

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 4 December 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Bayswater	
Subject of Report	27A Monmouth Road, London, W2 4UT		
Proposal	Demolition of existing raised terrace and erection of single storey rear extension at lower ground floor level with terrace above, erection of single storey side extension at lower ground floor level and associated internal and external alterations to lower ground and ground floors. Replacement of part of garden boundary with No.25 with a new wall, with trellis above.		
Agent	Scenario Architecture		
On behalf of	Mr & Mrs Sophie and Andrew Nicholls		
Registered Number	18/06167/FULL and 18/06168/LBC	Date amended/ completed	20 July 2018
Date Application Received	20 July 2018		
Historic Building Grade	Grade II		
Conservation Area	Bayswater		

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 Informative 1 on the draft decision letter.

2. SUMMARY

The application site comprises the lower maisonette of a four storey semi-detached Victorian villa. The property is Grade II listed and located within the Bayswater Conservation Area. Planning permission and listed building consent are sought for the demolition of the existing raised terrace to the rear elevation and erection of single storey rear extension at lower ground floor level with terrace above, erection of single storey side extension at lower ground floor level adjacent to the boundary with No.25 Monmouth Road, replacement of part of garden boundary with No.25 with a new wall with trellis above and associated internal and external alterations to lower ground and ground floors.

The scheme has been revised during the course of the application (see Sections 5 and 7) and the

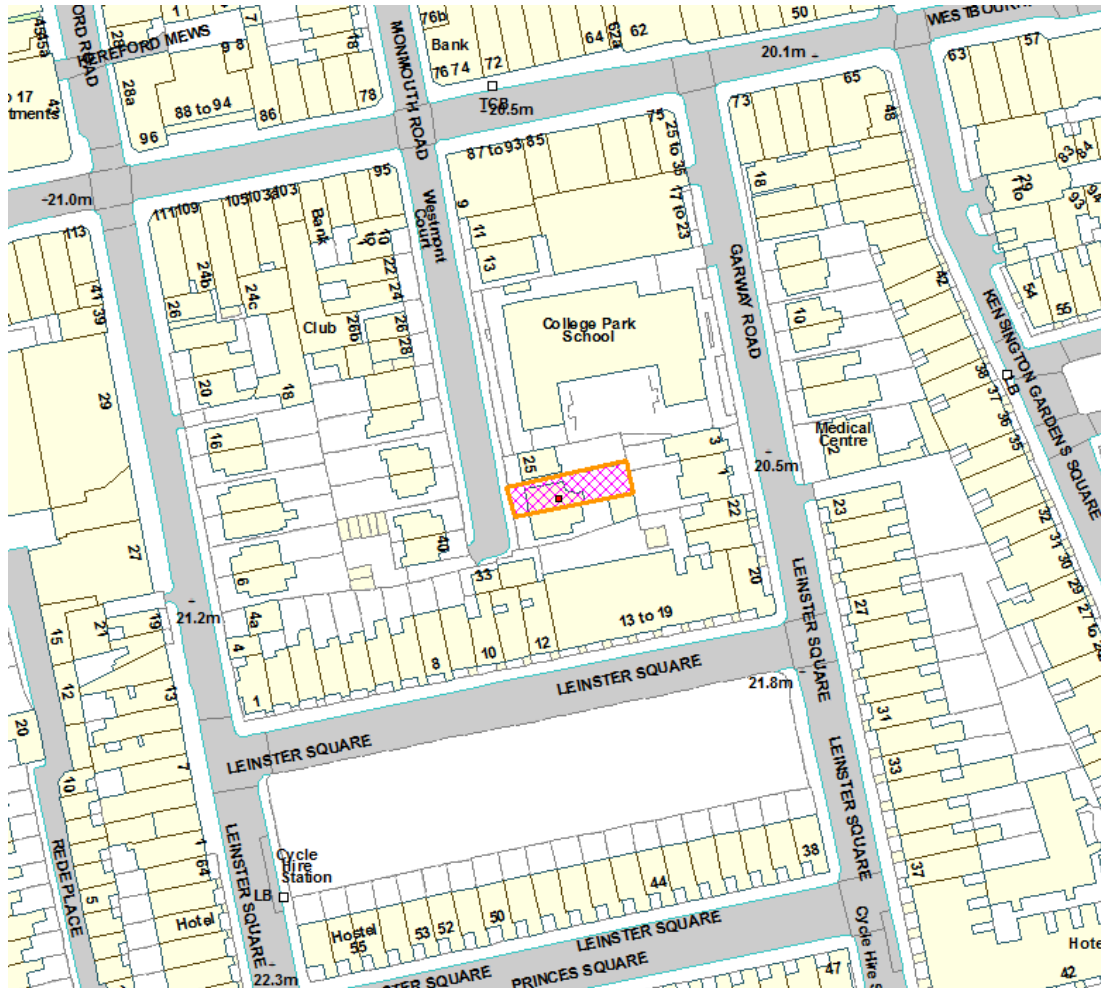
revised scheme has been the subject of reconsultation. Objections have been received from three neighbouring residents in response to both rounds of consultation on a range of design and amenity grounds as summarised in Section 5 of this report. Two letters of support have been received from one neighbouring resident.

