



Appeal Decisions

Site visit made on 11 July 2023

by Jonathan Hockley BA(Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 21 August 2023

Appeal A: APP/X5990/W/22/3306954

10 Blenheim Road, City of Westminster, London NW8 0LU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
 - The appeal is made by Z. Sun against City of Westminster Council.
 - The application Ref 22/04859/FULL, is dated 19 July 2022.
 - The development proposed is described as "Planning Permission (PP) and Listed Building Consent (LBC) for works to 10, Blenheim Road were granted 8th June 2022, refs 21/05522/FULL and 21/05523/LBC. This current application seeks approval for the proposed works which had been taken out of the previously submitted proposals because they were seen as the "sticking points" preventing the scheme as a whole from being approved. This application therefore seeks approval for nine small components within the overall scheme:-
 1. Lowering the level of the IF floor/GF ceiling within the side wing, rooms F8 and G6.
 2. Lowering window W106 on the rear elevation, the window lighting room F8.
 3. New cupboards and a new bathroom layout in the side wing, first floor, rooms F6 and F7.
 4. Reopening the existing blocked archway between rooms F2 and F3 on the 1F floor.
 5. A larger area of garden at LGF level in the rear garden.
 6. A larger lightwell in the rear garden in front of window WL07 (room LG6).
 7. New more direct access into the garden from GF level (from room G6)
 8. Glazed pavement lights (rather than open mesh grille) at LGF level in the front lightwell in front of room LG2.
 9. Metal gates across the car parking space.
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Appeal B: APP/X5990/Y/22/3306955

10 Blenheim Road, City of Westminster, London NW8 0LU

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a failure to give notice within the prescribed period of a decision on an application for listed building consent.
- The appeal is made by Z. Sun against City of Westminster Council.
- The application Ref 22/04860/LBC is dated 19 July 2022.
- The works proposed are described as "Planning Permission (PP) and Listed Building Consent (LBC) for works to 10, Blenheim Road were granted 8th June 2022, refs 21/05522/FULL and 21/05523/LBC. This current application seeks approval for the proposed works which had been taken out of the previously submitted proposals because they were seen as the "sticking points" preventing the scheme as a whole from being approved. This application therefore seeks approval for nine small components within the overall scheme:-
 1. Lowering the level of the IF floor/GF ceiling within the side wing, rooms F8 and G6.
 2. Lowering window W106 on the rear elevation, the window lighting room F8.
 3. New cupboards and a new bathroom layout in the side wing, first floor, rooms F6 and F7.

4. Reopening the existing blocked archway between rooms F2 and F3 on the 1F floor.
 5. A larger area of garden at LGF level in the rear garden.
 6. A larger lightwell in the rear garden in front of window WL07 (room LG6).
 7. New more direct access into the garden from GF level (from room G6)
 8. Glazed pavement lights (rather than open mesh grille) at LGF level in the front lightwell in front of room LG2.
 9. Metal gates across the car parking space.
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Decisions

1. **Appeal A** is dismissed insofar as it relates to works 5 & 6 and planning permission is refused for a larger area of garden at LGF level in the rear garden and a larger lightwell in the rear garden in front of window WL07 (room LG6). The appeal is allowed and planning permission is granted insofar as it relates to works 1, 2, 3, 4, 7, 8 & 9 and planning permission is granted for: lowering the level of the 1F floor/GF ceiling within the side wing, rooms F8 and G6; lowering window W106 on the rear elevation, the window lighting room F8; new cupboards and a new bathroom layout in the side wing, first floor, rooms F6 and F7; reopening the existing blocked archway between rooms F2 and F3 on the 1F floor; new more direct access into the garden from GF level (from room G6); glazed pavement lights (rather than open mesh grille) at LGF level in the front lightwell in front of room LG2 and; metal gates across the car parking space at 10 Blenheim Road, City of Westminster, London NW8 0LU in accordance with the terms of the application, Ref 22/04859/FULL, dated 19 July 2022, and the plans submitted with it so far as relevant to that part of the development hereby permitted and subject to the conditions set out at the end of these decisions.
2. **Appeal B** is dismissed insofar as it relates to works 5 & 6 and listed building consent is refused for a larger area of garden at LGF level in the rear garden and a larger lightwell in the rear garden in front of window WL07 (room LG6). The appeal is allowed and listed building consent is granted insofar as it relates to works 1, 2, 3, 4, 7, 8 & 9 and listed building consent is granted for: lowering the level of the 1F floor/GF ceiling within the side wing, rooms F8 and G6; lowering window W106 on the rear elevation, the window lighting room F8; new cupboards and a new bathroom layout in the side wing, first floor, rooms F6 and F7; reopening the existing blocked archway between rooms F2 and F3 on the 1F floor; new more direct access into the garden from GF level (from room G6); glazed pavement lights (rather than open mesh grille) at LGF level in the front lightwell in front of room LG2 and; metal gates across the car parking space at 10 Blenheim Road, City of Westminster, London NW8 0LU in accordance with the terms of the application, Ref 22/04860/LBC, dated 19 July 2022, and the plans submitted with it so far as relevant to that part of the works hereby permitted and subject to the conditions set out at the end of these decisions.

