

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 3 rd September 2019	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Abbey Road	
Subject of Report	William Court 6 Hall Road, London, NW8 9PA		
Proposal	Erection of a two-storey 4-bedroom single family dwelling		
Agent	Savills		
On behalf of	c/o Agent		
Registered Number	19/02234/FULL	Date amended/ completed	8 April 2019 & 14 August 2019
Date Application Received	25 March 2019		
Historic Building Grade	Unlisted		
Conservation Area	Outside off, but St John's Wood Conservation Area lies immediately to the west and north of the site.		

1. RECOMMENDATION

Grant conditional permission, subject to a Grampian condition to secure mitigation for the increased demand for on street car parking (lifetime (25 year) car club membership for the house).

2. SUMMARY

This application follows an unsuccessful more ambitious appeal proposal for three houses in three locations around the podium of William Court and which involved a number of extensions to the building above podium level. Permission is now sought to redevelop the existing redundant boiler room to provide one single family dwelling house over lower ground and ground floor levels to the eastern side of the site, retaining the same height as the existing podium, with a green sedum roof.

The proposal has brought about significant objection from the local community, including from the St John's Wood Society, William Court, Hamilton Terrace and Hamilton Gardens as well as other local residents and includes two petitions. Objections are raised to the principle of the development and also include, among other grounds, objections on design, amenity and transportation grounds.

Officers understand the concerns of local residents with respect to the nature of the proposed development and acknowledge the recent appeal scheme which was dismissed. However, considering this as a stand-alone proposal on its own merits, it is considered to meet relevant planning policy, being quite discreetly sited and positioned to a part of the site that is currently relatively plain and utilitarian.

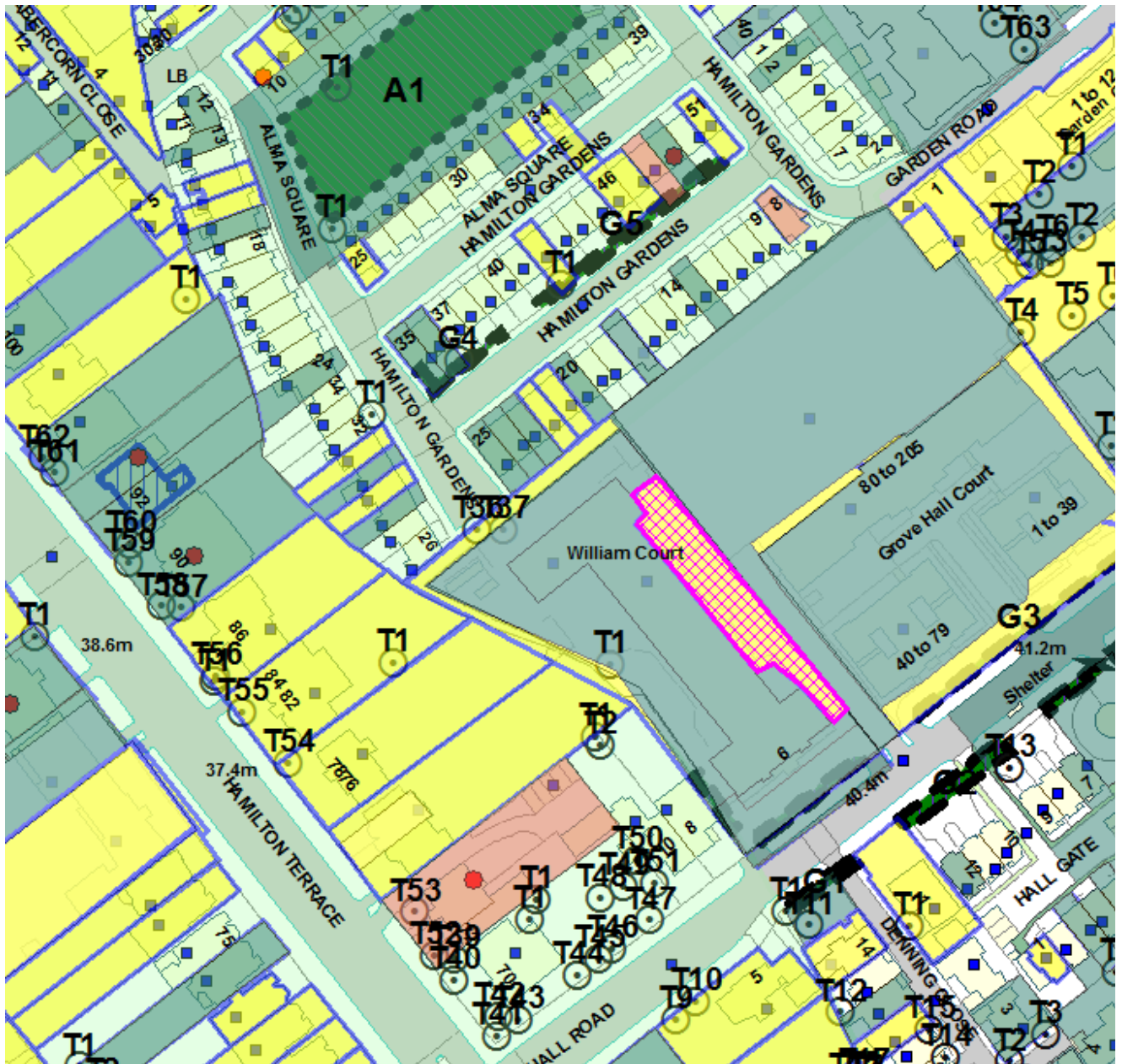
Item No.

2

As the building maintains the height of the existing podium, it is not considered to compromise the character of William Court as a freestanding block within a larger site plot (unlike houses 1 and 3 in the appeal scheme) and given its scale and location has no significant physical impact on the amenities of existing residents. Whilst the daytime on-street car parking stress level of 80% is marginally exceeded (80.8%), given the single house and the proposed mitigation in the form of car club membership, it is considered that it would be difficult to justify a refusal on this ground as advised by our Highways Planning Manager. As such, notwithstanding the significant local opposition to the proposal, a favourable recommendation is made.

Item No.
2

3. LOCATION PLAN



4. PHOTOGRAPHS



5. CONSULTATIONS

HISTORIC ENGLAND

No comment.

LONDON FIRE SERVICE

Any response to be reported verbally

COUNCILLORS FOR ABBEY ROAD WARD

Any response to be reported verbally

ST JOHNS WOOD SOCIETY

Objection. Inappropriate development around the base of this mansion block, creating a sense of enclosure for ground floor flats.

