISSUE FOR INFORMATION.

**FOR PLANNING APPLICATION**

**HACKETT HOLLAND LTD**  
 1 Park House, 222a Park Road, London W8 5LJ  
 www.hackettholland.co.uk  
 Telephone: 020 8996 4000 Fax: 020 8996 4001  
 Email: info@hackettholland.co.uk

FOR: 2 BARTON STREET, WESTMINSTER, LONDON, SW1P 1NG

|       |                         |                     |
|-------|-------------------------|---------------------|
| TITLE | PROPOSED SECTION EE     | FOR: LBS            |
| SCALE | 1:100 @ A3<br>1:50 @ A1 | PROJECT NO: LBS-111 |
|       |                         | DATE: 17/09/19      |



**General Notes.**

The drawings are the property of Hackett Holland Ltd.

They shall not be used for any other purpose without the prior written consent of Hackett Holland Ltd.

The drawings shall not be used for any other purpose without the prior written consent of Hackett Holland Ltd.

The drawings shall not be used for any other purpose without the prior written consent of Hackett Holland Ltd.

**Legend.**

| CODE    | ITEM  |
|---------|---|
| W0.05   | WINDOW NUMBER                                   |
| D0.05   | DOOR NUMBER                                     |
| J       | JONERY NUMBER                                   |
| R       | RADIATOR NUMBER                                 |
| G.01    | GULLY NUMBER                                    |
| CS      | COAL STORE COVER                                |
| 14.00   | POST LIGHT                                      |
| (C)     | CEILING HEIGHT ABOVE FINISHED FLOOR LEVEL       |
| (F)     | FLOOR TO LOWER SIDE ABOVE FINISHED FLOOR LEVEL  |
| (T)     | FLOOR TO TOP OF WALL ABOVE FINISHED FLOOR LEVEL |
| (S)     | SPRINGING HEIGHT ABOVE PFL                      |
| RAMP.02 | RAMPWAYER PIPE NUMBER                           |
| SM      | GAS METER                                       |
| SPH.01  | MANHOLE NUMBER                                  |
| R.02    | RADIATOR NUMBER                                 |
| VP.01   | VENT PIPE NUMBER                                |
| SB.01   | SHOE SCRAPER NUMBER                             |
| FWC     | POW WATER CHLORIDE                              |
| WATER   | WATER INSPECTION COVER                          |
| EAC     | ELECTRICAL INSPECTION COVER                     |
| EX.T.01 | EXISTING TREE NUMBER                            |
| EX.N    | EXISTING NUMBER                                 |
| LP.01   | LAMP POST NUMBER                                |
| K       | KITCHEN   |
| EX.01   | GATE NUMBER                                     |
| PL      | PLANTING BED                                    |

**Revisions.**

A - 20.04.17 - ISSUE FOR INFORMATION

B - 23.03.17 - NOTES REVISIONS

C - 17.05.17 - REVISED SECTION LINE 100

D - 22.02.18 - ISSUE FOR PLANNING APPLICATION

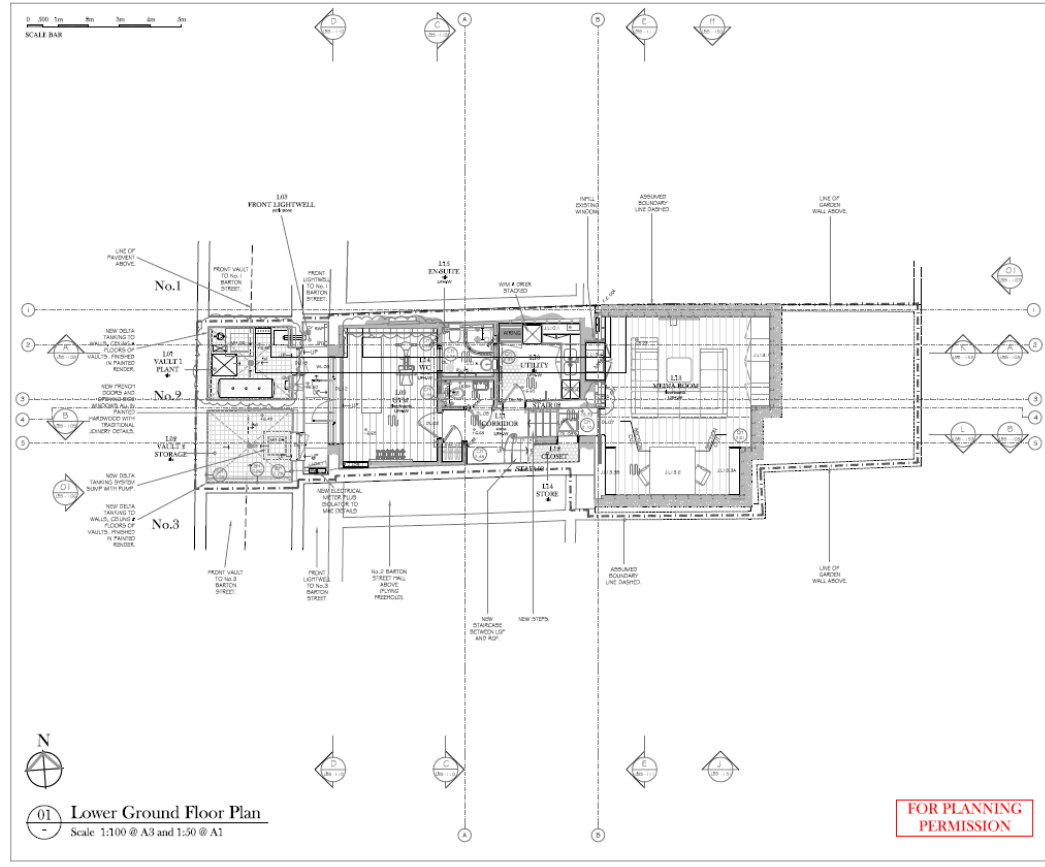
E - 24.02.18 - ISSUE FOR PLANNING APPLICATION

