

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 28th January 2020	<b>Classification</b> For General Release	
<b>Report of</b> Director of Place Shaping and Town Planning		<b>Ward(s) involved</b> Hyde Park	
<b>Subject of Report</b>	<b>37 Gloucester Mews, London, W2 3HE</b>		
<b>Proposal</b>	Extension to rear courtyard at lower ground floor level, replacement of lower ground floor external windows and doors, internal alterations including conversion of vaults in association with lower ground floor flat		
<b>Agent</b>			
<b>On behalf of</b>	Dr Iain Bott		
<b>Registered Number</b>	19/08415/FULL and 19/08416/LBC	<b>Date amended/ completed</b>	08 January 2020
<b>Date Application Received</b>	29 October 2019		
<b>Historic Building Grade</b>	II		
<b>Conservation Area</b>	Bayswater		

## 1. RECOMMENDATION

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

## 2. SUMMARY

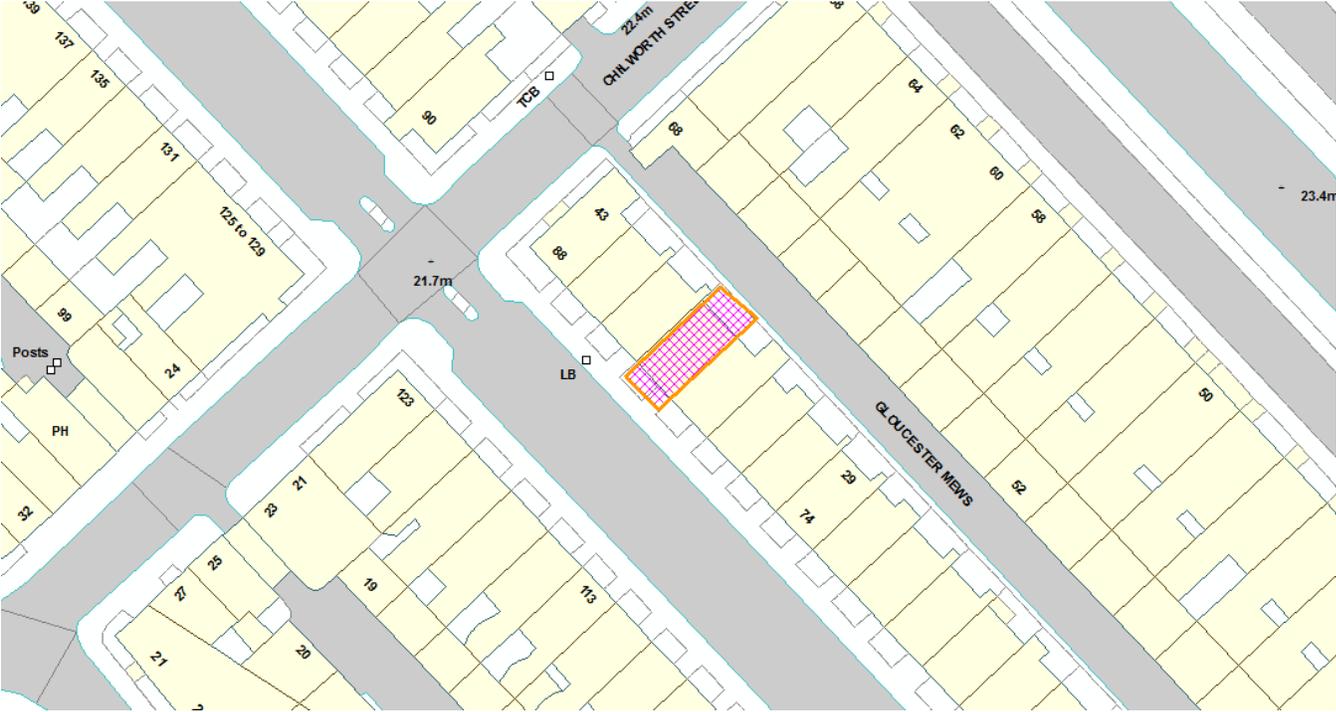
Permission and consent are sought for an extension to the rear courtyard at lower ground floor level, the replacement of lower ground floor external windows and doors, and internal alterations including conversion of vaults in association with lower ground floor flat.