Building has an uncomfortable relationship with its surroundings due to the large light well at the front and "drawbridge" access point.

Loss of privacy from use of the roof as amenity space.

Compromises the architectural integrity of the existing building

Concerned that this application will represent a series of applications for further development and will cause an unfortunate precedent for additional unneighbourly infill developments in the adjacent conservation area.

HIGHWAYS PLANNING MANAGER

Undesirable, but could be considered acceptable. No off-street car parking proposed and two cycle parking spaces proposed. The City Council's new car parking survey completed (2018) shows that available on street car parking has increased from the last survey (2014), the figures in this earlier survey were used at the time of the appeal scheme for 3 houses. This proposal for one house would result in a minor breach of stress threshold (81.2%) during the daytime, but not overnight (72.9%). Given the minor breach of the threshold, the one house proposed and the findings of the 2018 parking survey together with Inspectors comments on this matter with respect to the larger appeal scheme "limited breach of policy", this application could be considered acceptable, subject to the car club membership offered by the applicant being secured by Grampian condition or a legal agreement.

ENVIRONMENTAL HEALTH

No objection, subject to conditions and informatives

WASTE PROJECT MANAGER

No objection subject to a condition to secure in perpetuity.

BUILDING CONTROL

Comment. Applicant is advised to seek a determination from the London Fire and Emergency Planning Authority (LFEPA) regarding the proposals relating to fire service vehicle access, access into and within the building for fire-fore fighting personnel to effect search and rescue, and fire-fighting.

ARBORICULTURAL OFFICER

No objection, subject to conditions to secure full details of hard and soft landscaping scheme and details of the four new trees proposed to be planted.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No .Consulted: 367

Total.No. of Replies: Numerous representations of objection from 36 addresses

In addition, two petitions (William Court Residents Association-51 signatures and Hamilton Gardens- 48 signatures).

Principle

- House does not simply replace a boiler room, but over-development the site
- Development much more substantial than the 2003 conversion of the boiler room into a 2-car garage
- No public benefit
- Density, overly dense, crowded and congested.
- Proposal does little to address local housing needs
- Gross over development of a tight site.
- Substantial basement proposed which is another iceberg house

Design

- Detrimental to St Johns Wood conservation area and surrounding area
- Destroys appearance and design aspects of William Court
- House is squeezed into a tight area
- The style of the house is completely different to surrounding buildings which are Art Deco, Victorian, stucco etc
- Loss of breathing space around building

Amenity

- Loss of light to William Court and Grove Hall Court
- Landscaped" communal garden" will result in loss of privacy and noise disturbance to ground floor flats of William court (east) and Hamilton Drive
- Noise disturbance
- Detrimental impact on outlook
- Impact on safety and security
- Loss of privacy
- Fire risk
- Does not comply with the Mayors London's Quality of Life report
- Detrimental to 22 Hamilton Gardens
- Relocated roof vent from boiler room closer to existing flats in William Court

Transportation

- Additional demand for on street car parking
- Additional stress on traffic flow
- Increase in unsocial parking causing hazards to pedestrians and road users
- Hall Road already congested

- Developer has attempted to buy existing car parking spaces from William Court residents.

Environmental

- Loss of wildlife
- Removes the chance for William Court to have a full line of poplar trees that delineated it from Hamilton gardens up to the 1987 hurricane, affording privacy and boundary with conservation area.
- House is not sustainable
- Layout for new trees and bin store doesn't work
- Impact on ground water

Construction

- Building works and associated noise, dust, nuisance etc. detrimental to residential

Previous Appeal/Other

- Previous application has been unsuccessful at appeal
- Development completely rejected by the Planning Inspector
- Application grossly misleading, the planning inspector did not consider house 2 to be acceptable- considered the proposal as a whole to have a detrimental impact on the character and appearance of the area and did not accord with the development plan
- Applicant has submitted applications in an underhand way to mask the longer term development which is planned.
- If granted the applicant will make further applications
- Developers approach is slicing and dicing
- Developer has failed to consult and communicate
- No existing drawings
- Residents of Hamilton Drive (Eyre Road, Hamilton Gardens, Grove Hall Court and other properties along Hall Road have not been notified and these residents will be affected by the poor design aspect and reduction in bio diversity of the area.
- Consultation carried out over Easter
- Developer has made multiple applications
- Area has been left in an untidy state by the freeholder on purpose
- No existing drawings submitted
- Some drawings not annotated
- Concerned at potential impact of any future developments
- Abuse of planning process

ADVERTISEMENT/SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

William Court is a large mansion block comprising of self-contained flats with a podium level communal garden to the west of the site. Part of the lower ground floor is in use by Fort Box Self Storage (Class B8). It is an unlisted building and lies outside a conservation area and there are no listed buildings in the immediate vicinity. The St John's Wood Conservation Area lies immediately to the west and north of the site. The surrounding area is residential in nature.

The site is not level, it slopes north from Hall Road creating a lower ground level which extends to a larger footprint than the main building and which creates a podium ground floor level to the north and partly to the west and east of the site. Part of this podium level accommodates the communal hard landscaped communal terrace; the remainder is a flat roofed area punctuated with some projecting roof lights providing light to the lower ground floor area.

There are two vehicular access points to the site both from Hall Road, located at the eastern and western ends of the frontage, enabling a drive in and out arrangement for drop offs and pick-ups. The western access also provides secure access to Fort Box and the eastern access to a parking area. Hall Road and Hamilton Gardens are local roads in the Council's hierarchy of streets. Both roads have on-street car parking bays and with some single and double yellow line, which gives an opportunity for the servicing of premises. The area surrounding the site is covered by Controlled Parking Zone ("CPZ").

6.2 Recent Relevant History

WCC Ref: 04/07502/FULL - Permission granted for Change of use of former boiler house to use as one bedroom flat with associated alterations to front elevation. dated 3rd March 2004

WCC Ref. 16/08855/FULL - Permission refused by our Planning Applications Sub-Committee for "Construction of 3 dwelling houses with associated amenity space in the grounds of William Court, 6 Hall Road to the rear, associated landscaping improvements, creation of additional cycle parking.", dated 07.03.2017. This decision to refuse permission followed a deferral by Committee on 14.02.2019 to allow for a site visit which took place on 04.03.2017.