The key issues in this case are:

- The impact of the proposals on the architectural and historic significance of the Grade II listed building and the character and appearance of the Bayswater Conservation Area.
- The impact of the proposals on the amenity of neighbouring residents.

The proposal is considered to accord with the relevant land use, design and amenity policies in the City Plan adopted in November 2016 (the City Plan) and the Unitary Development Plan adopted in January 2007 (the UDP). The application is therefore recommended for approval, subject to the conditions set out in the draft decision letters appended to this report.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation (top) and rear elevation (bottom).



Views of rear of No.25 Monmouth Road from existing rear terrace.



Views of No.29 Monmouth Road from the existing rear terrace.

5. CONSULTATIONS

5.1 Consultation on Originally Submitted Scheme (July 2018)

BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 8.

Total No. of replies: 4.

No. of objections: 3.

No. in support: 1.

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

Design

- The proposed side extension would visually unbalance the semi-detached properties and would be an incongruous addition.
- Would not be appropriate or an enhancement of the listed building or the conservation area.
- Proposal would set an unfortunate precedent in the local area.

Amenity

- Proposed rear terrace is larger than the existing terrace on the application site so therefore the level of overlooking of neighbouring and adjoining properties would be materially worse.
- The existing rear terrace on the application site was never granted planning permission and it is now dilapidated and unsafe. The current proposal would replace an informal structure with a permanent terrace.
- The replacement of the existing timber fence on the boundary with No. 25 Monmouth Road with a taller brick wall would cause the occupiers of this property to suffer a material loss of daylight and sunlight when using their garden.
- The proposed side extension should be sound proofed.
- The plans submitted do not provide dimensions of the proposed balcony.

ADVERTISEMENT/ SITE NOTICE

Yes.

5.2 Consultation on Revised Scheme (amendments including reduction in width of rear extension, alterations to terrace screening and design of boundary wall) (October/ November 2018)

BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 8.

Total No. of replies: 4.

No. of objections: 3.

No. in support: 1.

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

Design

- If the proposed side extension is approved, then it should set a precedent for other properties in the local area.
- The side extension is inappropriate for this listed building and there is no precedent for it in this area.
- The proposed boundary wall with No. 25 Monmouth Road would appear incongruous.
- The proposed rear extension appears larger on the amended plans.

Amenity

- The proposed terrace is larger and more permanent than what is existing. For these reasons it would cause the occupiers of neighbouring and adjoining properties to suffer a material loss of amenity in terms of increased overlooking and noise disturbance.
- The proposed screening would not prevent overlooking of gardens of neighbouring and adjoining properties from the proposed terrace.
- The proposed side extension would allow for noise transmission to the adjoining property.
- The proposed boundary wall with a trellis would cause the occupiers of No. 25 Monmouth Road to suffer a material loss of daylight and sunlight when using their rear garden.

Other Issues:

- The works to erect the proposed boundary wall would cause severe disruption to the garden and mature planting at No. 25 Monmouth Road.
- Question whether the applicant has the right to replace the existing boundary with No.25 as is a party wall and existing fence was installed by occupiers of No.25.

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises a four storey semi-detached Victorian villa comprising lower ground, ground and two upper floors. The property on the application site dates from the mid-nineteenth century. The building is Grade II listed and located within the Bayswater Conservation Area. It is in use as two maisonettes. The current proposal relates to the lower maisonette (Flat A).