The key considerations in this case are:

- The impact of the works on the character and appearance and significance of the listed building and Bayswater Conservation area.
- The refuse storage arrangements for the flat.

The proposed development is considered to be consistent with relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan) and as such, the applications are recommended for approval subject to the conditions set out in the draft decision letters.

**3. LOCATION PLAN**



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4. PHOTOGRAPHS

Front Elevation



Rear Elevation





Interior





## 5. CONSULTATIONS

### HISTORIC ENGLAND

Any response to be reported verbally.

### SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

- Note that the building is listed to both its street sides, and that the Gloucester Terrace side has retained a high quality frontage though the poor quality of the lower ground floor level gives an opportunity for improvement back to the original form with sash windows introduced to the front bay.
- State that they strongly object to aluminium framed windows and doors, and for the rooflight to the extension, and that all new windows and doors should be timber framed and single glazed.
- State that double glazing is unacceptable for a listed building.
- Object to doors out from the vaults to the front lightwell and consider that the vaults should be solely lit by windows.
- Object to all of the vaults being used as living accommodation and consider that a communal rubbish storage facility for the building should be preserved in one vault.
- State that the original structure of the vaults supporting the pavement should be retained entirely.
- State that they consider the access to the third bedroom to be unusual.
- Express concern about the potential for the accommodation within the vaults being used as separate accommodation.
- Express concern about the potential for light pollution from the proposed skylight.
- State that the dimensions of the extension are acceptable.
- Object to the doors opening onto the rear courtyard and that these should be replaced by sash windows.

Revised objections received in response to revised drawings stating that they maintain their objection on grounds other than aluminium double glazed windows, and that they have previously objected to other losses of communal refuse stores in the area.

### WASTE PROJECT OFFICER

Advise that the proposed waste details submitted are inadequate, with no detailed information on how the area would hold the required waste and recycling provision, and that the bins need to be indicated on the drawings demonstrating the waste or recycling use of the bins. Further comment that if any application had previously been granted securing the vaults for communal waste storage then they would object to its loss, though they would not object if the vaults are not secured under previous applications. Further advise that they would recommend the standard waste condition.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 77

Total No. of replies: 2

No. of objections: 2

No. in support: 0

Two comments given from one objector on the following grounds:

- Object to aluminium windows on this listed building and state that windows should be in timber
- State that they have no objections to the extension and rooflight other than the proposed materials.
- State that the plans seem sensible and that there is merit in having the principal access to the mews side to encourage life and discourage crime
- Object to the design and proportioning of the windows.

**PRESS ADVERTISEMENT / SITE NOTICE:**

Yes

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

No. 37 Gloucester Mews represents the lower ground floor flat of a building which includes ground, first and second floor levels which are listed under the address of 82 Gloucester Terrace. It is a terraced property, dating from the mid 19<sup>th</sup> century, and is Grade 2 listed and located within the Westbourne Conservation Area.

### **6.2 Recent Relevant History**

On 19<sup>th</sup> December 2012 applications for planning permission and listed building consent were approved for works at no. 86 Gloucester Terrace which included internal alterations within the lower ground floor flat. (12/10615/FULL and 12/10616/LBC)

## **7. THE PROPOSAL**

The applications seek permission and consent for the creation of an extension at lower ground floor level within the courtyard area facing onto Gloucester Mews, for the conversion of the vaults to the Gloucester Terrace elevation into habitable accommodation in association with the lower ground floor, the replacement of external windows and doors and internal alterations.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The flat remains in residential use and the applications do not raise any change of use issues.