WCC Ref. 17/04663/FULL - Permission refused by our Planning Applications Sub-Committee on 8th August 2017 for "Construction of 3 dwelling houses with associated amenity space in the grounds of William Court, 6 Hall Road to the rear, associated landscaping improvements, creation of additional cycle parking." The Sub-Committee were not satisfied that the reasons for refusal of the application on 07.03.2017 had been overcome. The application was refused for the same reasons, adapted to reflect the reduced impact on 20 Hamilton Terrace, and was settled under delegated powers following consultation with the Chairman.

Permission was refused for three reasons:

1. Because of the bulk, height and design of House 1 and its poor architectural relationship with the adjoining Conservation Area; and the footprint of House 3; the proposals (notably House 1 and 3); would harm the appearance of this building and this

part of the City. This would not meet S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and DES10; of our Unitary Development Plan that we adopted in January 2007.

2. House 1 and 3 would make the people living in the ground floor flats of William Court feel too shut in and as such represents an unneighbourly form of development harmful to residential amenity. This is because of the bulk, height, design and how close House 1 and 3 are to windows in those properties. This would not meet S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007.

3. Your development would add to an already high demand for on-street car parking in the area and this would affect people already living in the area. This would not meet our parking policy as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007."

A subsequent Appeal against this decision was heard at a Public Inquiry and the appeal was subsequently dismissed on 31st October 2018. Three houses were proposed, House 1, 2 and 3. Only houses 1 and 3 were referred to in the reasons for refusal (as set out above) and the subsequent appeal, apart from the third reason for refusal which related to the demand for on-street car parking from the development (all three houses). A copy of the Inspector's decision notice and key drawings can be found within the background papers

7. THE PROPOSAL

This application follows a dismissed appeal at the end of last year in relation to a proposal for three houses within the curtilage of William Court, as set out within the history section of this report (section 6. above). It is of note that the single house proposed under this application is proposed in the same location as house 2 within the appeal scheme.

Planning permission is sought for the construction of a two-storey (lower ground and ground level- no basement is proposed) four-bedroom single family dwelling house with associated private amenity space green sedum roof. The application has been revised during the course of the application, in part on officer advice to secure the following changes: reduction in height of house, removal of projecting rooflight, omission of roof terrace and replacement with sedum roof, existing vent and fire escape access from storage unit retained and to seek further clarifications and annotations on drawings. A further 14-day re-consultation was carried out.

8. DETAILED CONSIDERATIONS

8.1 Land Use/Principle

The proposal to create a family house is acceptable in principle in land use terms in accordance with policy H3 of our UDP and S14 of our City Plan which seeks to optimise the provision of housing.

It is acknowledged that this proposal is different to the 2003 proposal to convert the boiler room and this is merely referred to in the relevant planning history section of the report.

The specific location of this house (house 2 in the appeal scheme), did not form a reason for refusal of the three-house appeal scheme, due to its scale and bulk being predominantly within the envelope of existing built form on this area of the site (boiler house). Unlike houses 1 and 3 of the appeal scheme which involved significant new built form above and beyond the envelope of the existing built form on site. It is for these reasons that this particular house is not considered to comprise overdevelopment of the site, unlike the two houses that were the subject of the appeal, which the inspector found to overdevelop the site at the expense of the character and appearance of the area. Given the specifics of this proposal, it is not considered that allowing this house would detrimentally affect the conservation area nor would it would set a precedent for other houses to be built within the curtilage of the site as the area around the site is considered to perform a function in providing a setting for William Court and the conservation area in its current state. (para 48 of the appeal decision).

The findings of the Inspector have been considered and whilst objectors quote the Inspector at paragraph 20 of the appeal decision “taking the proposal as a whole, I find it would cause less than substantial harm to the significance of the conservation area and would have a further detrimental impact on the conservation area more generally”, house 2 is not explicitly referred to and was not the subject of the refusal of the 2017 proposal or the subsequent appeal

It is acknowledged that significant representation of objection has been made to the principle of the provision of this house, however for the reasons set out above, it is not considered that a refusal of permission on grounds of over-development could be justified.

With respect to the objections raised on the basis that the proposal would have no public benefit. The Inspector considered the three-house appeal scheme to be moderate social benefit. As such it follows that this proposal for a single house would have even less social benefit. However, as it is considered that the proposal would not result in any harm to heritage assets, public benefits are not required to be considered (no need to consider whether public benefits outweigh any harm)

The proposed house would comprise 298m² (GEA) over basement and ground floor levels (ground floor is at the base of the ramp level (lower than street level as the site slopes down and away from Hall Road) and would provide four-bedroom accommodation. It would be independently accessed with kitchen, dining, living areas and study at ground level with bedroom and bathroom accommodation below. It would be lit with natural light from front and rear windows and rooflights at ground floor and lightwells to allow natural light to reach the basement. External areas are provided in the form of front and rear basement lightwells. Overall the size and layout of the proposed house, together with natural light and ventilation it would receive is considered to provide a satisfactory living environment for future occupiers.

8.2 Townscape and Design

William Court dates from the late 1930s-mid 1940s and it comprises a lower ground floor, ground floor and five upper storeys to most of the block, with the top floor being a later addition while the rear wing at the northern end of the site is lower in height, being ground plus three upper storeys. It is arranged, approximately, in an I-shaped plan, albeit the lower ground floor extends over a greater footprint than the plan of the building to ground and upper floors. It presents a symmetrical entrance façade to the south predominantly in red brick but with stucco and stone dressing including a 3-bay central stone-dressed bay. It is in a restrained and modest architectural style, exhibiting both classical and art-deco influences of the 1920s and 1930s.

St John's Wood Conservation Area lies immediately to the west and north of the site. Nos.8-10 Hall Road are within the conservation area and lie to the west of the entrance wing of William Court, they are a pair of three-storey semi-detached Victorian villas. The western boundary to William Court is also contiguous with the rear gardens of 74-84 Hamilton Terrace, which are large detached and semi-detached Victorian villas, which are also within the conservation area. The northern boundary of William Court is contiguous with properties in Hamilton Gardens, which are again within the St John's Wood Conservation Area and are red brick terraced houses of the late nineteenth century.

The proposal relates to the eastern side of the site where it is proposed to demolish an existing single storey structure, which forms part of the lower ground floor podium and to construct a two-storey (lower ground floor and basement) 4-bedroom residential unit. This proposal is very similar to previous, more ambitious proposals, which have included other extensions creating further units elsewhere on the site.

The existing structure of the podium to be demolished is a utilitarian single storey boiler room and a previous permission from 2004 granted permission for this space to be modified and converted for residential use.