F - 24.02.18 - ISSUE FOR CONSTRUCTION

**FOR PLANNING APPLICATION**

**HACKETT HOLLAND LTD**  
 ARCHITECTURAL PART OF A3/A4 11/2014  
 3 Park House, 222a Parkside Rd, London W11 1LW  
 www.hackettholland.com  
 Telephone: 020 7497 4400 Fax: 020 7497 1955  
 email: info@hackettholland.com

|       |                                  |          |     |
|-------|----------------------------------|----------|-----|
| DATE  | 28/07/2018                       | BY       | JHS |
| TITLE | EXISTING LOWER GROUND FLOOR PLAN | PROJECT  | JHS |
| SCALE | 1:100 @ A3<br>1:50 @ A1          | REVISION | F   |



01 Lower Ground Floor Plan  
Scale: 1:100 @ A3 and 1:50 @ A1

FOR PLANNING PERMISSION

**General Notes.**  
 The work shall be in accordance with the Building Regulations and the Building Control Authority. The work shall be in accordance with the Building Regulations and the Building Control Authority. The work shall be in accordance with the Building Regulations and the Building Control Authority. The work shall be in accordance with the Building Regulations and the Building Control Authority.

**Legend.**

| CODE  | ITEM   |
|-------|--|
| W0.00 | WINDOW NUMBER                                    |
| D0.00 | DOOR NUMBER                                      |
| J     | JOINT NUMBER                                     |
| R     | RADIATOR NUMBER                                  |
| S.G.  | SCAFF NUMBER                                     |
| CO    | COAL HEAT EXCHANGER                              |
| SPOT  | SPOT LEVEL                                       |
| ESL   | EXISTING LEVEL ABOVE FINISHED FLOOR LEVEL        |
| PL    | HEIGHT TO UNDER-SOCE ABOVE FINISHED FLOOR LEVEL  |
| PL    | HEIGHT TO TOP OF WALL ABOVE FINISHED FLOOR LEVEL |
| SPR   | SPRINGING HEIGHT ABOVE FFL                       |
| RAMP  | RAMP NUMBER                                      |
| SM    | GAS METER  |
| MFL   | MANHOLE NUMBER                                   |
| R     | ROOF NUMBER                                      |
| V.P.  | VENT PIPE NUMBER                                 |
| SS    | SHOE NUMBER                                      |
| HW    | HOT WATER CIRCULATOR                             |
| WATER | WATER INSPECTION COVER                           |
| ELEC  | ELECTRICAL INSPECTION COVER                      |
| T     | EXISTING TREE NUMBER                             |
| B     | BOLLARD NUMBER                                   |
| LP    | LAMP POST NUMBER                                 |
| S     | SOIL   |
| G     | GATE NUMBER                                      |
| FR    | FRONTING RED                                     |

**Legend**

|                           |
|---------------------------|
| NEW WORK                  |
| NEW VET UNDERLOOR HEATING |

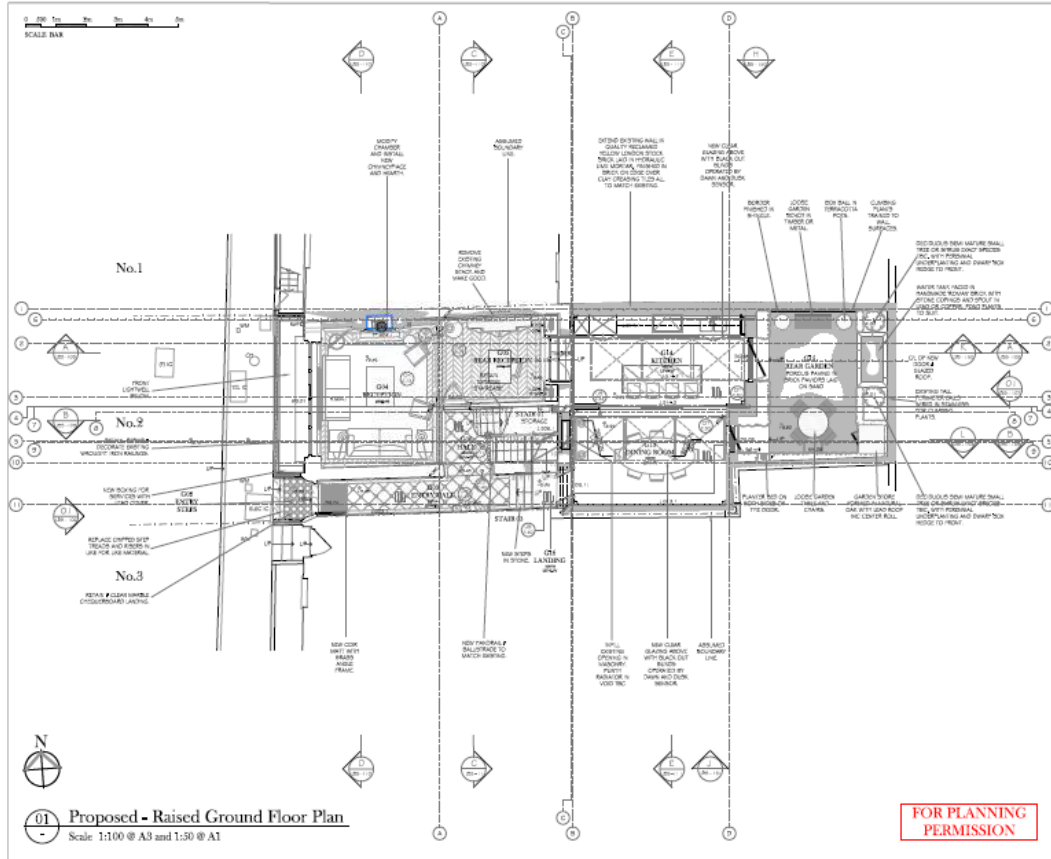
**Revisions.**  
 1 - 08.01.18 - ISSUE FOR INFORMATION  
 2 - 08.01.18 - ISSUE FOR PERMITS  
 3 - 08.01.18 - ISSUE FOR PERMITS APPLICATION  
 4 - 08.01.18 - ISSUE FOR INFORMATION  
 5 - 08.01.18 - ISSUE FOR INFORMATION  
 6 - 08.01.18 - ISSUE FOR INFORMATION  
 7 - 08.01.18 - ISSUE FOR INFORMATION  
 8 - 08.01.18 - ISSUE FOR INFORMATION  
 9 - 08.01.18 - ISSUE FOR INFORMATION  
 10 - 08.01.18 - ISSUE FOR INFORMATION