Whilst the South East Bayswater Residents Association (SEBRA) express concern about a perceived potential for the accommodation within the vaults being used as separate residential accommodation, the stated intent in the application is for these vaults to be used as an integral part of the existing lower ground floor flat at 37 Gloucester Mews. Any proposed use of the vault accommodation as a separate flat would require a further application for planning permission, which would be considered on its merits. SEBRA also make reference to what they regard as an unusual layout, with the vaults accommodation being accessed through a bedroom, however this is not

considered as a reason for refusal in this case, and the bedroom within the vault would be appropriately lit and ventilated through the two glazed doors proposed facing onto the front lightwell.

## 8.2 Townscape and Design

The extension proposed is located on the south side of the external courtyard to the eastern side of the building which faces onto Gloucester Mews, and is intended as an entrance lobby for the application flat. The extension is at lower ground floor level which is set below the roadway at Gloucester Mews and it rises 1m above the height of the adjoining pavement to Gloucester Mews.

In considering the extension, it is recognised that UDP policy DES 5 (B) (3) states that permission may be refused for development obtained by the enclosure of basement areas. In this particular case however, the principle is considered acceptable. Along this west side of Gloucester Mews the rear courtyard areas were originally designed to be physically separated and screened from the mews by high brickwork boundary walls which remain in a number of locations, and many others already have extensions out into their mews facing courtyards. To the east side the mews buildings all directly front onto the street without lightwells. In the particular circumstances of this case, though recognising the policy, the principle is considered acceptable, and the extension represents a relatively small enclosure of the courtyard leaving considerably more than half remaining unenclosed.

Both SEBRA and the neighbour responder to the application state that they consider the extension acceptable in design terms except for the materials proposed for the windows and doors to the extension. SEBRA also express concern about the use of aluminium for the skylight above the extension. Since the receipt of the initial objection letters however, the drawings have been revised to show the doors and windows proposed in single glazed white painted timber, and in an arrangement of glazing bars considered traditional and appropriate for this 19<sup>th</sup> century building, and these revisions are considered to overcome the concerns about the materials for the windows and doors to the extension. The skylight remains proposed in aluminium however to this modern extension in itself those concerns are not considered as a reason for refusal in this case. The elevations to the extension will otherwise be faced in render to match the colour of the existing render to the existing Gloucester Mews elevation, which will help it integrate successfully with the main building.

The application seeks to both replace the existing external windows and doors, and also to create new doors from the front vaults to the front lightwell. When initially submitted, the new windows and doors were largely proposed to be formed in aluminium and double glazed, and this attracted strong concerns from the SEBRA and the neighbour responder in terms of the impact on this listed building. Objections were also raised by SEBRA expressing a strong desire for the new windows to be designed to match the likely originals to the building and for them to be single glazed. Since that initial submission however, the application proposals have been amended and all the new external doors and windows are now proposed in white painted timber and are single glazed. To the front bay onto Gloucester Terrace the existing particularly unattractive casement windows are to be removed and replaced by a series of new sash windows in a style much more closely following the originals, which is notably welcomed in design

terms. The new entrance door and window to the southern end of the Gloucester Terrace lightwell also replace unattractive modern windows and doors in this location, and are also proposed in timber and of appropriate traditional design for the building. To the rear elevation, the new single glazed timber doors to rear lower ground floor level are in an appropriate design which will integrate successfully with the building, and replace an existing unattractive window. Whilst the panes of glass to the front bay sash windows and rear doors particularly will have a more horizontal emphasis, and though noting the concerns about the design of the windows in the objection letters, this arrangement is found to other windows in this building and others in the vicinity and as set out above is considered a notable improvement on the existing windows in place. The new windows and doors represent an improvement of the appearance of the building, and in their revised form are considered to overcome the concerns expressed by SEBRA and the neighbour responder.

Whilst it is noted that SEBRA object to the installation of doors in the wall between front lightwell and the front vaults, such vaults were typically originally constructed with access doors, and the principle of doors in this location is therefore considered acceptable. The design of the doors is considered sympathetic to the character of the building, and they are to be formed in glazing and white painted timber framing.