The replacement structure would only have one main façade, which faces south towards Hall Road, although there would be a small area of rear façade facing onto a lightwell. It would be two storey but the lower storey would be sunk and lit by lightwells, so that the new building would appear as a continuation of the podium in height terms. The main façade would be in red brick to complement the main mansion block with curved bays. The flat roof features a green/sedum roof.

Overall the proposal is considered acceptable in design terms. The new building will be quite discreetly sited and will be positioned to a part of the site that is currently relatively plain and utilitarian. As the building maintains the height of the existing lower ground floor podium, it is not considered to compromise the character of William Court as a freestanding block within a larger site plot. Officers consider the proposal to be acceptable in design terms, with no adverse impacts on the wider townscape or the setting of the adjacent St John's Wood Conservation Area. As such officers do not support the objections raised by the St John's Wood Society and residents on this ground. The proposal would accord with policy S28 of the Council's City Plan; and DES 1 and DES 9 of the UDP.

A condition is recommended to remove permitted development rights, to prevent extensions and alterations to the house (under permitted development) without planning permission, so as to prevent development that may be harmful to the architectural integrity of William Court, the townscape and the setting of the St John's Wood Conservation Area.

8.3 Residential Amenity

The proposed house would sit predominantly within the envelope of the existing boiler house building. The originally proposed projecting roof light, communal terrace and associated timber screen on the roof of the proposed house have on officer advice been deleted from the proposal. Given that no significant built form is proposed beyond the envelope of the existing structure, the proposal is not considered to have any significant physical impact on the amenities currently enjoyed by existing residents. As such it would have no effect on the living conditions of the existing occupiers of William Court with regard to sense of enclosure, outlook, privacy or daylight and sunlight. For the reasons set out above the objections raised on amenity grounds is not supported by officers

A condition is recommended to remove permitted development rights, to prevent extensions and alterations to the house (under permitted development) without planning permission, to safeguard surrounding resident's amenities.

The originally proposed communal terrace has been omitted from the proposal and replaced with a green/sedum roof to provide improved visual amenity through greening, without the potential for noise, disturbance and overlooking, if it were to be used as formal useable amenity space by any residents of the site. Subject to controls on this, it is considered that the proposed house and the associated activities and comings and goings associated with its use, would not result in any significant loss of amenity to neighbouring residents in accordance with policy ENV13 of our UDP and S29 of our City Plan.

For the reasons set out above, the objection to a communal terrace on amenity grounds is no longer relevant.

8.4 Transportation/Parking

The proposal would not provide an off-street car parking for the new four-bedroom single family dwellinghouse. Policy TRANS23 of our UDP requires off-street car parking to be provided as a maximum of one or two spaces per unit of three or more bedrooms where appropriate and practical. It also requires the likelihood of additional on-street parking to be considered and where additional demand results in more than 80% of legal on-street spaces being occupied during the day or night (within 200m radius), mitigation is required. In this case one space would be required.

The City Council's most up to date car parking survey completed in 2018 shows that this proposal for one house would result in a minor breach of our 80% parking stress threshold during the daytime (81.2%), but not overnight (72.9%). The applicant is offering lifetime (25 year) car club membership as mitigation for the minor breach of the daytime stress level.

The previous proposal for three houses was refused permission on the basis that no off-street car parking was provided and that this would add to an already high demand for on-street car parking in the area and would affect people already living in the area. During

the appeal the applicant submitted a planning agreement to secure lifetime (25 years) annual season tickets (for three parking spaces at the Lanark Road car park or another local car park, together with lifetime (25 year) car club membership for use by occupiers of the proposed houses.

In dealing with the appeal the Inspector concluded in paragraph 42 " I find that the proposed parking arrangements would not be detrimental to highway safety or convenience....and would not conflict with policy STRA25....nor would it conflict with the framework (para 109) which advises that development should not be refused on highways grounds unless there would be an unacceptable impact on highways safety".

He goes on to conclude that: -"Nevertheless, since on-street parking availability around the appeal site is less than 80% and given my concerns over the use of the Lanark Road parking spaces as suitable mitigation, the proposal would result in a limited breach of Policy TRANS23 (B)".

The appeal decision is a material consideration in the determination of this application, as is the reduction in the number of units now proposed (one rather than three) as well as the findings of the most recent car parking survey of 2018 (rather than 2015 survey), which indicate only a minor breach of the daytime stress level over the 80% threshold (81.2%). Taking all these factors into account, together with the mitigation offered by the applicant (lifetime (25 year) car club membership) it is considered that it would be difficult to justify a refusal of the application on car parking grounds.

Several representations of objection have been received from residents with respect to the implications of the lack of on-site car parking to serve the development. These include additional demand for on-street car parking, additional stress on traffic flow, increase in unsocial parking causing hazards to pedestrians and road users and further congestion on Hall Road. However, for the reasons set out above, these objections are not supported by officers.

The proposal makes provision for cycle parking for the occupiers of the house within a designated cycle store located at ground floor level adjacent to the entrance hall of the dwelling, which is acceptable, subject to securing this by condition.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Access to the proposed house is from the curtilage of William Court via Hall Road.

8.7 Other UDP/Westminster Policy Considerations

Appeal scheme

A significant number of objections have referred to the earlier appeal scheme and consider that on the basis that the appeal scheme was dismissed that this proposal should also fail. This report refers to the appeal scheme under various sections and the Inspectors decision is attached as a background paper to this report. This proposal has been assessed on its own merits and reference to the appeal decision is made

where relevant. Notwithstanding the appeal decision, officers consider this current smaller proposal to be acceptable.

Refuse /Recycling

Provision is made for a dedicated storage for waste and recycling to the front of the house which meets our requirements to the satisfaction of our Waste Project Officer.

Trees and Biodiversity

The proposal should not have a direct impact on trees subject to tree protection during construction, and this is proposed to be controlled by condition.

The proposed drawings show new tree planting (proposed Vehicle Entrance Plan) but new trees are not mentioned in the Landscape Strategy within the design and access statement. New trees in this location are welcomed but they must have adequate soil volumes to support them and be of appropriate robust species. Details are proposed to be secured by condition.

A sedum roof is now proposed on the flat roof of the proposed house which is welcomed in biodiversity terms. Full details are proposed to be required by condition.

Whilst objections have been raised on grounds of loss of wildlife, there is no evidence of this and the proposed location of the house is a location of a redundant boiler room structure. Furthermore, the proposal is not located close to any existing trees and no loss of or works to trees is proposed. The City Council's arboricultural manager has not raised objection to the proposal but has suggested some standard conditions and informatives.