**HACKETT HOLLAND LTD**  
 27 Park Square, London W1B 1EU  
 Telephone: 020 7467 4455 Fax: 020 7467 4885  
 Email: info@hackettholland.co.uk

5 BARTON STREET,  
 WESTMINSTER,  
 LONDON, SW1P 3NG

| DATE     | DESCRIPTION                      | BY   | CHECKED |
|----------|----------------------------------|------|---------|
| 18.01.18 | PROPOSED LOWER GROUND FLOOR PLAN | LIBS | SW/SG   |
| 18.01.18 | LIBS                             | LIBS | LIBS    |





**01 Proposed - Raised Ground Floor Plan**  
Scale 1:100 @ A3 and 1:50 @ A1

**FOR PLANNING PERMISSION**

**General Notes.**  
 1. All work shall be in accordance with the Building Regulations and the relevant Approved Documents.  
 2. All work shall be in accordance with the relevant British Standards.  
 3. All work shall be in accordance with the relevant Building Regulations and the relevant Approved Documents.  
 4. All work shall be in accordance with the relevant British Standards.  
 5. All work shall be in accordance with the relevant Building Regulations and the relevant Approved Documents.  
 6. All work shall be in accordance with the relevant British Standards.

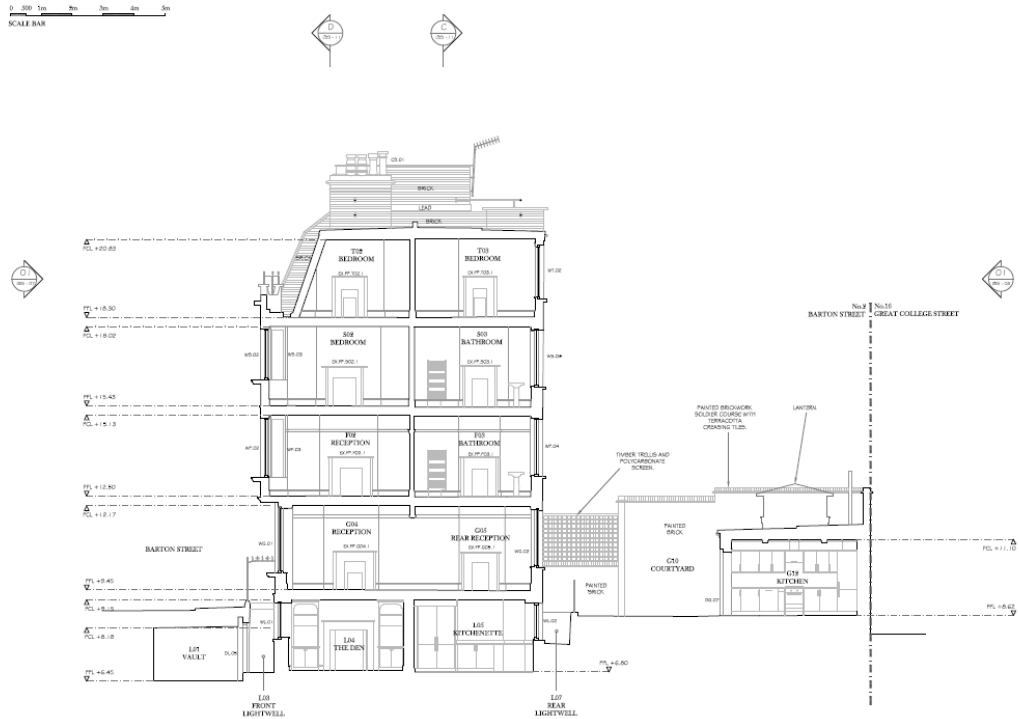
**Legend.**

| LEGEND |                   |
|--------|-------------------|
| 0000   | VOID              |
| 0001   | WINDOW NUMBER     |
| 0002   | DOOR NUMBER       |
| 0003   | JOINT NUMBER      |
| 0004   | WALL NUMBER       |
| 0005   | CEILING NUMBER    |
| 0006   | FLOOR NUMBER      |
| 0007   | ROOF NUMBER       |
| 0008   | STAIR NUMBER      |
| 0009   | LANDING NUMBER    |
| 0010   | PLANT ROOM NUMBER |
| 0011   | TOILET NUMBER     |
| 0012   | BATH NUMBER       |
| 0013   | KITCHEN NUMBER    |
| 0014   | LIVING NUMBER     |
| 0015   | BEDROOM NUMBER    |
| 0016   | HALL NUMBER       |
| 0017   | STAIR NUMBER      |
| 0018   | LANDING NUMBER    |
| 0019   | PLANT ROOM NUMBER |
| 0020   | TOILET NUMBER     |
| 0021   | BATH NUMBER       |
| 0022   | KITCHEN NUMBER    |
| 0023   | LIVING NUMBER     |
| 0024   | BEDROOM NUMBER    |
| 0025   | HALL NUMBER       |
| 0026   | STAIR NUMBER      |
| 0027   | LANDING NUMBER    |
| 0028   | PLANT ROOM NUMBER |
| 0029   | TOILET NUMBER     |
| 0030   | BATH NUMBER       |
| 0031   | KITCHEN NUMBER    |
| 0032   | LIVING NUMBER     |
| 0033   | BEDROOM NUMBER    |
| 0034   | HALL NUMBER       |
| 0035   | STAIR NUMBER      |
| 0036   | LANDING NUMBER    |
| 0037   | PLANT ROOM NUMBER |
| 0038   | TOILET NUMBER     |
| 0039   | BATH NUMBER       |
| 0040   | KITCHEN NUMBER    |
| 0041   | LIVING NUMBER     |
| 0042   | BEDROOM NUMBER    |
| 0043   | HALL NUMBER       |
| 0044   | STAIR NUMBER      |
| 0045   | LANDING NUMBER    |
| 0046   | PLANT ROOM NUMBER |
| 0047   | TOILET NUMBER     |