Internally, the building has previously been considerably altered, with apparently all original plaster and joinery removed, the original flooring removed, the staircase between lower ground and ground floor level removed, and some other alterations to the internal layout. The changes proposed internally are quite significant, involving the removal of several walls and with other layout alterations proposed, particularly towards the rear of the flat. Whilst some of this work may involve the loss of elements of original fabric and a loss of plan form to this listed building, in the particular context of this very heavily altered interior it is considered that the works would not in this case lead to unacceptable harm to the significance of the listed building. It is noted that similar works were approved to the lower ground floor level of no. 86 Gloucester Terrace in 2012. Whilst recognising the listed status of the building, in this particular case the internal works are considered acceptable.

The minor lowering of the floor level within the vaults will not adversely affect their character. The shallow arched vault ceilings are to be retained, with a new opening created between two of the vaults. This will retain their essential character, and the cavity membrane system lining out of the vaults to enable their use as a habitable room will not adversely harm the historic fabric of the building.

Given the above comments, the proposals are considered acceptable and in line with policies DES 1, DES 5, DES 9 and DES 10 of the UDP; and S25 and S28 of the City Plan. The recommendations on the applications is considered in line with the statutory duties set out in s. 16, 66 and s. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **8.3 Residential Amenity**

The extension is set adjacent to and well below the height of a two storey boundary wall separating the rear Gloucester Mews facing courtyard with the courtyard to the adjoining property to the south side at no. 35 Gloucester Mews/80 Gloucester Terrace. It also

stops below the ground floor level windows of this building above. It rises only a short distance above the pavement level. As such, the extension will not give rise to any unacceptable issues in terms of sunlight, daylight or sense of enclosure.

The South East Bayswater Residents Association objected to the initially submitted proposals partly on grounds of a concern about the potential for light pollution from the skylight proposed to the roof of the extension. In the initially submitted scheme the skylight was proposed at a size of 1m x 1m, though the application has since been revised and the skylight is now shown at a reduced size of 0.75m x 0.75m. The nearest window is approximately 1.4m above this location, and whilst there are no recent plans available nonetheless in an application submitted in 2000 the nearest room was in use as a bedroom to the ground floor flat. The rooflight however is relatively small, and lights an entrance lobby area, and given this and the distance to the window above it is not considered to give rise to any unacceptable degree of light pollution adversely affecting the amenity of the residents of that flat. No objections have been received from the flat. Notwithstanding the concerns of SEBRA on this ground, the proposals are not considered unacceptable on light pollution grounds.

A condition is recommended restricting the hours of works to ensure that they do not adversely affect the amenity of surrounding residents.

Subject to the conditions set out above, the proposals do not raise any unacceptable impact in terms of residential amenity and are considered in line with policies ENV 13 in the UDP and S29 in the City Plan.

#### **8.4 Transportation/Parking**

The applications do not raise any transportation/parking issues.

#### **8.5 Economic Considerations**

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

#### **8.6 Access**

The flat remains accessed through the existing front and rear lightwell staircases.

#### **8.7 Other UDP/Westminster Policy Considerations**

SEBRA have objected to the proposed conversion for habitable accommodation of the vaults underneath the pavement to Gloucester Terrace on grounds that they consider this could give rise to a loss of a communal rubbish storage facility for the building. They state that a vault should be retained for a communal rubbish store. It is noted that the Projects Officer (Waste) has commented on the applications advising that if a previous permission had secured the use of the vaults for a communal waste storage facility they would object to its loss, but that they would not object if the vaults are not secured under a previous application. There is no evidence apparent suggesting any condition securing the use of the vaults for communal waste storage, and the applicants have confirmed that the vaults are not being used for that purpose currently. In these circumstances, though noting the concerns of SEBRA, the use of the vaults for habitable

accommodation in association with the application flat is not considered unacceptable on waste storage grounds.

The applicant has confirmed that the waste storage provision for the flat is to be accommodated in the kitchen area, and that they will provide the levels of waste provision required for a three bedroom flat as set out in the City Council's published planning guidance on the subject. The Projects Officer (Waste) considers that further information is required however, noting that the drawings do not give full clarity on how the bins required could be accommodated within the kitchen, and as such a condition is recommended to secure this further information.