Energy and Sustainability

A number of design measures have been incorporated into the design, including thermal insulation, solar control glass, low temperature hot water system with underfloor heating, air source heat pumps (ASHP), low energy lighting, CFC free insulation materials, timber from responsible forest sources, water efficient items. The objections raised on grounds that the house is not sustainable is not supported by officers and there is no evidence of any significant impact on ground water. However, the proposal will need to satisfy relevant building regulation requirements.

Applicant

Objections on grounds of the applicants behaviour with respect to submitting multiple applications, is not a planning consideration.

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 took place between Monday 12 November 2018 and Friday 21 December 2018. Following this informal consultation, the draft plan has been revised and formal consultation was carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019 and

has now closed. The council will now review the comments received and the City Plan 2019-2040 will be submitted for examination in the autumn. In the case of a draft local plan that has been published for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, including a second revision Regulation 19 plan, it remains at a pre-submission stage (i.e. has yet to be submitted to the Secretary of State for Examination in Public) and therefore, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 Neighbourhood Plans

Not applicable to this area.

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

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

8.12 Planning Obligations

A Grampian condition is proposed (condition 7) to secure parking mitigation and is likely to be secured by a unilateral undertaking or legal agreement to secure car club membership (25 years) for the house.

8.13 Environmental Impact Assessment

Relevant Environmental Impact issues have been covered throughout the report.

8.14 Construction impact

Control over the hours of noisy building works are proposed to be secured by condition. The objection on this ground are not a valid reason in which to withhold planning permission.

8.15 Fire risk

London Fire Brigade has been consulted with no response. The City Council's Building Control Team has requested that the applicant be made aware via an informative of the need to make provision for adequate fire escape measures.

Item No.

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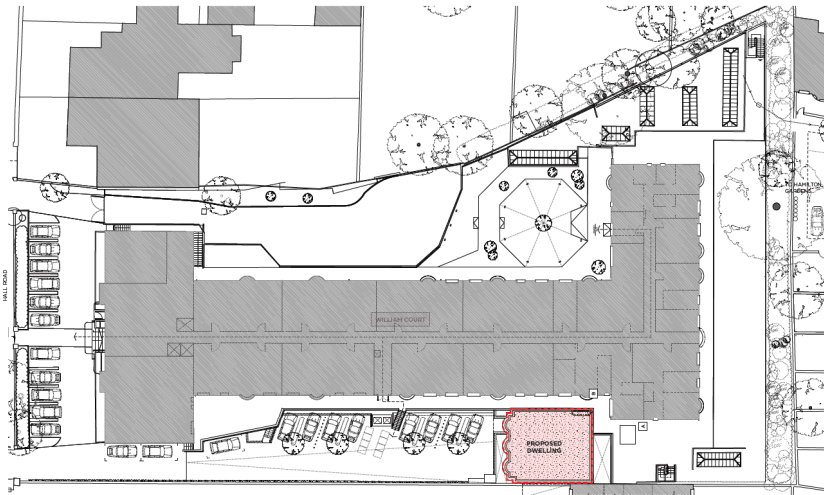
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk
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9. KEY DRAWINGS

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DESIGN STRATEGY 3.2




Masterplan illustrating Extent of the Proposed House (NTS)

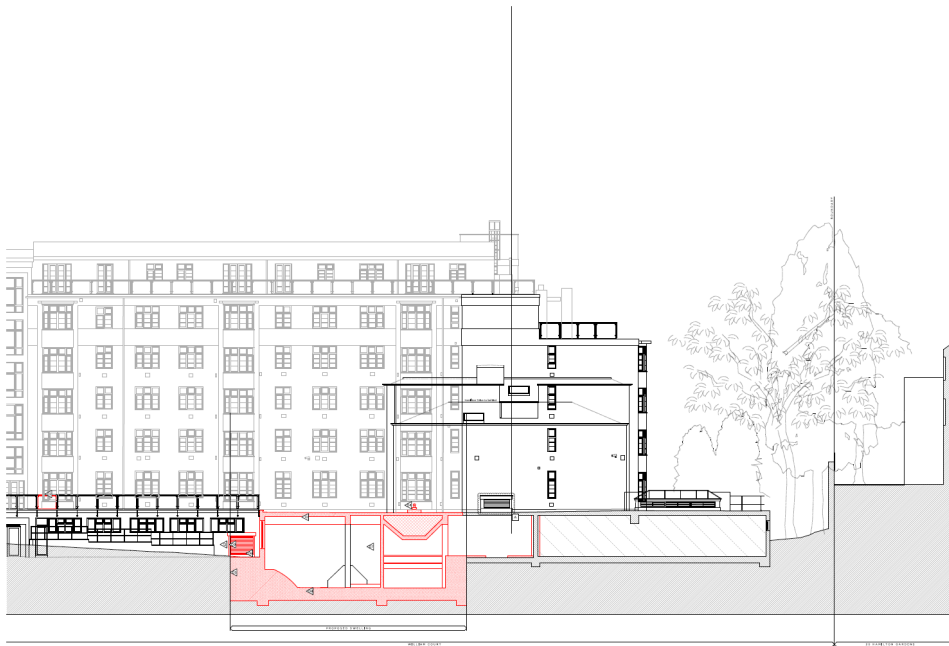
3.2.3 Design Strategy
The proposed dwelling is a two-storey 4-bedroom house, which is approached via an existing driveway ramp along the northeastern boundary of the site. It consists of ground and lower ground floor levels, with the top of the house in line with the existing railings around the podium level of William Court. The lower ground floor level sits below the existing driveway, occupied by bedrooms with front and rear lightwells allowing for the light to come in. As a result, it appears to be an extension to the podium level and has minimum impact on the residential properties above.

Architecturally, the dwelling takes design cues from William Court, picking up on the curved brick bays with tender banding.

Overall, the dwelling provides a perfect balance of blending in with the surroundings whilst maintaining its individuality, which will no doubt be a welcome improvement to this currently underused part of the site.