| 0048   | BATH NUMBER       |
| 0049   | KITCHEN NUMBER    |
| 0050   | LIVING NUMBER     |
| 0051   | BEDROOM NUMBER    |
| 0052   | HALL NUMBER       |
| 0053   | STAIR NUMBER      |
| 0054   | LANDING NUMBER    |
| 0055   | PLANT ROOM NUMBER |
| 0056   | TOILET NUMBER     |
| 0057   | BATH NUMBER       |
| 0058   | KITCHEN NUMBER    |
| 0059   | LIVING NUMBER     |
| 0060   | BEDROOM NUMBER    |
| 0061   | HALL NUMBER       |
| 0062   | STAIR NUMBER      |
| 0063   | LANDING NUMBER    |
| 0064   | PLANT ROOM NUMBER |
| 0065   | TOILET NUMBER     |
| 0066   | BATH NUMBER       |
| 0067   | KITCHEN NUMBER    |
| 0068   | LIVING NUMBER     |
| 0069   | BEDROOM NUMBER    |
| 0070   | HALL NUMBER       |
| 0071   | STAIR NUMBER      |
| 0072   | LANDING NUMBER    |
| 0073   | PLANT ROOM NUMBER |
| 0074   | TOILET NUMBER     |
| 0075   | BATH NUMBER       |
| 0076   | KITCHEN NUMBER    |
| 0077   | LIVING NUMBER     |
| 0078   | BEDROOM NUMBER    |
| 0079   | HALL NUMBER       |
| 0080   | STAIR NUMBER      |
| 0081   | LANDING NUMBER    |
| 0082   | PLANT ROOM NUMBER |
| 0083   | TOILET NUMBER     |
| 0084   | BATH NUMBER       |
| 0085   | KITCHEN NUMBER    |
| 0086   | LIVING NUMBER     |
| 0087   | BEDROOM NUMBER    |
| 0088   | HALL NUMBER       |
| 0089   | STAIR NUMBER      |
| 0090   | LANDING NUMBER    |
| 0091   | PLANT ROOM NUMBER |
| 0092   | TOILET NUMBER     |
| 0093   | BATH NUMBER       |
| 0094   | KITCHEN NUMBER    |
| 0095   | LIVING NUMBER     |
| 0096   | BEDROOM NUMBER    |
| 0097   | HALL NUMBER       |
| 0098   | STAIR NUMBER      |
| 0099   | LANDING NUMBER    |
| 0100   | PLANT ROOM NUMBER |

**Revisions.**

- 1 - 18.02.18 - ISSUE FOR PERMISSION
- 2 - 22.02.18 - ISSUE FOR PERMITS
- 3 - 28.02.18 - ISSUE FOR PLANNING PERMISSION
- 4 - 08.03.18 - ISSUE FOR CONSTRUCTION PERMITS
- 5 - 15.03.18 - ISSUE FOR CONSTRUCTION PERMITS
- 6 - 22.03.18 - ISSUE FOR CONSTRUCTION PERMITS
- 7 - 29.03.18 - ISSUE FOR CONSTRUCTION PERMITS
- 8 - 05.04.18 - ISSUE FOR CONSTRUCTION PERMITS
- 9 - 12.04.18 - ISSUE FOR CONSTRUCTION PERMITS
- 10 - 19.04.18 - ISSUE FOR CONSTRUCTION PERMITS

**HACKETT HOLLAND LTD**  
 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000



01 Existing - Section AA  
Scale 1:100 @ A3 and 1:50 @ A1

**General Notes.**  
 1. The drawings are the property of Hackett Holland Ltd.  
 2. All dimensions are given in millimetres unless otherwise stated.  
 3. The drawings are not to be used for construction without the written consent of Hackett Holland Ltd.  
 4. The drawings are not to be used for any other purpose without the written consent of Hackett Holland Ltd.  
 5. The drawings are not to be used for any other purpose without the written consent of Hackett Holland Ltd.