To the rear Flat A currently has a raised timber deck at ground floor level adjacent to the boundary with No.29 Monmouth Road, which was granted permission and consent in 1993 (see Section 6.2 and copy of the 1993 permission in the background papers).

6.2 Recent Relevant History

92/05432/FULL and 92/05433/LBC

Permission and consent granted on 18 March 1993 for retention of timber deck at ground floor level to rear and erection of privacy screen at 27A Monmouth Road.

13/11994/FULL

Permission granted on 29 April 2014 for the erection of the current single storey timber clad garden room within the rear garden.

7. THE PROPOSAL

Planning permission and listed building consent are sought for the demolition of the existing raised terrace to the rear elevation and erection of single storey rear extension at lower ground floor level with terrace above, erection of single storey side extension at lower ground floor level adjacent to the boundary with No.25 Monmouth Road, replacement of part of garden boundary with No.25 with a new wall with trellis above and associated internal and external alterations to lower ground and ground floors.

During the course of the application the scheme has been amended to seek to address the concerns expressed by neighbours and officers in respect of the initially submitted scheme. The amendments made, which have been the subject of reconsultation in October/ November 2018, were to reduce the width of the proposed rear extension, amend the materials and detailed design of the proposed side extension, alter the proposed screening around the new ground floor level terrace and alter the detailed design of the proposed garden boundary wall with No.25 Monmouth Road. Despite these amendments the scheme has continued to attract objection, as summarised in Section 5.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The enlargement of the existing maisonette is acceptable in principle in land use terms and would accord with Policy H3 in the UDP.

8.2 Townscape and Design

Paragraph 184 of the NPPF (2018) states heritage assets “*should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*”.

The relevant policies for consideration of this case are DES 1, DES 5, DES 7, DES 9, and DES 10 in the UDP and Policies S25 and S28 in the City Plan.

During the course of the application the footprint of the proposed rear extension has been revised to sit within the recessed space formed by the rear closet wing and the boundary with No.29 Monmouth Road. As initially submitted it overlapped the closet wing. Following this amendment, the extension would appear as a comfortably proportioned addition to the listed building, which would allow its original form to continue to be appreciated. The reduced size of the extension would also ensure it is consistent in scale with the similarly detailed existing extension to the other half of this semi-detached villa pair at No.29.

The contemporary extensively glazed design would ensure the extension reads as a clearly modern addition. It would be a counterfoil to the traditional brickwork and sashes of the upper storeys and would add a point of architectural interest and replaces an existing ad hoc arrangement of rear additions to the building, thereby not resulting in the loss of significant historic fabric.

The scale of the proposed rear extension and its location at lower ground floor level would ensure it would be subordinate to the scale of the overall building. As above, this would help to create a measure of symmetry with No. 29 Monmouth Road, which also has a modern extension in a similar position. The proposed rear extension would include a terrace above at ground floor level and this is not a typical feature on listed buildings of this period and in this location; however, given that the terrace would replace the existing ungainly timber terrace structure that was approved in 1993, the principle of providing a terrace in this case is not considered to be objectionable in design and listed building terms.

The proposed side extension would be limited to lower ground floor level and set back from both the front and rear elevations. Conservation and design policies often resist side infill extensions in order to protect a buildings proportions and the appreciation of the townscape gaps between buildings. Townscape gaps between houses are formed by side passages and are distinctive characteristics of 19th Century villa development. However, due to its diminutive scale and positioning behind an existing timber gate/screen, which is proposed to be replaced, the proposed side extension would in this case be entirely concealed from street level views. As such, the appreciation of the present townscape gap will be preserved. Condition are recommended to secure details of the rooflight in the roof of the side extension and to ensure the rear window in the side extension has an appropriately detailed segmental arch.

The rebuilding of the side boundary wall between No. 25 Monmouth Road and No. 27 Monmouth Road is welcome in design and listed building terms. The original wall between the properties has been lost at some point and replaced with a timber fence. As such, the reinstatement of a boundary wall would improve the setting of the listed building. Subject to the use of London stock brickwork and lime pointing, details of which can be secured by condition, the proposed wall, which has been revised to be lower than initially proposed, is acceptable.

The internal alterations at lower ground and ground floor level would result in some limited alterations to partition walls and doorways, but would not serve to erode the appreciation of the original plan form of the building, nor would they result in the loss of

historic fabric of significance. As such, the internal works proposed are not objectionable in listed building terms.