Key:

 Proposed development

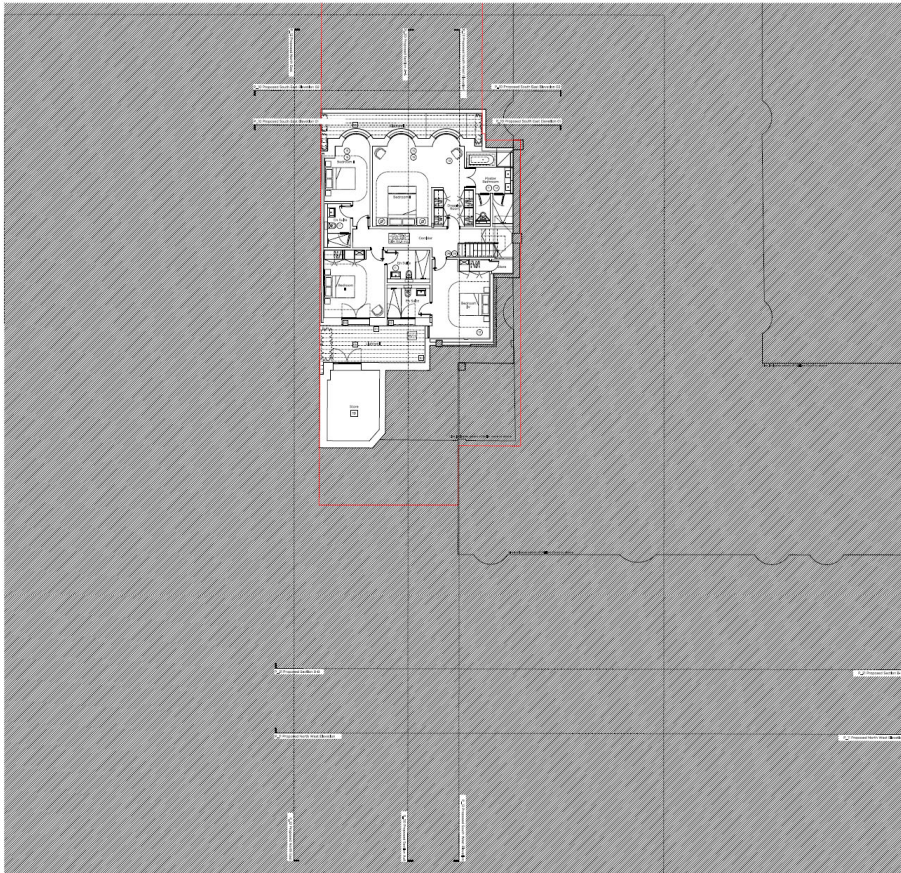
PLANNING
15082

Henryk Jablonski
March 2019
122000437 / 122000441

Wilson Court, 4 Field Road, NSW
Dunmore Station NSW
Scale: 1:200

OB: [] TB: [] HW: []

Marek Wojciechowski Architects



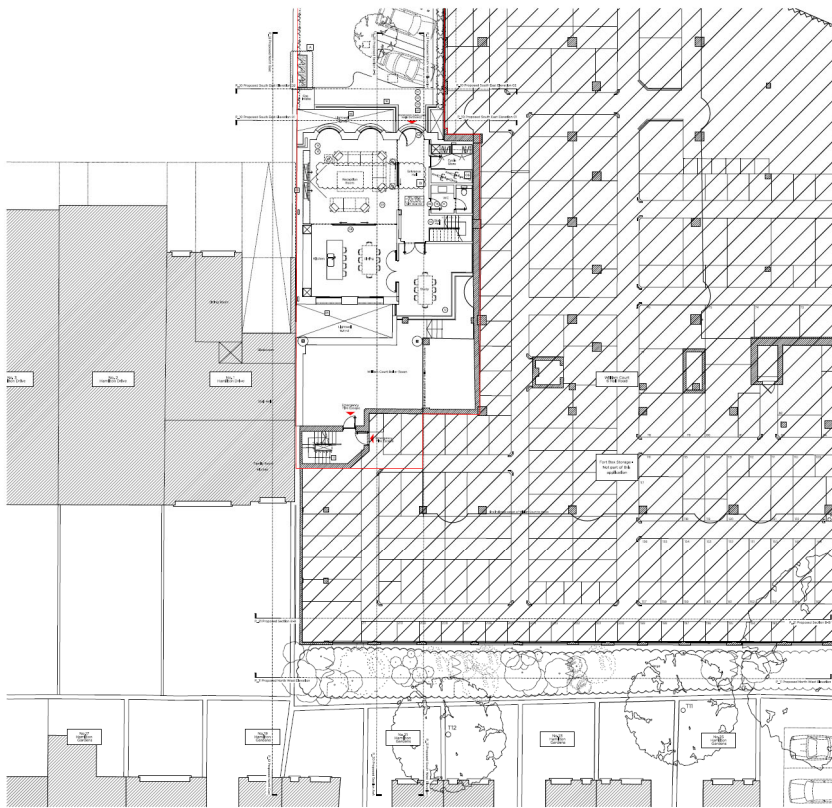
PLANNING
15082

Handy Limited
March 2018
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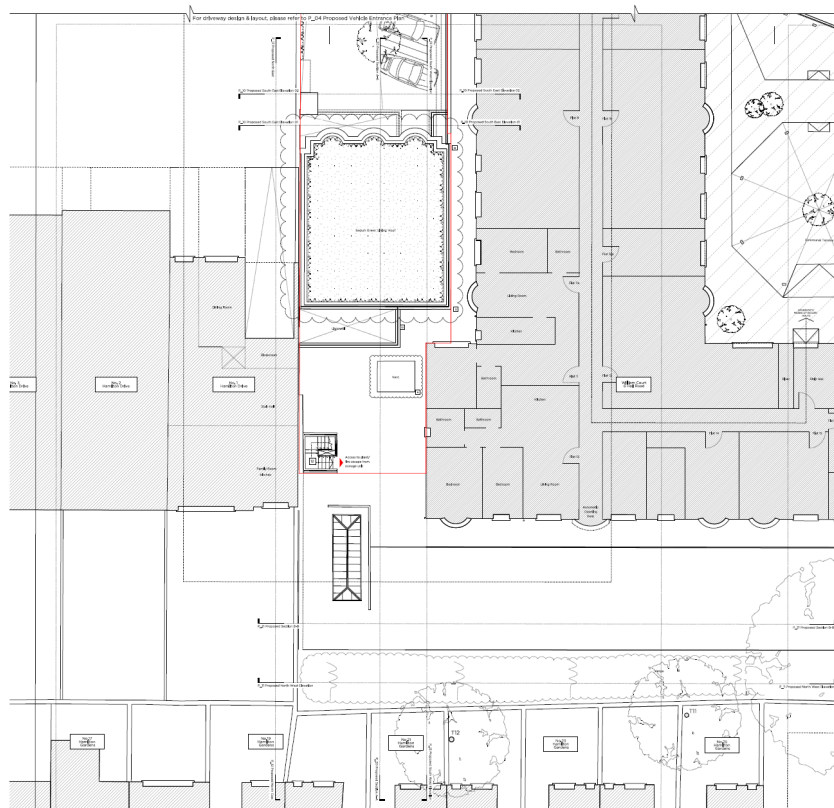
Wilson Court, 4 Hill Road, NSW
Proposed Lower Ground Floor Plan