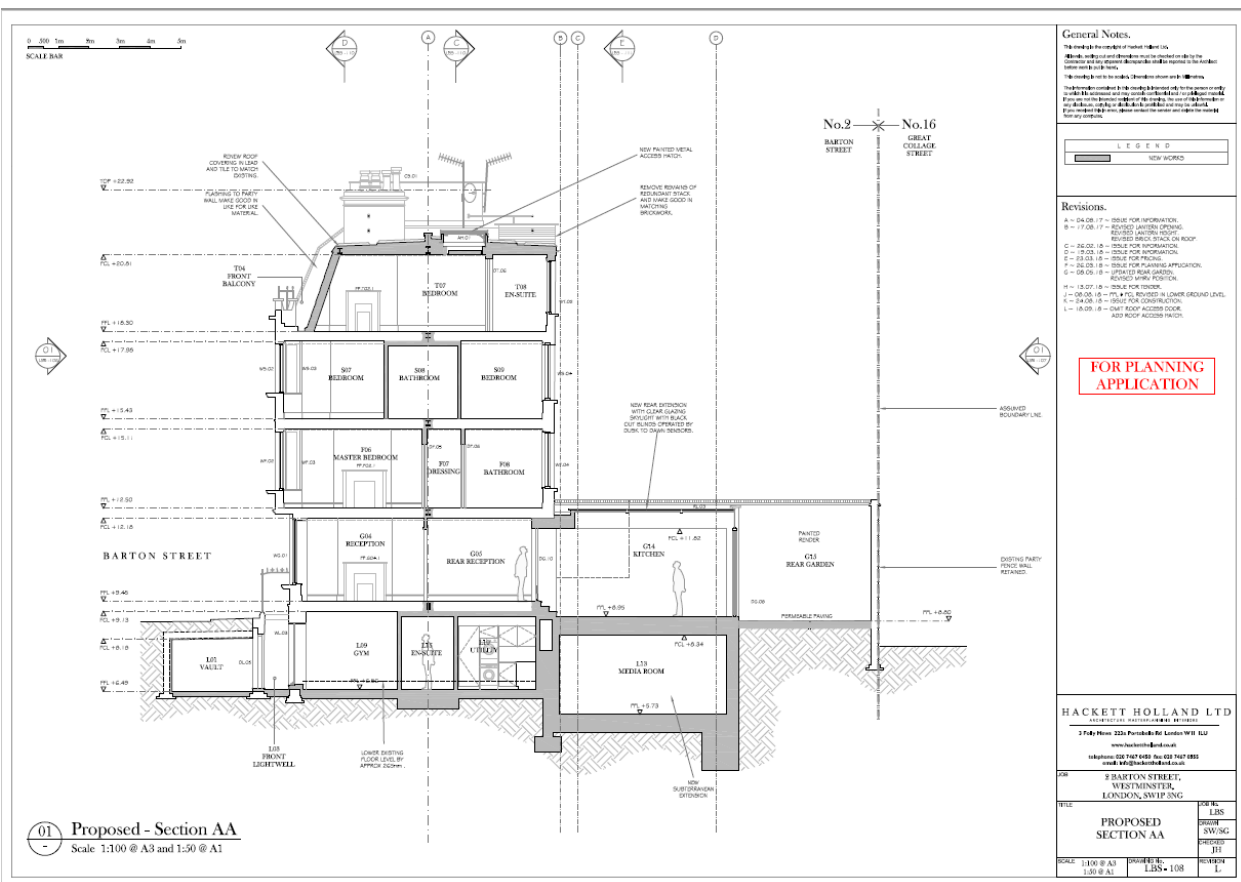
**Legend.**

**Revisions.**  
 R1 - 23.02.17 - ISSUE FOR SUBMITTAL  
 R2 - 27.02.17 - ISSUE FOR PERMIT  
 R3 - 28.02.17 - ISSUE FOR PERMIT APPLICATION  
 R4 - 24.02.18 - ISSUE FOR CONSTRUCTION

FOR PLANNING APPLICATION

|  |                    |
|--|--------------------|
| <b>HACKETT HOLLAND LTD</b><br><small>INCORPORATED IN ENGLAND</small><br>1 Park House, 225A, Portland Rd, London W8 5LQ<br>www.hackettholland.co.uk |                    |
| JOB: 2 BARTON STREET, WESTMINSTER, LONDON, SW1P 5NG  |                    |
| TITLE: EXISTING SECTION AA   | DATE: 11.08.09     |
| SCALE: 1:100 @ A3, 1:50 @ A1   | PROJECT NO: LRS-09 |
| DATE: 11.08.09   | REVISION: E        |





**General Notes.**

The work shall be completed in accordance with the Building Regulations and all work shall be carried out in accordance with the Building Regulations and all work shall be carried out in accordance with the Building Regulations.

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
| 1        |      | NEW WORKS   |

**Revisions:**

- A = 24.08.17 - ISSUE FOR INFORMATION.
- B = 17.08.17 - REVISED DRAWING.
- C = 26.08.18 - ISSUE FOR INFORMATION.
- D = 12.03.18 - ISSUE FOR INFORMATION.
- E = 12.03.18 - ISSUE FOR PERMITS.
- F = 26.08.18 - ISSUE FOR PLANNING APPLICATION.
- G = 08.09.18 - REVISED DRAWING.
- H = 18.02.18 - REVISED DRAWING.
- I = 08.09.18 - REVISED DRAWING.
- J = 08.09.18 - REVISED DRAWING.
- K = 08.09.18 - REVISED DRAWING.
- L = 08.09.18 - REVISED DRAWING.

