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| CITY OF WESTMINSTER | | | |
| PLANNING APPLICATIONS SUB COMMITTEE | Date | Classification For General Release | |
| Report of Director of Place Shaping and Town Planning | | Ward(s) involved Hyde Park | |
| Subject of Report | 37 Gloucester Mews, London, W2 3HE | | |
| Proposal | Variation of condition 1 and removal of conditions 4 and 8 of planning permission dated 28 January 2020 (RN 19/08415/FULL); and also Variation of condition 1 of the listed building consent dated 28 January 2020 (RN: 19/08416/LBC: for the extension to rear courtyard at lower ground floor level, replacement of lower ground floor external windows and doors, NAMELY, to amend the design of the windows and doors including the incorporation of double glazing, replace the courtyard tiling, and provide details of waste storage areas | | |
| Agent | | | |
| On behalf of | Iain Bott | | |
| Registered Number | 21/03425/FULL, and 21/03611/LBC | Date amended/ completed | 29 May 2021 |
| Date Application Received | 25 May 2021 | | |
| Historic Building 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 of the draft decision letter.

2. SUMMARY

Planning permission and listed building consent were approved on 28th January 2020 for a scheme comprising 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 the conversion of vaults, all in association with the lower ground floor flat. This was subsequently amended on 19th May 2020 to allow for further internal alterations to the flat.

The current applications seek to amend the previous approvals to allow for a change to the design of windows and external doors to double glazing, a replacement of tiling to the external courtyard, and

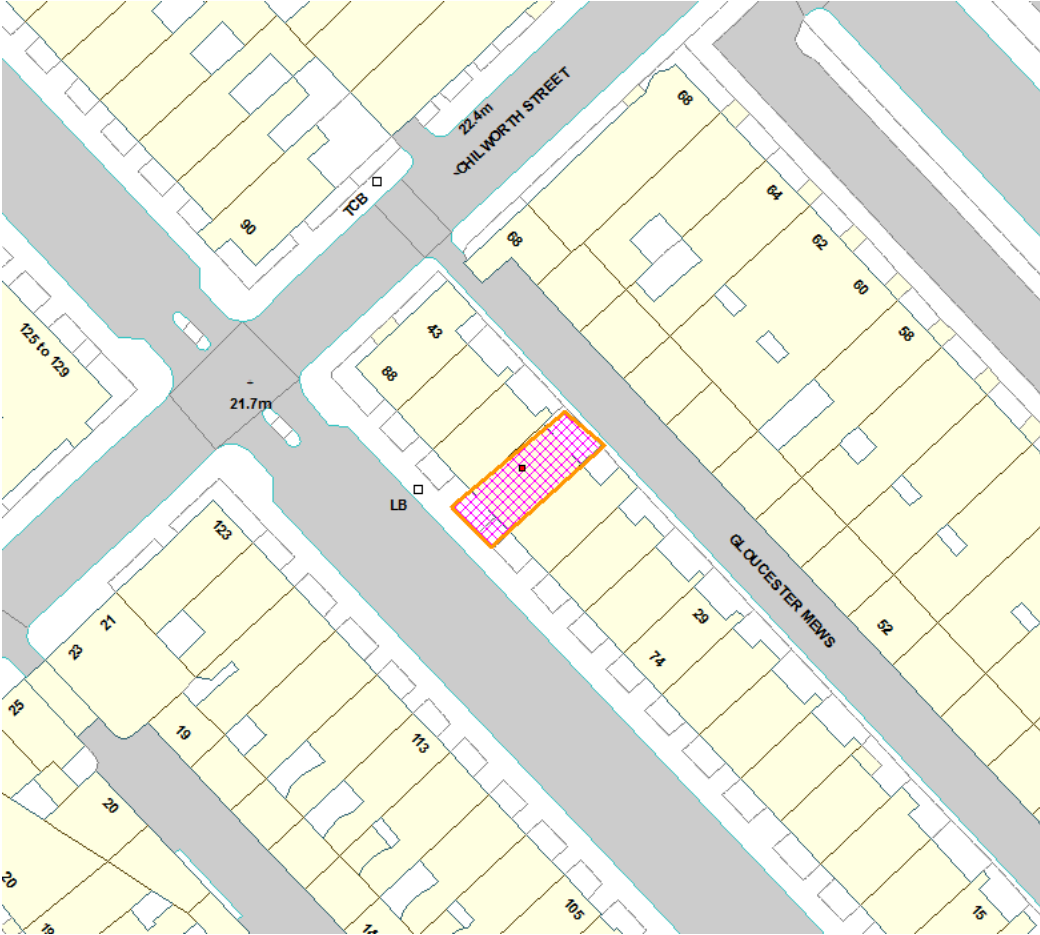
to provide details of waste storage which had in the previous application been secured by condition.