Scale: 1:50
Date: 15/03/18

Marek Wołciachowski Architects



PLANNING
15082
Marek Woźniakowski Architects

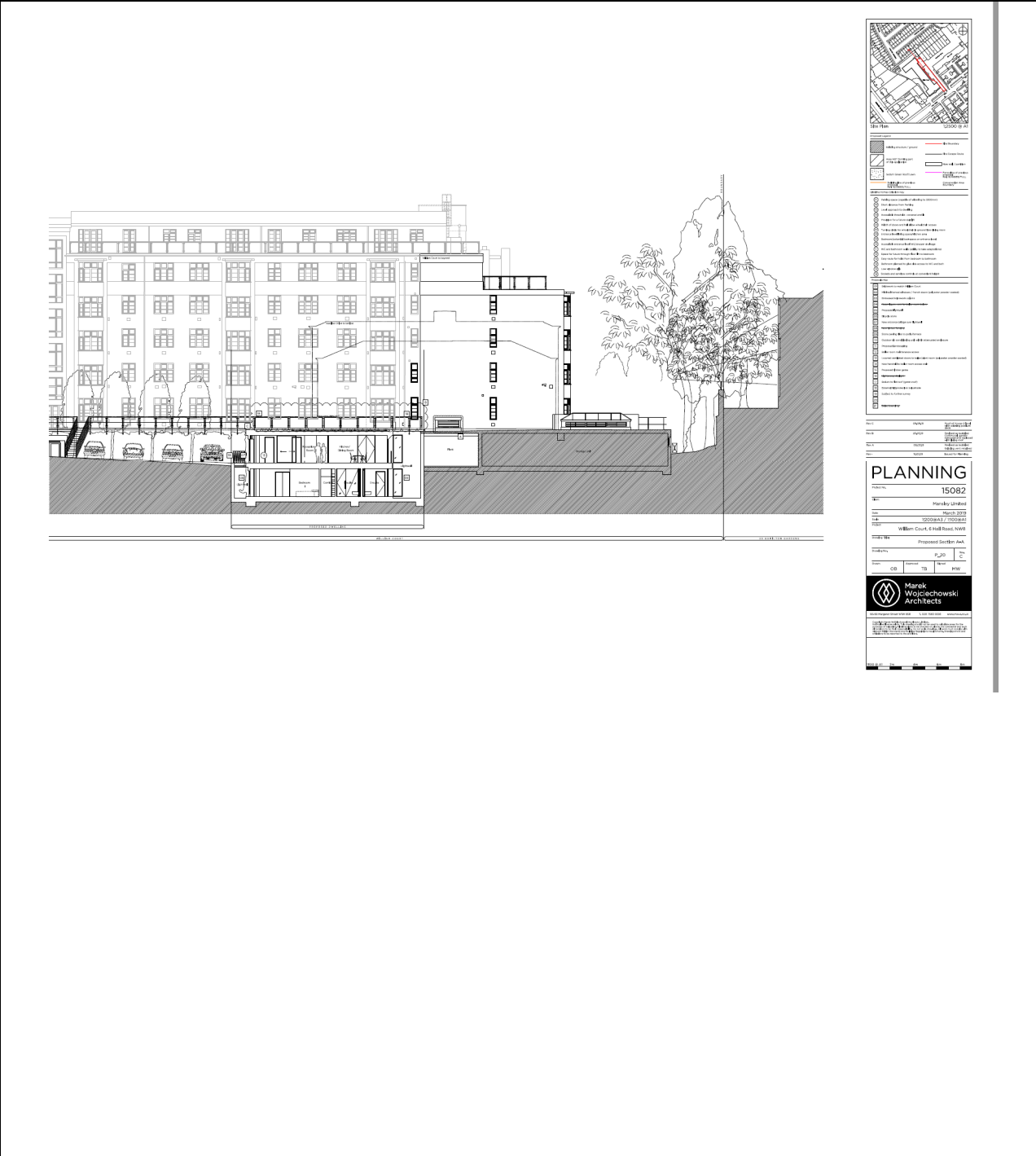


Symbol	Description
[Symbol]	Proposed Building Footprint
[Symbol]	Existing Building Footprint
[Symbol]	Proposed Parking Spaces
[Symbol]	Existing Parking Spaces
[Symbol]	Proposed Landscaping
[Symbol]	Existing Landscaping
[Symbol]	Proposed Driveway
[Symbol]	Existing Driveway
[Symbol]	Proposed Fencing
[Symbol]	Existing Fencing
[Symbol]	Proposed Accessway
[Symbol]	Existing Accessway
[Symbol]	Proposed Utility Lines
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[Symbol]	Proposed Erosion Control
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[Symbol]	Proposed Security Features
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Symbol	Description
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[Symbol]	Proposed Landscaping
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[Symbol]	Existing Accessway
[Symbol]	Proposed Utility Lines
[Symbol]	Existing Utility Lines
[Symbol]	Proposed Stormwater Management
[Symbol]	Existing Stormwater Management
[Symbol]	Proposed Retention Wall
[Symbol]	Existing Retention Wall
[Symbol]	Proposed Erosion Control
[Symbol]	Existing Erosion Control
[Symbol]	Proposed Security Features
[Symbol]	Existing Security Features

PLANNING	
15062	
Project No.	15062
Client	15062
Address	15062
City	15062
State	15062
Zip	15062
Project Name	Proposed Project Name
Scale	1:500
Date	15062
Author	15062
Checker	15062
Approver	15062





Architectural drawing of a building section.

PLANNING
15082

PLANNING
15082

March 2020

Wojciechowski Architects

3.1 DESIGN STRATEGY

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3.1 DESIGN STRATEGY

3.1.1 General Strategy
The scheme was designed following an in-depth site and context analysis, careful consideration of the planning guidance and policies and refined in accordance with pre-application advice received from the WCC following pre-planning submission. Proposals have been designed with care and attention, taking into consideration the sensitive nature of the site and its many constraints. As a result, the proposal not only introduces a new exemplary family dwelling to the site, but also a living roof to minimise environmental and visual impact.