The proposed development would improve the appearance of the building, thereby enhancing the Bayswater Conservation Area in accordance with DES 9 in the UDP. The form, scale and detailed design of the proposed alterations and extensions would comply with Policies DES 1 and DES 5 in the UDP.

In addition, the proposed development would comply with Policy DES 10 in the UDP as the proposals would not harm the significance of the listed building, indeed the provision of a rear extension consistent in appearance with No.29 and the reinstatement of a traditional garden boundary wall would serve to enhance the listed building and its neighbours.

8.3 Residential Amenity

Policies ENV6 and ENV 13 in the UDP and Policy S29 in the City Plan seek to protect residential amenity and environmental quality. Concerns have been expressed by both neighbouring occupiers on grounds of overlooking and noise disturbance.

The proposal involves the demolition of the existing timber framed raised terrace to the rear at ground floor level and its replacement with a terrace located on the roof of the proposed lower ground floor rear extension.

The existing timber framed raised terrace to the rear at ground floor level was granted planning permission and listed building consent on 18 March 1993. This existing terrace allows clear views into the rear windows and garden of No.29 Monmouth Road, as well as allowing the rear garden of No. 25 Monmouth Road to be overlooked, albeit to a lesser extent as the existing terrace is set well away from the boundary with No.25.

The proposed terrace would be located at the same height as the lower portion of the existing terrace. The existing rear terrace projects 4.2 metres from the rear elevation of the application property, whereas the proposed terrace projects only 2.9 metres. The existing screening on the boundary with No.29 Monmouth Road has a height of only 0.95 metres above the upper level of the existing terrace, whereas the proposed screening along the boundary would be to a height of 1.7 metres above the level of all of the proposed terrace. For these reasons it is considered that the overlooking from the proposed terrace towards the rear windows and garden of No. 29 Monmouth Road would not be materially greater than the overlooking caused by the existing terrace. It is recommended that details of the proposed privacy screen are secured by condition to ensure that it's design provides the occupiers of No.29 with adequate privacy.

In terms of the impact of the replacement terrace on the occupiers of N.25 Monmouth Road, the existing terrace cuts away at an angle from No. 25 Monmouth Road, whereas the proposed terrace runs almost parallel to the boundary with No.25. However, as set out in the preceding paragraph, the proposed terrace would be significantly shallower than the existing terrace and would be set back 0.3 metres further from the boundary with No.25 Monmouth Road than the existing terrace; albeit due to the more rectilinear form of the proposed terrace, it would be slightly closer to the rear garden of No.25 at its north eastern corner. Given the overall reduction in the size of the terrace, it is not

considered that the proposed terrace would cause a material increase in overlooking to the rear of No. 25 Monmouth Road relative to the existing situation.

In terms of the potential for increased noise and disturbance from people occupying the proposed terrace, the proposed terrace is smaller in size than the existing terrace and would therefore provide less space for people to occupy. As such, it is not considered that the proposed terrace would cause a material increase in noise and disturbance.

In terms of the proposed extensions, due to their location, height and size, they would not cause a material loss of daylight or sunlight, or significantly increase enclosure to neighbours. The locations of fenestration within the extensions would be such that it would not cause overlooking to neighbouring windows or gardens.

The existing timber fence with a trellis above at the boundary with No. 25 Monmouth Road has a height of 2.5 metres above rear garden level on the application site side of the fence. It is proposed to replace the existing fence with a brick wall with a timber trellis with a combined height of 2.6 metres. The trellis on both the existing and proposed walls has a height of 0.8 metres. As the proposed wall and trellis is only 0.1 metre taller than the existing fence and trellis, it is not considered that the replacement boundary treatment would result in a material loss of daylight or sunlight to the rear garden at No. 25 Monmouth Road, nor would it materially increase the sense of enclosure experienced by the occupiers of the property when using their garden. As such, the objection raised on these grounds cannot reasonably be supported.

The roof of the proposed side extension would be glazed, but as there are no windows on the southern side elevation of No. 25 Monmouth Road, the proposed glazing would not cause the occupiers of this property to suffer a material loss of amenity as a result of light spill from the rooflight.

For the reasons stated above, subject to the recommended conditions, in amenity terms the proposals would comply with Policies ENV 6 and ENV 13 in the UDP and Policy S29 of the City Plan.

8.4 Transportation/Parking

Not applicable.