SEBRA state that they consider that the entire structure of the vaults should be entirely retained, with reference to the role of the vaults in supporting the pavement above. An informative however is recommended advising the applicants of the need to obtain technical approval for the works to the supporting structure to the highway prior to the commencement of development, which is considered to appropriately address this point.

### **8.8 Westminster City Plan**

The City Council is currently working on a complete review of its City Plan. Formal consultation on Westminster's City Plan 2019-2040 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 on the 19 November 2019 the plan was submitted to the Secretary of State for independent examination. In the case of a draft local plan that has been submitted to the Secretary of State for Examination in Public, under Regulation 22(3) of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, 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**

There are no neighbourhood plans relevant for 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 considered to be consistent with the NPPF unless stated otherwise.

### **8.12 Planning Obligations**

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

### **8.13 Environmental Impact Assessment**

The application proposals are not of a scale to give rise to any issues with regards to Environmental Impact Assessments.

#### 8.14 Other Issues

No other issues are considered relevant in this case.

(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: **ADD PRESENTING OFFICERS NAME** BY EMAIL AT **add presenting officer's email address**.

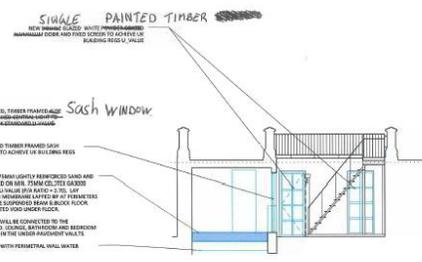




PROPOSED GLOUCESTER TERRACE ELEVATION



PROPOSED SECTION D-D



PROPOSED SECTION E-E

- GENERAL NOTES**
- DO NOT SCALE FROM DRAWING AND USE WRITTEN DIMENSIONS (WHERE APPLICABLE).
  - DIMENSIONS WHERE GIVEN REFER TO STRUCTURAL DIMENSIONS UNLESS OTHERWISE STATED.
  - ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
  - ALL DISCREPANCIES TO BE REPORTED TO THE EMPLOYER IMMEDIATELY PRIOR TO PROCEEDING WITH THE WORKS.
  - ALL ARCHITECT'S DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATION AND CONTRACT DOCUMENTATION WITH ALL REVISIONS - ARCHITECTURAL, STRUCTURAL AND MEP - COORDINATED BY THE CONTRACTOR.
  - IF ADDITIONAL INFORMATION IS REQUIRED BY THE CONTRACTOR, REQUESTS TO BE MADE TO THE EMPLOYER IN WRITING WITH REASONABLE NOTICE.
  - PHOTOS AND MATERIALS SHOULD NORMALLY BE TAKEN FOR ARCHIVAL CONDITIONS UNLESS OTHERWISE STATED.
  - MECHANICAL, ELECTRICAL, PLUMBING & HEATING SERVICES AS PER SECTION AND DETAILS.
  - ALL ELECTRICAL WORKS (INCLUDING BUT NOT LIMITED TO) SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF BS7671, THE BS 5743 (RED AMPERAGES) SYSTEM WORKING GUIDANCE AND BUILDING REGS AT 04 PART 17 (ELECTRICAL SAFETY), DESIGNED, INSTALLED, INSPECTED AND TESTED BY A COMPETENT PERSON.
  - ALL FIRE DETECTION & ALARMS IN ACCORDANCE WITH BS5839.
  - ALL WORKS AND BELOW GROUND CHANGES AS PER DESIGN AND IN ACCORDANCE WITH BS 5839:3.
  - ALL SERVICES TO BE INSTALLED AS MANUFACTURER'S RECOMMENDATIONS TO SATISFY ALL FIRE, ACCIDENT, ETC REQUIREMENTS AND COMPLY WITH RELEVANT REGULATIONS.
  - CONTRACTOR TO ALLOW FOR ALL HANDY ACCESSWAYS, MANHOLES, ETC. NECESSARY FOR INSTALLATION OF SERVICES INCLUDING ALL TEMPORARY, REMEDIATION AND TEMPORARY SERVICES ETC.
  - ALL AREAS AFFECTED OR DAMAGED BY THE WORKS TO BE MADE GOOD, INCLUDING REPAIRS, PATCHES AND JUNCTIONS THROUGHOUT TO BE SUITABLY CLOSED AND SEALED TO COMPLY WITH RELEVANT REGULATIONS. WORKS AND SERVICES TO BE PROTECTED TO AND MOVED WITH CARE. CONTRACTOR TO VERIFY ALL AREAS WHERE WORK IS TO BE CARRIED OUT AND ENSURE LOCAL DETAILER SURVEY RESPONSE IS COORDINATED WITH ANY STRUCTURE ETC. REPORT ANY SIGNIFICANT DISCREPANCIES TO EMPLOYER.