The key considerations in this case are:

- The impact of the works on the significance of the listed building and conservation area
- The provision of appropriate waste storage for the flat

The proposed development is considered to be consistent with relevant policies in the City Plan 2019-2040. Although approval is sought to remove Conditions 4 and 8 , these are being reworded to secure the refuse storage and the detailed design of the windows and doors .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



5. CONSULTATIONS

HISTORIC ENGLAND

Any response to be reported verbally.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Advise that to the bay on Gloucester Terrace the change to traditional sash windows is a welcome improvement. Also advise that there are no concerns with the change to a sash window in the bedroom vault and that the windows and doors to the rear mews elevation appear generally acceptable. Further advise that they consider policy has changed with regards to slimline double glazing and that the glazing bars should not be deeper than those included with single glazing and that it may be appropriate to require samples to fully assess this.

WASTE PROJECT OFFICER

State that they have no objections to the application proposals, and that the details are in line with the Council's waste storage requirements. Recommend a condition securing the provision of the waste store.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 62

Total No. of replies: 0

No. of objections: 0

No. in support: 0

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-19th century, and is Grade 2 listed and located within the Westbourne Conservation Area.

6.2 Recent Relevant History

On 28th January 2020 planning permission and listed building consent were granted for works comprising the erection of an extension to the rear courtyard at lower ground floor level, the replacement of lower ground floor external windows and doors, internal alterations including conversion of vaults, all in association with lower ground floor flat.

On 19th May 2020 listed building consent was granted varying the approval of 28th January 2020 to allow for further internal alterations. A non-material amendment application was also issued confirming that the further internal alterations did not materially amend the planning application approved on 28th January 2020.

Works have been implemented on site .

7. THE PROPOSAL

The application proposals seek planning permission and listed building consent to vary the previously approved planning application and listed building consent applications to allow for amendments to the design of external windows and doors, to replace the tiling to the courtyard to the Gloucester Mews elevation, and to supply details of waste storage (details of which were to be secured by condition on the planning permission)

8. DETAILED CONSIDERATIONS

8.1 Land Use

The flat remains in residential use and the applications do not raise any change of use issues. As with the previous approval, the use of the front vaults as an integral part of the application flat is considered acceptable, and it would remain lit by windows and doors into the front lightwell to provide an appropriate standard.

8.2 Townscape and Design

The key legislative requirements in respect to designated heritage assets are as follows:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 66 of the same Act requires that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72 of the same Act requires that “In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

This application seeks to amend the approved design of the windows and external

doors, and also for these windows and doors to incorporate double glazing rather than the single glazing. The proposal also seeks to replace the tiling to the rear courtyard.

As with the previous application, the existing windows and external doors are modern and of quite poor design quality, and their replacement is not contentious in heritage terms subject to suitable replacements. The new windows and doors adopt a traditional design approach in terms of their general appearance. Double glazing is proposed, and whilst this is sometimes not architecturally compatible with a sensitive listed building, particularly in relation to new sash windows intended to integrate with the original building, in this case they are slimline double glazed in order to ensure their detailing and appearance more closely follows the original sash windows to the building. They will incorporate integral (rather than stuck on) glazing bars, putty detailing to the exterior and will operate as sliding sash windows, and they are considered a notable improvement upon the existing. It is also recognised that City Plan 2019-2040 puts a greater emphasis on sustainable design and energy efficient windows. As such, in the circumstances of this case the use of double glazing is acceptable. The comments of SEBRA regarding the detailing of the windows are noted, and whilst noting the application to fully omit the condition requiring detailing of windows, nonetheless it is considered appropriate to secure fuller detailed drawings by condition to ensure appropriateness of design.

The extension to the rear courtyard remains acceptable in these current applications, mindful of the particular circumstances of this terrace to Gloucester Mews where there are other extensions within courtyard .

The proposed replacement of the existing modern red tiling to the floor of the courtyard facing Gloucester Mews with grey slate coloured tiling will give a more subtle and restrained appearance to the courtyard and is welcomed in design terms.

The internal alterations remain unchanged from the previous approval and are acceptable .