Applications for costs

3. Applications for costs were made by Z Sun against City of Westminster Council. These applications are the subject of separate Decisions.

Preliminary Matters and Main Issue

4. Planning permission and listed building consent was granted in June 2022 (the June 22 consents) for various works to the appeal property, namely: the

excavation of a basement, erection of rear extension at lower ground floor, alterations to front garden including enlargement of front lightwell and raising of wall, and the installation of heat pump unit and changes to windows and doors.

5. During the course of negotiations for these extant consents I am led to believe that alterations were made to the scheme to various elements, described as 'sticking points' by the Appellant to help achieve the consents. These points were then the subject of subsequent separate applications by the Appellant; these were validated by the Council and the Appellant appealed against the non-determination of these appeals; these are the appeals before me now.
6. The Council consider that the appeals should not have been validated by the Inspectorate as the extant June 22 consents have not been implemented and the works sought are not able to be implemented independently. I note in this respect that the Council themselves validated both applications (for planning permission and listed building consent) that are the subject of these appeals.
7. I have considered this matter carefully. While I concur that some of the works proposed in these applications may not be able to take place without the approved works taking place initially, many of them are capable of being carried out independently. This matter is considered further below following my reasoning on the individual elements of the scheme. I have dealt with the appeals on this basis.
8. The Council did not issue decisions for the proposals. However, they have submitted two delegated reports which detail that they would have refused both applications had they had the power to do so. This details that the planning consent would have been refused for three reasons, two of which relate to the setting of the listed building and the effect on the St John's Wood conservation area and one which refers to insufficient information being provided with regards site investigation. The listed building consent would have been refused for four reasons, three of which relate to the effect of the proposal on the listed building and one of which repeats the site investigation reason.
9. Based on these reasons for refusal, and my own observations and consideration I consider the main issue for both Appeal A and B to be:
 - Whether the proposal would preserve the grade II listed building, in terms of its setting and its features of special architectural or historic interest, and the effect of the proposal on the character or appearance of the St John's Conservation Area

Reasons

10. St Johns Wood Conservation Area (the CA) covers a fairly large area and has a leafy residential character. Properties are mainly detached, semi-detached and terraced and have a largely domestic scale with generous gardens set on reasonably wide, tree lined streets. The origins of the area in early to mid-Victorian suburban development are noticeable by the style and size of the largely villa type constructions.
11. Blenheim Road is set in the heart of the CA and is a fairly short residential street. Houses on the north side of the road are largely detached villa style properties with similar designs, whereas those on the south side appear to

have generally undergone more alterations. No 10 Blenheim Road forms one half of a pair of semi-detached houses, dating from around 1840 according to the listing. The properties are separated by full height pilasters and the appeal property has two storeys and a basement level. The panelled front doors are set up a short flight of stairs and set within an advanced Doric porch. A side extension, dating originally from around 1890 but altered around 1961 according to the Appellant fills in a previous gap to the adjacent property, such that the house appears terraced. This extension includes an integral garage at ground/basement level.