NB: NO ACCESS HAS BEEN PROVIDED TO ANY OTHER AREAS OTHER THAN AT BASEMENT LEVEL.



**SINGLE PAINTED TIMBER**  
NEW WINDOW SASHES WITH PAINTED TIMBER FRAMES AND  
MINIMUM DOOR AND FINE SCREEN TO MATCH EX  
EXISTING DOOR SASH

**SINGLE**  
NEW WINDOW SASHES WITH PAINTED TIMBER FRAMES AND  
MINIMUM DOOR AND FINE SCREEN TO MATCH EX  
EXISTING DOOR SASH

**SINGLE**  
NEW WINDOW SASHES WITH PAINTED TIMBER FRAMES AND  
MINIMUM DOOR AND FINE SCREEN TO MATCH EX  
EXISTING DOOR SASH

Sash Window

NEW FLOOR CONSTRUCTION TO BE: FRESHLY LAYED SAND AND  
CEMENT FLOOR SCREED (30 MM LAY) ON 100 MM CELTIC SAND  
FLOOR SLAB (MINIMUM 200 MM) WITH 100 MM LAY OF 1:3:6  
INSULATION AND 100 MM LAY OF 1:3:6 CONCRETE SLAB ON  
TOP OF 100 MM LAY OF CONCRETE SUPPORTED BEAM ABOVE FLOOR.  
INCLUDE MR. JOHNSON WELL VENTILATED VOID UNDER FLOOR.

THE UNDER FLOOR HEATING SYSTEM WILL BE CONNECTED TO THE  
GAS BOILER WITH A ZONE VALVE, CONTROL BATTERY AND REDUCED  
L. BURNERS. MANHOLES LOCATED AT THE UNDER FLOOR PANELS.

THE ENTIRE FLOOR WILL BE TANKED WITH PERIMETRAL WALL WATER  
COASTING

NO.	DESCRIPTION	DATE
1.1	ISSUED AS PER CLIENT INSTRUCTIONS	14/07/2019
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--- DEMOLITIONS  
 ■ NEW WALLS  
 --- NEW BEAM STRUCTURE

**ZRP**  
 ARCHITECT DESIGNER AND CONSTRUCTION CONSULTANTS

37 GLOUCESTER MEWS, W2 3HE  
 PERVID HOMES LIMITED  
 PROPOSED GLOUCESTER TERRACE  
 ELEVATION & SECTION D-D AND E-E

ZRP068  
 P. 201  
 JUL 2019  
 1:100@A3  
 6.0



**DRAFT DECISION LETTER**

- Address:** 37 Gloucester Mews, London, W2 3HE
- Proposal:** Extension to rear courtyard at lower ground floor level, replacement of lower ground floor external windows and doors. (Linked to 19/08416/LBC)
- Reference:** 19/08415/FULL
- Plan Nos:** Location plan and site plan, S-100, S-200, S-201, S-202, S-203, P-201-6.0 with written annotations, P-200-6.0 with written annotations, P-100-7.0 with written annotations as amended by email dated 8th January 2020, P-202-6.0 with written annotations, P-203-6.0 with written annotations, Heritage Statement, Design and Access Statement dated 29.10.2019 as amended by above drawings