As such, the proposal is considered acceptable and accord with policies 38, 39 and 40 within the City Plan 2019-2040.

8.3 Residential Amenity

The proposed changes raise no amenity implications to adjoining neighbours and accord with policies 7 and 33 in the City Plan 2019-2040.

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

As noted in the officer's report for the previously approved scheme, there is no communal rubbish store in the vaults to the building and thus the use of the vaults for habitable accommodation in association with the application flat remains acceptable on waste storage grounds. In the previous application the waste storage provisions were not specified, and full details were to be secured by condition. In this current application the details have been given of the storage provision within the flat, and these are considered acceptable. The wording of the condition on the planning permission decision letter has been amended accordingly.

8.8 Westminster City Plan

The City Plan 2019 - 2040 was adopted at Full Council on 21 April 2021. Therefore, in accordance with s.38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan adopted in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 8.9). As set out in s.38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

8.9 Neighbourhood Plans

There are no neighbourhood plans relevant for this area.

8.10 London Plan

These applications raise no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan 2019 - 2040 (April 2021) policies referred to in the consideration of this application are considered to be consistent with the NPPF 2019 unless stated otherwise.

8.12 Planning Obligations

Planning obligations are not relevant in the determination of these applications.

8.13 Environmental Impact Assessment

Not applicable .