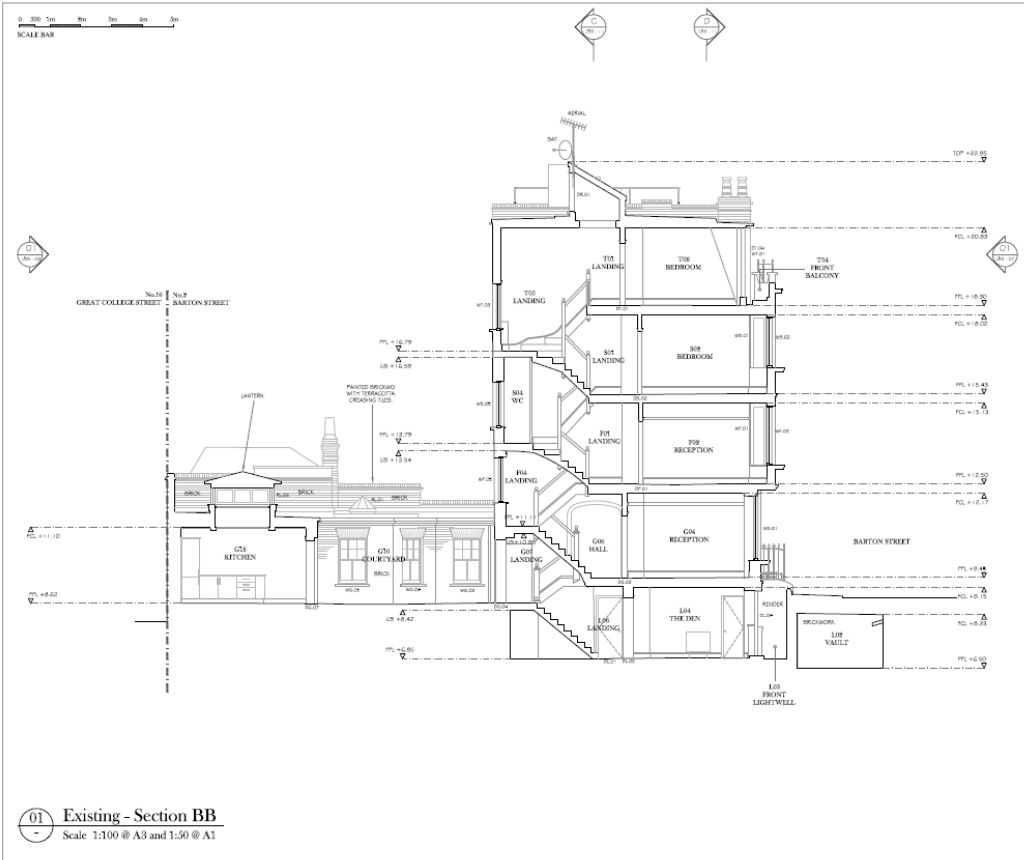
**FOR PLANNING APPLICATION**

**HACKETT HOLLAND LTD**

2 FIDELITY HOUSE, 222A PORTLAND ROAD, LONDON W1P 0AU  
 www.hackettholland.co.uk  
 telephone: 020 7497 6400 fax: 020 7497 6885  
 email: info@hackettholland.co.uk

|        |  |             |       |
|--------|--|-------------|-------|
| NO:    | 3 BARTON STREET, WESTMINSTER, LONDON, SW1P 5NG | FOR NO:     | 125   |
| TITLE: | PROPOSED SECTION AA                            | PROJECT:    | SWING |
| SCALE: | 1:100 @ A3<br>1:50 @ A1                        | DRAWN BY:   | JH    |
|        |  | CHECKED BY: | LS    |

**01 Proposed - Section AA**  
 Scale 1:100 @ A3 and 1:50 @ A1



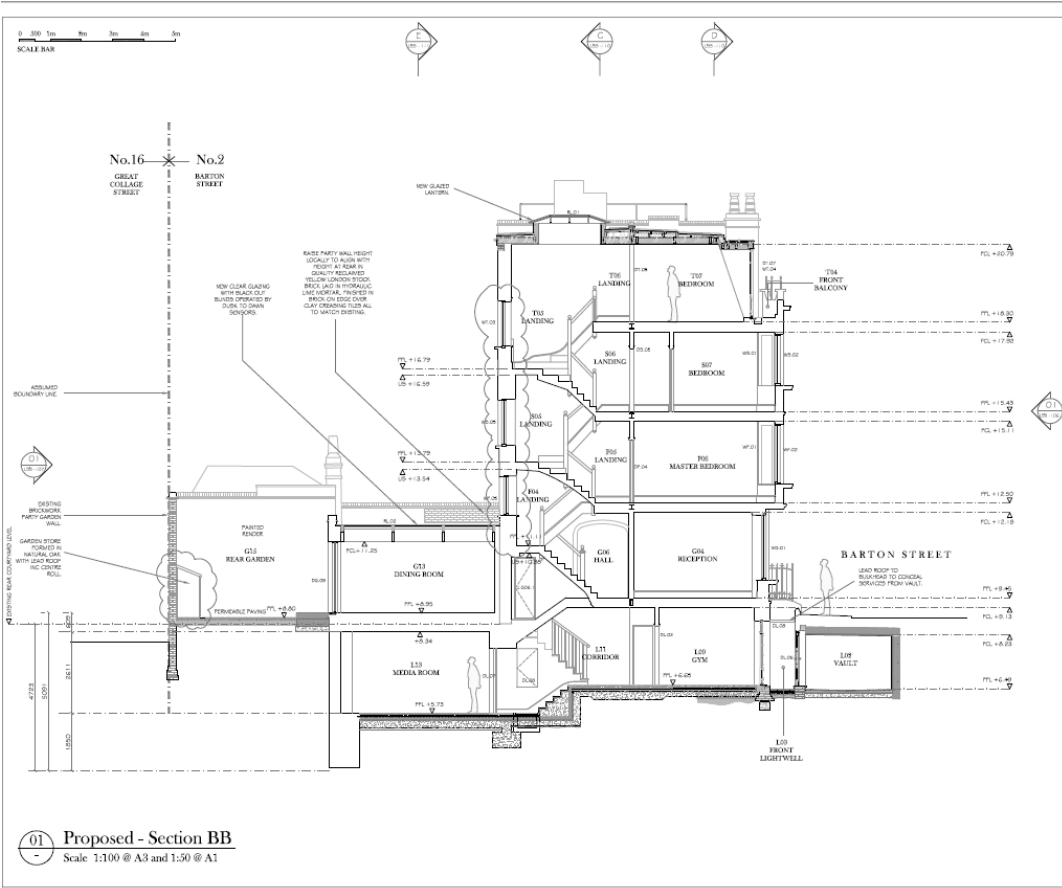
**General Notes.**  
 The drawings are intended to be used for information only.  
 The drawings are not to be used for construction without the approval of the architect.  
 The drawings are not to be used for construction without the approval of the architect.  
 The drawings are not to be used for construction without the approval of the architect.

**Legend.**  
 A - 23.02.17 - ISSUE FOR INFORMATION  
 B - 17.06.17 - REVISED SECTION BB  
 C - 23.03.18 - ISSUE FOR PRICING  
 D - 24.03.18 - ISSUE FOR PLANNING APPLICATION  
 E - 24.03.18 - ISSUE FOR CONSTRUCTION

**FOR PLANNING APPLICATION**

|   |  |                         |
|---|--|-------------------------|
| <b>HACKETT HOLLAND LTD</b><br><small>INCORPORATED IN ENGLAND</small><br>2 FLYING DUTCHMAN BUILDING, 100, WESTMINSTER, LONDON W6 0LP<br>www.hackettholland.com |  |                         |
| FOR   | 2 BARTON STREET, WESTMINSTER, LONDON, SW1P 3NG | DATE                    |
| BY  | EXISTING SECTION BB                            | SCALE                   |
|   |  | 1:100 @ A3<br>1:50 @ A1 |
|   |  | PROJECTION              |
|   |  | FIRST ANGLE             |

**01 Existing - Section BB**  
 Scale 1:100 @ A3 and 1:50 @ A1



**General Notes.**

The work shall be in accordance with the Building Regulations and the Building Control Authority's requirements for the proposed development.