8.5 Economic Considerations

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

8.6 Access

The proposed alterations and extensions would not alter the access to this existing private dwelling.

8.7 Other UDP/ Westminster Policy Considerations

None relevant.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Informal consultation on the first draft of Westminster's City Plan 2019-2040 started on Monday 12 November 2018 and will close on Friday 21 December 2018. Following this informal consultation, any representations received will be considered and the draft plan will be revised in advance of formal consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012. Given the very early stage of the consultation process and having regard to the tests set out in paragraph 48 of the NPPF, the policies of the emerging draft City Plan are given little to no weight at the present time.

8.9 Neighbourhood Plans

No neighbourhood plans are relevant to the determination of this application.

8.10 London Plan

The application does not raise any strategic issues.

8.11 National Policy/ Guidance Considerations

The adopted City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the City Council cannot impose a pre-commencement condition (a condition which must be discharged before works can start on site) on a planning permission without the written agreement of the applicant, unless the applicant fails to provide a substantive response within a 10 day period following notification of the proposed condition, the reason for the condition and justification for the condition by the City Council.

8.12 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.13 Environmental Impact Assessment

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

8.14 Other Issues

The proposed removal of the existing timber fence along the boundary with No.25 Monmouth Road and the erection of a wall with a trellis could result in disruption of the garden and mature planting at No. 25 and this is a ground raised as an objection. However, the planting within the garden of No.25 adjacent to the boundary does not include trees and the impact of the proposed wall on the garden planting at No.25 is a

private matter for resolution between the respective property owners and not a ground on which permission and consent could reasonably be withheld.

Concern was also expressed on grounds that the existing boundary fence had previously been erected by the owners of No.25 and during the course of the application the notice served by the applicant under Certificate B of the application form was updated to include notice being served on the owners of No.25 for this reason. However, beyond service of the correct notice of the application, whether the applicant is legally able to carry out the works or not if permission and consent are granted is not a valid planning ground for objection and therefore permission and consent cannot be withheld on this ground.

Objections have been received concerning the issue of whether if the proposed terrace was previously approved and on the ground that the terrace would set a precedent for allowing permission for rear terraces more widely in the local area. As set out earlier in this report, whilst the existing terrace is now in relatively poor condition and has been erected in a somewhat ad-hoc fashion over earlier extensions at lower ground floor level, it is lawful, having been granted permission and consent in 1993.

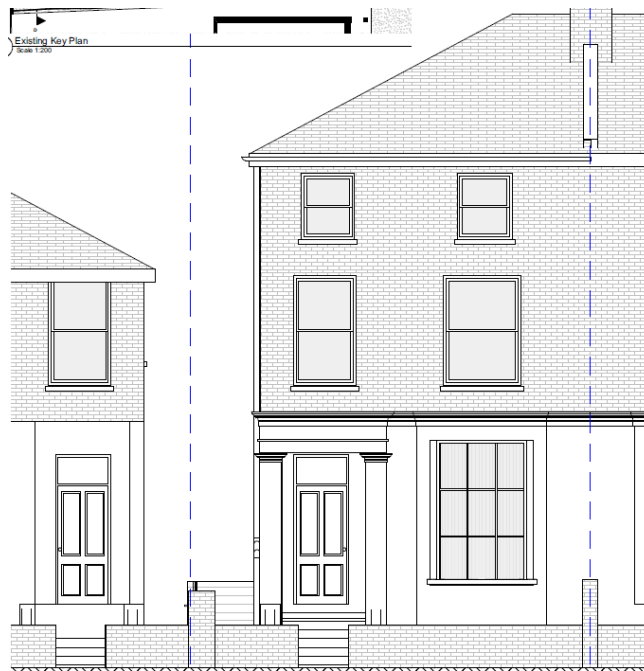
In terms of precedent, each planning and listed building consent application must be considered on its own merits having regard to the particular site specific material considerations in each case. In this case, the historic terrace on this site, granted under development plan policies in force at the time of its approval, is a site specific material consideration in the assessment of the current applications. It does not therefore follow that similar terrace developments would be acceptable in similar locations on neighbouring properties where no such existing terrace exists.