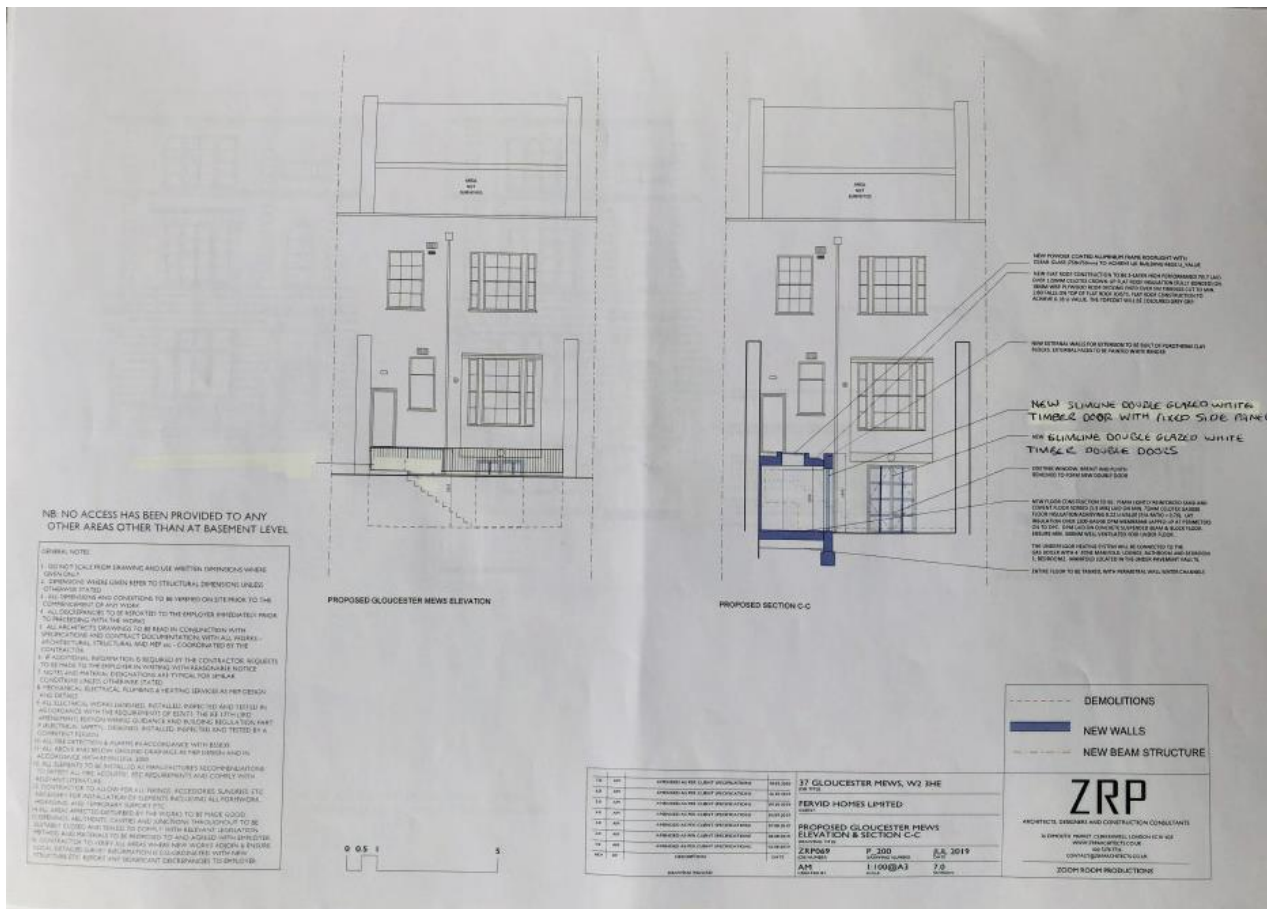
8.14 Other Issues

No other issues are considered relevant in this case.

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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: KIMBERLEY DAVIES BY EMAIL AT kdavies1@westminster.gov.uk.