The work shall be in accordance with the Building Regulations and the Building Control Authority's requirements for the proposed development.

The work shall be in accordance with the Building Regulations and the Building Control Authority's requirements for the proposed development.

**LEGEND**

|          |          |
|----------|----------|
| [Symbol] | NEW WORK |
|----------|----------|

- Revisions:**
- A - 04.06.17 - ISSUE FOR INFORMATION
  - B - 09.06.17 - L1 COMPOSITE UPATED
  - C - 17.06.17 - REVISED SECTION BB
  - D - 30.06.17 - REVISED SECTION BB LOWER GROUND FLOOR REAR WALL
  - E - 01.07.17 - REVISED SECTION BB
  - F - 26.07.17 - ISSUE FOR INFORMATION
  - G - 26.07.17 - ISSUE FOR INFORMATION
  - H - 26.07.17 - ISSUE FOR INFORMATION
  - I - 08.08.17 - REVISED SECTION BB LOWER GROUND FLOOR REAR WALL
  - J - 13.07.18 - ISSUE FOR REVISION
  - K - 08.08.18 - PFL +0.00 TO BE REVISION TO LOWER GROUND LEVEL
  - L - 24.08.18 - ISSUE FOR CONSTRUCTION
  - M - 21.08.18 - TO BE REVISION TO LOWER GROUND LEVEL

**FOR PLANNING APPLICATION**

**HACKETT HOLLAND LTD**  
 ARCHITECTS AND PLANNERS  
 2 Park House 225 Parkside Rd London W11 6JZ  
 www.hackettholland.com  
 telephone: 020 7497 9400 fax: 020 7497 9888  
 email: info@hackettholland.com

**FOR**  
 2 BARTON STREET,  
 WESTMINSTER,  
 LONDON, SW1P 3NG

|                     |                         |                          |
|---------------------|-------------------------|--------------------------|
| <b>TITLE</b>        | <b>SCALE</b>            | <b>DATE</b>              |
| PROPOSED SECTION BB | 1:100 @ A3<br>1:50 @ A1 | 08/07/18<br>LBS+109      |
| <b>SCALE</b>        | <b>DATE</b>             | <b>REVISION</b>          |
|                     |                         | LBS<br>SW/SNG<br>JH<br>P |

**01 Proposed - Section BB**  
 Scale: 1:100 @ A3 and 1:50 @ A1

**DRAFT DECISION LETTER**

**Address:** 2 Barton Street, London, SW1P 3NG

**Proposal:** Demolition and rebuilding of ground floor extension and excavation of a new basement level beneath the rear extension. Widening of existing front dormer window and associated works.

**Reference:** 18/03465/FULL

**Plan Nos:** LBS-00 Rev. E, LBS-98 Rev. C, LBS-99 Rev. D, LBS-01 Rev. F, LBS-02 Rev. G, LBS-03 Rev. H, LBS-04 Rev. G, LBS-05 Rev. G, LBS-06 Rev. G, LBS-07, Rev. G, LBS-08 Rev. J, LBS-09 Rev. E, LBS-10 Rev. E, LBS-11 Rev. F, LBS-100 Rev. S, LBS-101 Rev. Q, LBS-102 Rev. Q, LBS-103 Rev. P, LBS-104 Rev. N, LBS-105 Rev. L, LBS-106 Rev. K, LBS-107 Rev. G, LBS-108 Rev. L, LBS-109 Rev. P, LBS-110 Rev. J, LBS-111 Rev. L, LBS-150 Rev. G, LBS-151 Rev. H, LBS-152 Rev. K, LBS-53 Rev. K, LBS-200 Rev. D, LBS-201 Rev. D, , LBS-202 Rev. D, LBS-203 Rev. D, LBS-204 Rev. D, LBS-205 Rev. D, LBS-206 Rev. D, LBS-207 Rev. E, LBS-208 Rev. D, LBS-209 Rev. D, LBS-210 Rev. D, LBS-317 Rev. A, Daylight and Sunlight Statement prepared by Dixon Payne dated 27 July 2017 (rs/ROL.17/1), Design and Access Statement dated 18 March 2018, Flood Risk Assessment Issue A prepared by Monson dated 26/01/18, Planning and Heritage Statement dated April 2018 prepared by Montagu Evans, Historic Environment Assessment prepared by Museum of London Archaeology (MOLA) dated December 2017 and Tree Protection Relating to 2 Barton Street (Ref: CC/1294 AR3732) prepared by Challice Consulting Ltd Arboricultural Consultancy Ltd dated 04 July 2018.

For information purposes: Planning Feasibility Report (Incorporating Construction Method Statement) Project No. 21417 Rev. E dated 06 April 2018 prepared by Lucking and Clark LLP and Appendix A - Checklists.

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 020 7641 2511

**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:

- 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 Smith Square 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 You must apply to us for approval of detailed drawings of the following parts of the development:

- a) pyramidal rooflight;
- b) new dormer window;
- c) new doors; and
- d) roof level access hatch.

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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Smith Square 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 samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 using the approved materials. (C26BC)

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 Smith Square 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 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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 Smith Square 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)

- 7 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

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 Smith Square 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 not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

## 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 Smith Square 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)

- 9 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

## Reason:

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

- 10 You must not use the roof of the extension 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. 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)

- 11 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

## 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)

- 12 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 12 months of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 12 months of planting them, you must replace them with trees of a similar size and species.  
(C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Smith Square Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

13 **Pre Commencement Condition.**

- (a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us.
- (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to Historic England and to the Greater London Historic Environment Record, Historic England, 4th floor, Cannon Bridge House, 25 Dowgate Hill, London, EC4Y 2YA.
- (c) You must not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to this approved scheme.  
(C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)



**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 3 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 4 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact: , Thames Water Utilities Ltd, Development Planning, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ, Tel: 01923 898072, Email: Devcon.Team@thameswater.co.uk
- 5 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 6 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 7 With reference to condition 9 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to

starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). These documents must be sent to [environmentalsciences2@westminster.gov.uk](mailto:environmentalsciences2@westminster.gov.uk).