**Case Officer:** Alistair Taylor

**Direct Tel. No.** 020 7641 2979

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

- 4 You must apply to us for approval of details of how waste is going to be stored on the site. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the waste store in line with the approved details, and clearly mark it and make it available at all times to everyone using the flat. You must not use the waste store for any other purpose. (C14CD)

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)

- 5 The new sash windows to the front elevation at lower ground floor level shall operate only in a vertically sliding manner

Reason:

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

- 6 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 7 The external vertical faces of the new extension (with the exception of the doors and windows) shall be faced in smooth render which shall be painted and permanently maintained in a colour to match the existing render colour to the existing elevation adjacent

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Basywater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1

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

- 8 You must apply to us for approval of detailed drawings of the new external windows and doors including details of glazing bars. You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these drawings. (C26DB)

Reason:

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

#### **Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, 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 The applicant will need technical approval for the works to the highway (supporting structure) prior to commencement of development. The applicant should contact Louisa Augustine (laugustine@westminster.gov.uk) in Westminster Highways Infrastructure and Public Realm to progress the applicant for works to the highway.
- 3 You are advised that our Environmental Health team advise that the conversion of vault areas for human habitation is not recommended because of the low headroom and potential dampness problems. They cite concerns about the potential for rising dampness (from the ground) and penetrating dampness (from the entrance slab above) and that the risk of condensation due to lack of through ventilation is great. They further advise that experience has shown that despite through 'tanking' (complete damp-proofing) of vaults, the integrity of the tanking can be damaged by nails/screws etc., , You are recommended to seek advice from our Environmental Health Department on appropriate damp proof treatment and ventilation (including additional mechanical ventilation as necessary). However, any works that affect the external appearance may require a further planning permission. For further advice, please

contact: , Residential Environmental Health Team, Website [www.westminster.gov.uk](http://www.westminster.gov.uk), Email [res@westminster.gov.uk](mailto:res@westminster.gov.uk), Tel : 020 7641 6161

- 4 You are reminded that the accommodation being created/adapted within the front vault structures is an integral part of the accommodation for the main lower ground floor flat at no. 37 Gloucester Mews, and that a further application for planning permission would be required for the use it as self contained accommodation.
- 5 You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website <https://www.westminster.gov.uk/contact-us-building-control>
- 6 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. You are advised that should further works be required with regards to access in the event of a fire, or other building regulations issues, you are advised to contact Westminster's Building Control team on 020 7641 6500. You are further advised that the City Council's Building Control team advised of concerns with regards to means of escape in the event of a lift fire.
- 7 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 8 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)
- 9 You must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)
- 10 With regards to condition 4, you are strongly advised to consult the City Council's published guidance - 'Recycling and Waste Storage Requirements' which should inform the details to be submitted to discharge that condition. The publication can be viewed on the City Council's website. , You are further advised that though the submitted drawings indicated a general area for waste storage, detailed information would be required on how the area indicated would hold the required 90l bin for waste, 4 x 44l boxes for recycling and 23l for food waste. You are also advised that the drawings would also need to indicate on the drawing the bins to be used for

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waste, for recycling and for food waste., , For further advice on this issue prior to the submission of an application to discharge this condition you are advised to contact the Porject Officer (Waste) Saeed Oluwadipe on 0207 641 7962

- 11 You are advised that the details required for condition 8 should show the new windows and doors with traditional mouldings and glazing bar details

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.

**BACKGROUND PAPERS - 37 Gloucester Mews, London, W2 3HE 19/08415/FULL and 19/08416/LBC**

1. Application form
2. Letters from South East Bayswater Residents Association received 30<sup>th</sup> November 2019, 10<sup>th</sup> January 2020, 12<sup>th</sup> January 2020 and 16<sup>th</sup> January 2020.
3. Letters from occupier of 80 Gloucester Terrace, London, dated 11<sup>th</sup> November 2019 and 15<sup>th</sup> January 2020.
4. Letters from Project Officer (Waste) dated 9<sup>th</sup> January 2020.