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

- GENERAL NOTE:
1. DO NOT SCALE FROM DRAWING AND USE WRITTEN DIMENSIONS WHERE GIVEN.
 2. DIMENSIONS AND LEVELS REFER TO STRUCTURAL DIMENSIONS UNLESS OTHERWISE STATED.
 3. ALL DIMENSIONS AND COORDINATES TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ANY WORK.
 4. ALL DIMENSIONS TO BE REFERRED TO THE EMPLOYER IMMEDIATELY PRIOR TO THE BEGINNING OF THE WORK.
 5. ALL ARCHITECTS DRAWINGS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND CONTRACT DOCUMENTATION, PARTICULARLY ARCHITECTURAL, STRUCTURAL AND MEP - COORDINATED BY THE CONTRACTOR.
 6. IF ADDITIONAL INFORMATION IS REQUIRED BY THE CONTRACTOR, REQUEST TO BE MADE TO THE EMPLOYER IN WRITING WITH REASONABLE NOTICE.
 7. NOTED AND PATENT DEMONSTRATIONS ARE TYPICAL FOR SIMILAR CONSTRUCTION UNLESS OTHERWISE STATED.
 8. MECHANICAL, ELECTRICAL, PLUMBING & HEATING (MEP) WORK TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CODES AND STANDARDS AND APPROVED BY THE LOCAL AUTHORITY. THE LOCAL AUTHORITY SHALL BE ADVISED OF ANY CHANGES TO THE ORIGINAL DESIGN AND APPROVED BY THE LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF WORK.
 9. ALL NEW ELECTRICAL & PLUMBING INSTALLATIONS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CODES AND STANDARDS AND APPROVED BY THE LOCAL AUTHORITY. THE LOCAL AUTHORITY SHALL BE ADVISED OF ANY CHANGES TO THE ORIGINAL DESIGN AND APPROVED BY THE LOCAL AUTHORITY PRIOR TO COMMENCEMENT OF WORK.
 10. CONTRACTOR TO ALLOW FOR ALL FIXINGS, ACCESSORIES, SLABING ETC. NECESSARY FOR THE INSTALLATION OF ALL SERVICES AND EQUIPMENT TO BE INSTALLED AND TO BE PROVIDED BY THE CONTRACTOR TO BE INSTALLED AND TO BE PROVIDED TO AND KEPT IN PLACE THROUGHOUT THE PROJECT.
 11. CONTRACTOR TO BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION, REDEMPTION AND REPAIRS TO BE INSTALLED AND TO BE PROVIDED TO AND KEPT IN PLACE THROUGHOUT THE PROJECT.
 12. CONTRACTOR TO BE RESPONSIBLE FOR ALL NECESSARY DEMOLITION, REDEMPTION AND REPAIRS TO BE INSTALLED AND TO BE PROVIDED TO AND KEPT IN PLACE THROUGHOUT THE PROJECT.
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| NO. | DATE | DESCRIPTION | BY |
| 01 | 15/01/2019 | ISSUE FOR PERMIT APPLICATION | AM |
| 02 | 15/01/2019 | ISSUE FOR PERMIT APPLICATION | AM |
| 03 | 15/01/2019 | ISSUE FOR PERMIT APPLICATION | AM |
| 04 | 15/01/2019 | ISSUE FOR PERMIT APPLICATION | AM |
| 05 | 15/01/2019 | ISSUE FOR PERMIT APPLICATION | AM |
| 06 | 15/01/2019 | ISSUE FOR PERMIT APPLICATION | AM |
| 07 | 15/01/2019 | ISSUE FOR PERMIT APPLICATION | AM |
| 08 | 15/01/2019 | ISSUE FOR PERMIT APPLICATION | AM |
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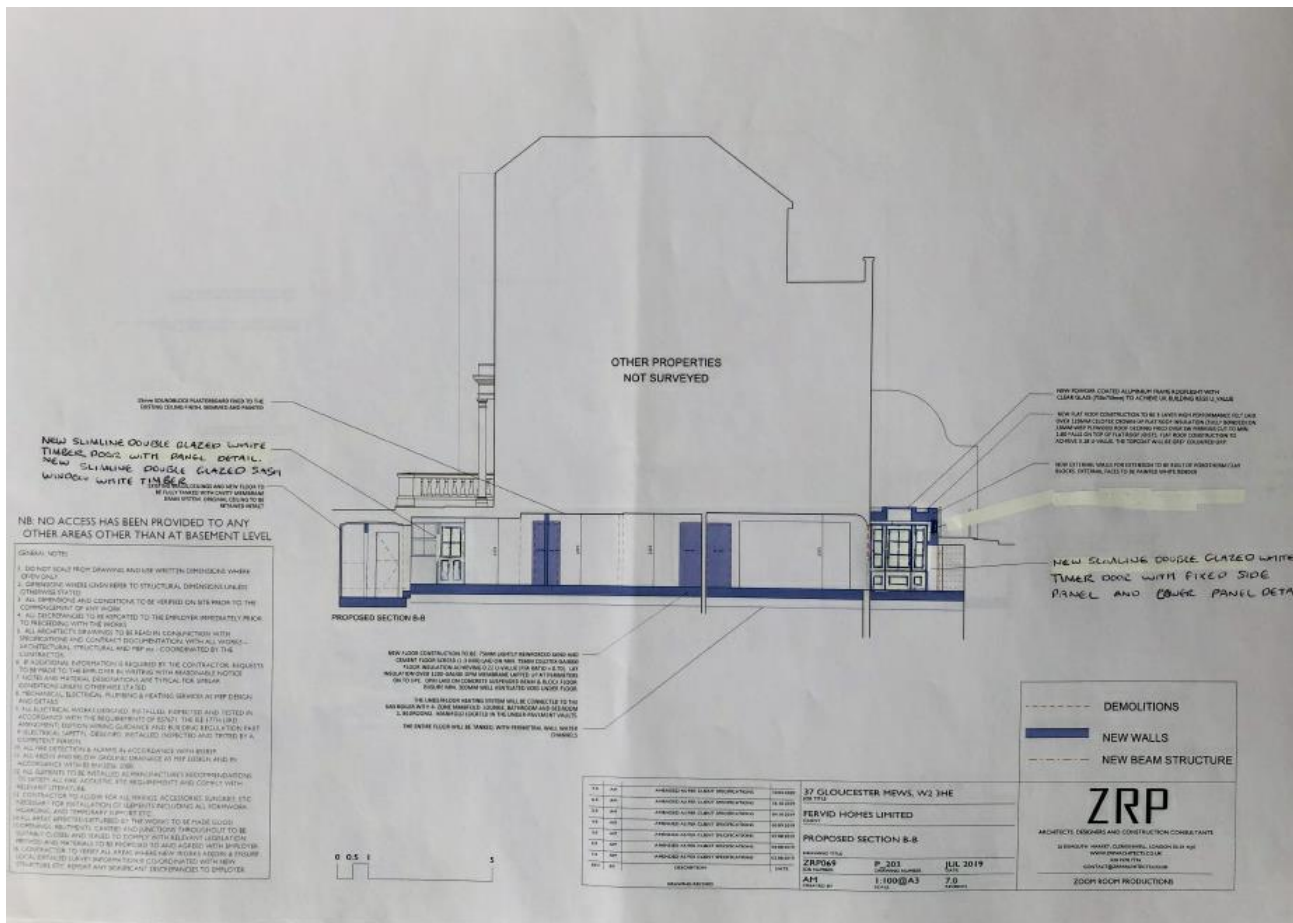
--- DEMOLITIONS
 ■ NEW WALLS
 --- NEW BEAM STRUCTURE

ZRP
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15, DEVEREAUX STREET, CHICHESTER, SUSSEX PO19 1EJ
 01243 822222
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2008 ROOM PRODUCTIONS

37 GLOUCESTER MEWS, W3 JHE
 ERVID HOMES LIMITED
 PROPOSED GLOUCESTER MEWS ELEVATION & SECTION C-C
 ZRP009 P. 300 05.2019
 AM 1:100(B) 7.0



DRAFT DECISION LETTER

Address: 37 Gloucester Mews, London, W2 3HE

Proposal: Variation of condition 1 and removal of conditions 4 and 8 of planning permission dated 28 January 2020 (RN 19/08415/FULL) for the extension to rear courtyard at lower ground floor level, replacement of lower ground floor external windows and doors, NAMELY, to amend the design of the windows and doors including the incorporation of double glazing, replace the existing terracotta tiles to the courtyard with mid grey slate effect tiles, and details of waste storage areas (linked to 21/03611/LBC).