Appendix A or B must be signed and countersigned by Environmental Sciences prior to the submission of the approval of details of the above condition. You are urged to give this your early attention.

- 8 Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under Schedule 6 of the Town and Country Planning (Development Management Procedure)(England) Order 2015.
- 9 You are advised that should the extended part of the basement level accommodating the media room require mechanical ventilation then this may require planning permission for any external air conditioning equipment and the submission of an acoustic report. You should also seek to site any mechanical plant within the building in the first instance or if this is not possible within a discreet external location and in accordance with any acoustic assessment and mitigation that may be required.
- 10 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 11 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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 12 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 13 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 14 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)

- 15 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work. Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team  
Environmental Health Service  
Westminster City Hall  
64 Victoria Street  
London  
SW1E 6QP  
Phone: 020 7641 2000

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

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 Barton Street, London, SW1P 3NG,

**Proposal:** Underpinning of the garden boundary wall to No. 1 Barton Street; removal of the trellis screen on the garden boundary wall and infilling with new brickwork to match existing.

**Reference** 18/03466/LBC

**Plan Nos:** LBS-00 Rev. E, LBS-98 Rev. C, LBS-99 Rev. D, LBS-01 Rev. F, LBS-02 Rev. G, LBS-03 Rev. H, LBS-04 Rev. G, LBS-05 Rev. G, LBS-06 Rev. G, LBS-07, Rev. G, LBS-08 Rev. J, LBS-09 Rev. E, LBS-10 Rev. E, LBS-11 Rev. F, LBS-100 Rev. S, LBS-101 Rev. Q, LBS-102 Rev. Q, LBS-103 Rev. P, LBS-104 Rev. N, LBS-105 Rev. L, LBS-106 Rev. K, LBS-107 Rev. G, LBS-108 Rev. L, LBS-109 Rev. P, LBS-110 Rev. J, LBS-111 Rev. L, LBS-150 Rev. G, LBS-151 Rev. H, LBS-152 Rev. K, LBS-53 Rev. K, LBS-200 Rev. D, LBS-201 Rev. D, , LBS-202 Rev. D, LBS-203 Rev. D, LBS-204 Rev. D, LBS-205 Rev. D, LBS-206 Rev. D, LBS-207 Rev. E, LBS-208 Rev. D, LBS-209 Rev. D, LBS-210 Rev. D, LBS-317 Rev. A, Daylight and Sunlight Statement prepared by Dixon Payne dated 27 July 2017 (rs/ROL.17/1), Design and Access Statement dated 18 March 2018, Flood Risk Assessment Issue A prepared by Monson dated 26/01/18, Planning and Heritage Statement dated April 2018 prepared by Montagu Evans, Historic Environment Assessment prepared by Museum of London Archaeology (MOLA) dated December 2017 and Tree Protection Relating to 2 Barton Street (Ref: CC/1294 AR3732) prepared by Challice Consulting Ltd Arboricultural Consultancy Ltd dated 04 July 2018., , For information purposes: Planning Feasibility Report (Incorporating Construction Method Statement) Project No. 21417 Rev. E dated 06 April 2018 prepared by Lucking and Clark LLP and Appendix A - Checklists.

**Case Officer:** Zulekha Hosenally

**Direct Tel.** 020 7641 2511

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

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

Reason:

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

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

**Reason:**

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

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

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

**Reason:**

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Smith Square 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

|          |
|----------|
| Item No. |
| <b>7</b> |

Unitary Development Plan, and paragraph 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents. It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

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: 3 Barton Street, London, SW1P 3NG,

Proposal: Removal and replacement of soldier course and creasing tiles for a 2.398m length of the top of the rear garden boundary wall and addition of 0.55m to the wall between Nos. 2 and 3 Barton Street.

Reference: 18/06397/LBC

Plan Nos: LBS-00 Rev. E, LBS-98 Rev. C, LBS-99 Rev. D, LBS-01 Rev. F, LBS-02 Rev. G, LBS-03 Rev. H, LBS-04 Rev. G, LBS-05 Rev. G, LBS-06 Rev. G, LBS-07, Rev. G, LBS-08 Rev. J, LBS-09 Rev. E, LBS-10 Rev. E, LBS-11 Rev. F, LBS-100 Rev. S, LBS-101 Rev. Q, LBS-102 Rev. Q, LBS-103 Rev. P, LBS-104 Rev. N, LBS-105 Rev. L, LBS-106 Rev. K, LBS-107 Rev. G, LBS-108 Rev. L, LBS-109 Rev. P, LBS-110 Rev. J, LBS-111 Rev. L, LBS-150 Rev. G, LBS-151 Rev. H, LBS-152 Rev. K, LBS-53 Rev. K, LBS-200 Rev. D, LBS-201 Rev. D, , LBS-202 Rev. D, LBS-203 Rev. D, LBS-204 Rev. D, LBS-205 Rev. D, LBS-206 Rev. D, LBS-207 Rev. E, LBS-208 Rev. D, LBS-209 Rev. D, LBS-210 Rev. D, LBS-317 Rev. A, Daylight and Sunlight Statement prepared by Dixon Payne dated 27 July 2017 (rs/ROL.17/1), Design and Access Statement dated 18 March 2018, Flood Risk Assessment Issue A prepared by Monson dated 26/01/18, Planning and Heritage Statement dated April 2018 prepared by Montagu Evans, Historic Environment Assessment prepared by Museum of London Archaeology (MOLA) dated December 2017 and Tree Protection Relating to 2 Barton Street (Ref: CC/1294 AR3732) prepared by Challice Consulting Ltd Arboricultural Consultancy Ltd dated 04 July 2018., , For information purposes: Planning Feasibility Report (Incorporating Construction Method Statement) Project No. 21417 Rev. E dated 06 April 2018 prepared by Lucking and Clark LLP and Appendix A - Checklists.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641 2511

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

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

## Reason:

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

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

## Reason:

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

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

## 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 2.3 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

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

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents. It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

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.