(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 Elevation



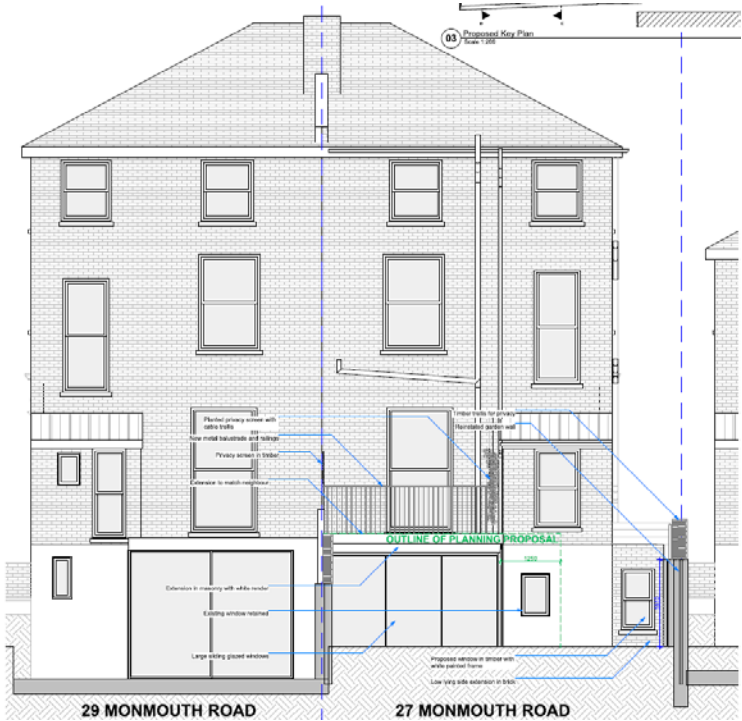
Proposed Front Elevation



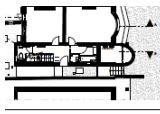
Existing Rear Elevation



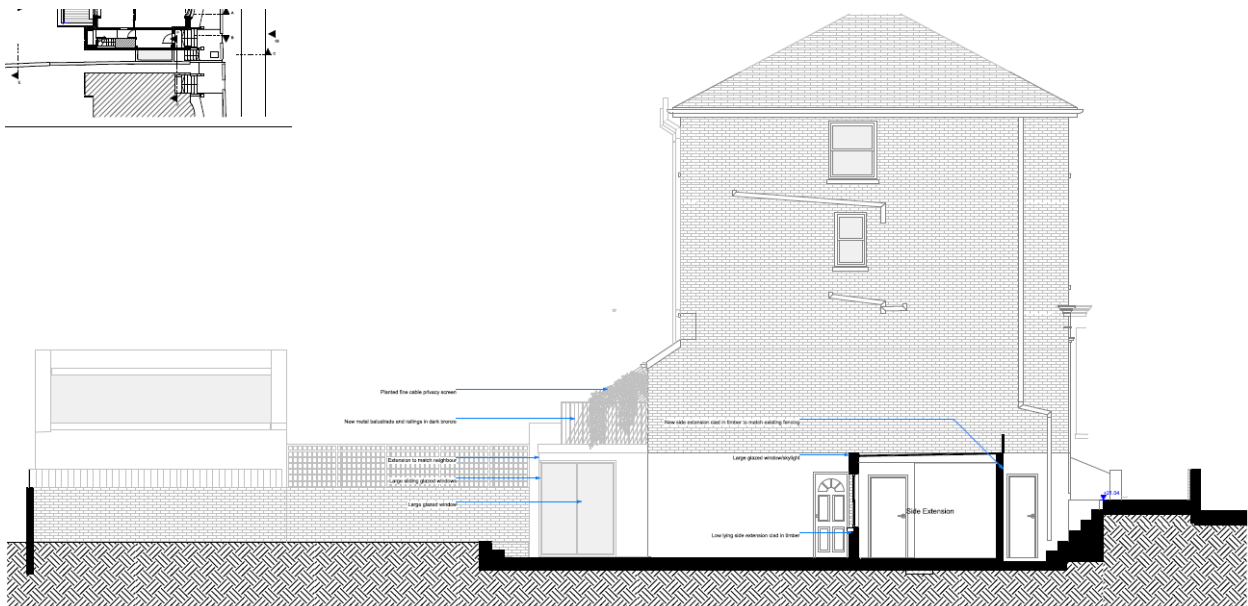
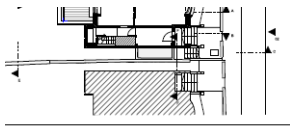
Proposed Rear Elevation



Existing Side Elevation



Proposed Side Elevation



This architectural section drawing illustrates a building's internal structure and foundation. The building features a hatched roof and a thick foundation. The interior is divided into several rooms, including a large open space with a central staircase and a smaller room with a door. A scale bar is located in the top left corner of the drawing.