As Proposed Aisometric View 1

Key:

— Proposed development



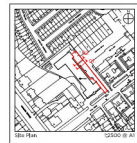


Existing Isometric View



Proposed Isometric View





Legend	
[Symbol]	Proposed Building
[Symbol]	Existing Building
[Symbol]	Proposed Parking
[Symbol]	Proposed Driveway
[Symbol]	Proposed Fencing
[Symbol]	Proposed Landscaping
[Symbol]	Proposed Retaining Wall
[Symbol]	Proposed Stormwater Management
[Symbol]	Proposed Utility Lines
[Symbol]	Proposed Access
[Symbol]	Proposed Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Proposed Boundary
[Symbol]	Proposed Survey
[Symbol]	Proposed Elevation
[Symbol]	Proposed Section
[Symbol]	Proposed Detail
[Symbol]	Proposed Note
[Symbol]	Proposed Title Block

PLANNING
15082
Marek Wojciechowski Architects
Proposed South East Elevation D1 & D2
Scale: 1/8" = 1'-0"



Proposed Section AA

Proposed South East Elevation



Site Plan 1:500 @ A1

Existing Building Footprint	Proposed Building Footprint
Proposed Building Footprint	Proposed Building Footprint
Proposed Building Footprint	Proposed Building Footprint

Notes:

- 1. All dimensions are in millimeters unless otherwise stated.
- 2. All dimensions are to the centerline of the building footprint.
- 3. All dimensions are to the centerline of the building footprint.
- 4. All dimensions are to the centerline of the building footprint.
- 5. All dimensions are to the centerline of the building footprint.
- 6. All dimensions are to the centerline of the building footprint.
- 7. All dimensions are to the centerline of the building footprint.
- 8. All dimensions are to the centerline of the building footprint.
- 9. All dimensions are to the centerline of the building footprint.
- 10. All dimensions are to the centerline of the building footprint.

PLANNING 15082

Manley Limited

Phase 2019

1403/2 / 2004/19

William Court, 4 Hall Road, Notts

Proposed External Detail Elevation

P_30

OS TSB

Mark Wojciechowski Architects

DRAFT DECISION LETTER

Address: William Court, 6 Hall Road, London, NW8 9PA

Proposal: Erection of a two-storey 4-bedroom single family dwelling. (Re-consultation on revised drawings, reduction in height of house, removal of projecting rooflight, omission of roof terrace and replacement with sedum roof, existing vent and fire escape access from storage unit retained, further clarifications and annotations on drawings.

Reference: 19/02234/FULL

Plan Nos: D000 RevA, D01 RevA, D02, D03 Rev A, D04, D10 RevA, D11 RevA, D12, D13, D20 RevA, D21., P00 revA,P000 RevB, P01RevB, P02, P03 RevC, P04 RevA, P10 RevB, P11Rev C,P12 RevB,P13 Rev B,P20 RevC,P21 RevC,P30 RevB, Design and Access Statement March 2019 and revised Rev D; Planning Statement March 2019.,

Case Officer: Sarah Whitnall

Direct Tel. No. 020 7641 2929

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only: , o between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , o not at all on Sundays, bank holidays and public holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , o not at all on Saturdays, Sundays, bank holidays and public holidays. , , Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of 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 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 work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 4 of our Unitary Development Plan that we adopted in January 2007. (R26CD)

- 4 You must apply to us for approval of full details of the following parts of the development - the rear lightwell facing elevation. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 4 of our Unitary Development Plan that we adopted in January 2007. (R26CD)

- 5 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016 (R22FA)

- 6 You must provide the waste store shown on drawing P01- Rev B before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the house. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 7 **Pre Commencement Condition.** You must not start work on the site until we have approved in writing appropriate arrangements to secure the following., , Mitigation for the demand for on street car parking resultant from the development., , In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19AB)

Reason:

To provide alternative arrangements for the use of a car for people living in the house as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

- 8 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme for the green/sedum roof which includes the number, size, species and position of trees and shrubs and also details of the volumes of soil provided within the scheme. 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 1 year of completing the development (or within any other time limit we agree to in writing) and retain (and maintain) it thereafter.,

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

- 9 You must apply to us for approval of details of the four proposed new trees, as shown on the 'Proposed Vehicle Entrance Plan'. You must include the number, size, species and position of the trees. You must include details of the tree pits which must allow the trees adequate soil volume, to be contiguous with adjacent soil volumes beneath the driveway and parking areas. 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 1 year of completing the development.

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

- 10 If you remove any of the new trees or find that they are dying, severely damaged or diseased, within 5 years of planting them, you must replace them with trees of the same size and species.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 11 You must not use the roof of the house for sitting or for any other purpose. You can however use the roof to escape in an emergency and for required maintenance. (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 not enlarge, alter or improve the dwelling house including any addition or alteration to its roof, install any chimneys, flues or soil and vent pipes, microwave antennas, erect or construct a porch and or erect any buildings within its curtilage without our permission and you must not erect or construct any gate, fence, wall or other means of enclosure or paint the building without our permission. This is despite the provisions of Classes A,B,C,D,E,F G,H of Part 1 and Classes A, B of Part 2 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To protect the privacy and environment of people in neighbouring properties and to make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area and the setting of the St John's Wood Conservation Area This is as set out in S28, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 13 , DES1, DES4 and DES9 of our Unitary Development Plan that we adopted in January 2007.

- 13 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise. (R49AA)

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, neighbourhood plan (where relevant), 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 With respect to condition 7, we are likely to accept a legal undertaking (unilateral undertaking) to secure Lifetime (25 years) car club membership for the occupiers of the house.

- 3 Your landscaping and tree planting proposals must have sufficient soil volumes to be sustainable and must incorporate low water demand species. Development activity must not encroach beyond the site boundary into the strip of land to the rear of William Court.,
- 4 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. For further information on how to make an application and to read our guidelines on street naming and numbering, please visit our website: <https://www.westminster.gov.uk/street-naming-numbering> (I54AB)
- 5 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 6 The term 'clearly mark' in condition means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 7 You are advised to seek a determination from the LFEP (London Fire and Emergency Planning Authority) regarding the proposals shown on plan relating to Fire Service vehicle access, access in to and within the building for fire - fighting personnel to effect search and rescue, and fire - fighting., , Section B5 of Approved Document B Volume 1 (Fire Safety) also provides guidance on requirements for design of access routes and hard standings.

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.