Reference: 21/03425/FULL

Plan Nos: DRAWINGS SUBMITTED WITH CURRENT APPLICATION:
P-201-7.0, P-203-7.0, P-200-7.0, P-100-8.0, P-202-7.0, Design and Access Statement

DRAWINGS SUBMITTED WITH APPLICATION 19/08415/FULL:
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. 07866037603

Recommended Condition(s) and Reason(s)

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

Reason:

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

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

an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 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 Bayswater Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 4 You must provide the separate stores for waste and materials for recycling shown on drawing number P-100 rev8 prior to occupation of the extended flat and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the flat. (C14FC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

- 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 Bayswater Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 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. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)

- 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 Bayswater Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 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 Bayswater Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please email AskHighways@westminster.gov.uk. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority).
- 3 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.

- 4 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, Email res@westminster.gov.uk, Tel : 020 7641 6161
- 5 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.
- 6 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 at www.westminster.gov.uk/planning-building-and-environmental-regulations/building-control.
- 7 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 8 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.
- 9 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 and to apply online please visit www.westminster.gov.uk/suspensions-dispensations-and-skips.
- 10 You are advised that the details required for condition 8 should show the new windows and doors with traditional detailing in line with the slimline double glazing set out in the application

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submission, and including the window framing surrounding the sashes themselves being recessed into the rebates surrounding the window opening to ensure that only the sash frames project externally into the window opening from the outside

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

DRAFT DECISION LETTER

Address: 37 Gloucester Mews, London, W2 3HE

Proposal: Variation of Condition 1 of the listed building consent dated 19 May 2020 (RN: 20/00956/LBC) which in itself varied of condition 1 of the listed building consent dated 28 January 2020 (RN: 19/08416/LBC) for extension to rear courtyard at lower

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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, NAMELY, to amend the design of the windows and doors including the incorporation of double glazing, replace the existing terracotta tiles to the courtyard with mid grey slate effect tiles, and details of waste storage areas (linked to 21/03425/FULL).

Reference: 21/03611/LBC

Plan Nos: DRAWINGS SUBMITTED WITH CURRENT APPLICATION:, P-201-7.0, P-203-7.0, P-200-7.0, P-100-8.0, P-202-7.0, Design and Access Statement

DRAWINGS SUBMITTED WITH APPLICATION 20/00956/LBC:
Location plan and site plan, ZR P069 P100 Rev 8.0 ZRP069-P200 Rev 7.0, ZRP069 P201 Rev 7.0 ; ZR P069 P202 Rev 7.0; ZR P069 P 203 Rev 7.0 Design and Access Statement and Heritage Statement

DRAWINGS SUBMITTED WITH APPLICATION 19/08416/LBC:, 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. 07866037603

Recommended Condition(s) and Reason(s)

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

Reason:

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

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

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Bayswater Conservation Area. This is as set out in Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

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

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 Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 4 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 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 Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R27AC)

- 5 You must apply to us for approval of detailed drawings of the new external windows and doors including details of the relationship between sash windows and window openings. 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 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 Policies 38 and 39 of the City Plan 2019 - 2040 (April 2021). (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 (March 2021), the City Plan (April 2021), as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that

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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:, Policies 38, 39 and 40 of the City Plan 2019 - 2040 adopted in April 2021 and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 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 at www.westminster.gov.uk/planning-building-and-environmental-regulations/building-control.

- 3 You are advised that the details required for condition 5 should show the new windows and doors with traditional detailing in line with the slimline double glazing set out in the application submission, and including the window framing surrounding the sashes themselves being recessed into the rebates surrounding the window opening to ensure that only the sash frames project externally into the window opening from the outside

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

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BACKGROUND PAPERS - 37 Gloucester Mews, London, W2 3HE 21/03425/FULL

1. Application form
2. Response from South East Bayswater Residents Association, dated 26 June 2021