Architectural section drawing of a house, showing the ground floor and basement. The drawing includes labels for various rooms and features, with blue lines indicating the relationship between the house and the surrounding landscape.

Ground Floor:

- Living Room
- Kitchen
- Master Bed
- Bathroom
- Bedroom

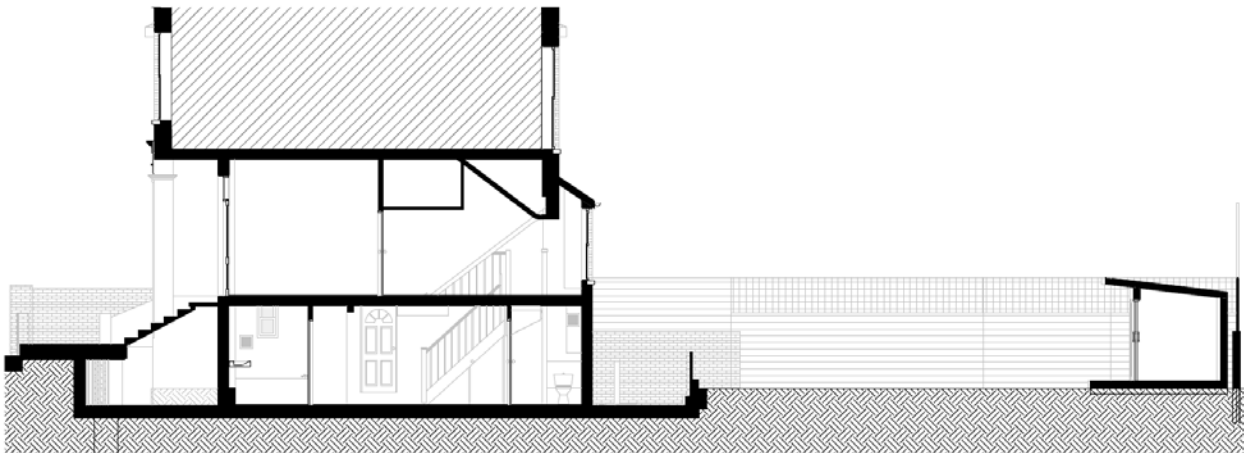
Basement:

- Master Bed
- Bathroom
- Bedroom

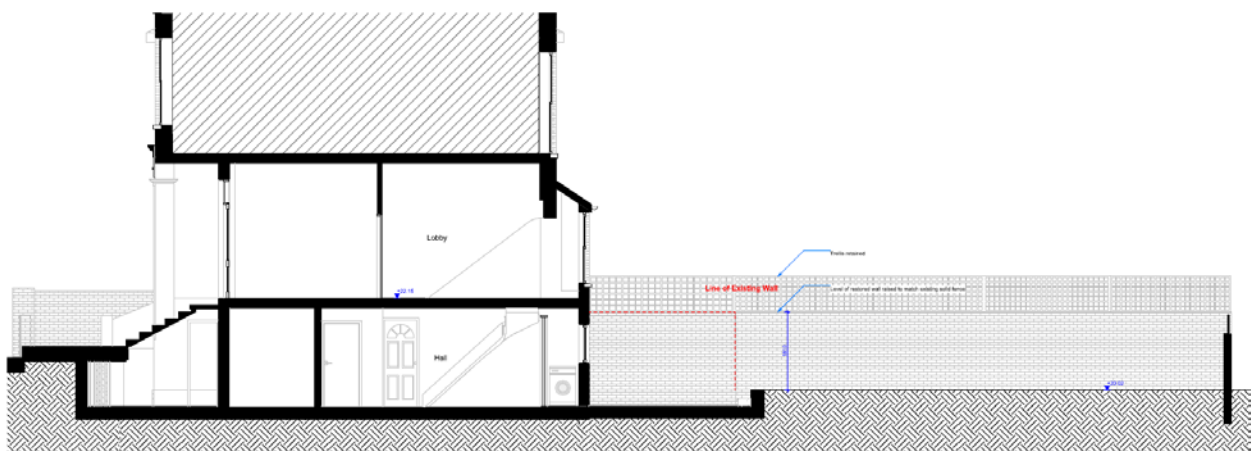
Other Labels:

- Private screen in angled timber slats
- Staircase
- Existing wall retained
- Foundation to match neighbor
- Large sliding glass windows
- Proposed new floor level
- Existing wall retained
- Foundation to match neighbor
- Large sliding glass windows
- Proposed new floor level

Existing Boundary Wall with No. 25 Monmouth Road



Proposed Boundary Wall with No. 25 Monmouth Road



DRAFT DECISION LETTER

Address: 27A Monmouth Road, London, W2 4UT,

Proposal: Demolition of existing raised terrace and erection of single storey rear extension at lower ground floor level with terrace above, erection of single storey side extension at lower ground floor level and associated external alterations. Replacement of part of garden boundary with No.25 with a new wall, with trellis above. (Linked to 18/06168/LBC)

Plan Nos: LO-A-01, LO-A-02, EX-A0.01, EX-A1.01, EX-A2.01, EX-A3.01, EX-A3.02, PR-A0.01 rev. A, PR-A1.01 rev. A, PR-A2.01 rev. A, PR-A3.01 rev. A, PR-A3.02 rev. A, Design and Access Statement for No. 27A Monmouth Road dated July 2018 (as amended by Rev.A drawings), Heritage Appraisal No. 27A Monmouth Road dated July 2018, PR-A5.12.

Case Officer: William Philps

Direct Tel. No. 020 7641 3993

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 Bayswater 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 You must apply to us for approval of detailed drawings of the following parts of the development:

- The privacy screen along the boundary with No.29 Monmouth Road to demonstrate that its detailed design would not allow views towards this neighbouring property and its garden.

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 prior to use of the roof of the lower ground floor extension as a terrace. Thereafter you must permanently retain the privacy screen in accordance with the drawings we approve. (C26DB)

Reason:

To protect the privacy and environment of people in neighbouring properties, 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, and 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 Bayswater Conservation Area, 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.

- 5 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

- (a) A segmental arch above the window on the rear wall of the proposed side extension.
- (b) The proposed ground floor door on the side elevation amended to comprise a four panel door (the door should not be a 'Carolina' door).

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

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 Bayswater 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 apply to us for approval of details of the following parts of the development:

- (a) Detailed drawings of the roof of the proposed side extension.
- (b) A sample of the brickwork for the proposed boundary wall and a construction methodology for the wall which should include details of material, pointing, and bond join with existing wall.

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 details. (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 Bayswater 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)

- 7 You must not use the roof of the lower ground floor side 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, 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)

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 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.

DRAFT DECISION LETTER

Address: 27A Monmouth Road, London, W2 4UT

Proposal: Demolition of existing raised terrace and erection of single storey rear extension at lower ground floor level with terrace above, erection of single storey side extension at lower ground floor level and associated internal and external alterations to lower ground and ground floors. Replacement of part of garden boundary with No.25 with a new wall, with trellis above. (Linked to 18/06167/FULL)

Plan Nos: LO-A-01, LO-A-02, EX-A0.01, EX-A1.01, EX-A2.01, EX-A3.01, EX-A3.02, PR-A0.01 rev. A, PR-A1.01 rev. A, PR-A2.01 rev. A, PR-A3.01 rev. A, PR-A3.02 rev. A, Design and Access Statement for No. 27A Monmouth Road dated July 2018 (as amended by Rev.A drawings), Heritage Appraisal No. 27A Monmouth Road dated July 2018, PR-A5.12.

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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 building and to make sure the development contributes to the character and appearance of the Bayswater 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)

- 3 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:
 - (a) A segmental arch above the window on the rear wall of the proposed side extension.
 - (b) The proposed ground floor door on the side elevation amended to comprise a four panel door (the door should not be a 'Carolina' door).
 - (c) The privacy screen to the boundary with No.29 Monmouth Road.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

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 Bayswater 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 details of the following parts of the development:

- (a) Detailed drawings of the roof of the proposed side extension.
- (b) A sample of the brickwork for the proposed boundary wall and a construction methodology for the wall which should include details of material, pointing, and bond join with existing wall.

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 details. (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 Bayswater 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.

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.