12. The significance of the appeal property arises from its location, its age and coherence of the design of the property in common with its neighbour (and neighbours) and the part it plays in the overall street scene of Blenheim Road.
13. The Planning (Listed Building and Conservation Areas) Act 1990 (the Act) requires special interest to be given to the desirability of preserving a listed building and any features or architectural interest it possesses and states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
14. The City Plan 2019-2040 (the City Plan) was adopted in April 2021. Policy 7 of this Plan states that development will be neighbourly by protecting and where appropriate enhancing amenity and by protecting and positively responding to local character and the historic environment. Policy 34 seeks to protect and enhance the city's green infrastructure and states that developments should contribute to the greening of the city by incorporating green features and spaces into the design of schemes.
15. Policies 38, 39 and 40 of the City Plan focus on design principles, heritage, and townscape. When read together these policies state that new development will incorporate exemplary standards of high-quality sustainable design that contributes positively to Westminster's town and streetscape having regard to the character and appearance of the area, adjacent buildings and heritage assets, ensuring that such assets (including conservation areas) and their settings are conserved and enhanced. Works to listed buildings will preserve their special interest, protecting original or significant detail and historic fabric.
16. The National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to its conservation and that any harm to, or loss of, the significance of designated heritage assets from their alteration or from development within their setting should require clear and convincing justification. Where a proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
17. The proposal seeks nine separate strands of development; these are considered individually below. Some of them have been merged under one heading for concision.

Works 1 to 3: Lowering the level of the side wing floor, rear side wing window and installing new cupboards/bathroom.

18. These proposed works relate to various proposals within the aforementioned side extension of the property. This extension was altered significantly in the

latter half of the twentieth century to create a partially sunken garage. As a result of these works (in the view of the Appellant) the floors of the side extension do not marry up with the floor levels of the original property.

19. The proposal seeks to resolve this issue in one of the floors by lowering the level of the first floor (/ground floor ceiling) within the side wing and removing the existing steps between the floor of the original house and the side extension. At present set alongside these steps are a range of built in cupboards; these would be replaced/reused to extend the full depth of the newly lowered floor.
20. The Council consider that there is no evidence of the later works which created the garage altering the upper floors of the side extension and consider that there is much surviving historic fabric to these floor levels and original structural elements to the two floors. Reference is also made to the Appellant referring to historic plasterwork with hair incorporated for strengthening being present in the ceiling of the ground floor rear room in the side wing.
21. From my visit to the property, it appeared to me that the cornices in the ceiling of the room to be lowered (G6) were reasonably modern (and not dating from the 1890s) – their appearance is rougher than some of the examples in the remainder of the property and they appear more crudely fitted. Imperfections of line appear to largely be from imperfections of fitting to my eyes and hence the ceiling/floor did not appear to be original to my eyes. While there may be some minor historical fabric remaining within the floor/ceiling this is well hidden, and I note that the Appellant states that floorboards would be reused where possible. The evidence relating to hair within the plaster has not been provided to me and I did not see any evidence of this during my visit. While I would not go as far as to say that this proposed work would be beneficial to the listed building, I do not consider that the lowering of the floor would harm the significance of the heritage asset.
22. Equally, the proposed works to extend and rebuild the cupboards and provide bathroom works would not harm the listed building. I observed during my visit that much of the material in the existing cupboards, particularly on the right-hand side, appeared to be modern fibreboard material and the rebuilding of this cupboard to fit the space would not cause harm to the listed building.
23. The proposal to lower the window in the room where the floor would be lowered would not create harm and would produce a more regimented and ordered rear elevation, as well as appearing more suited to the room itself.
24. The Council refer to their Supplementary Planning Guidance document 'Repairs and Alterations to Listed Buildings' in the context of these works (and for work 4, below). I have not been provided with a copy of this document; nevertheless for the reasons given above I consider that these works would not cause harm and would comply with the Framework and Policy 39 of the City Plan.

Work 4: Works to 'archway' 1st floor

25. Room 'F3' is one of the two main rooms on the first floor of the property. The wall between this room and the adjacent bathroom ('F2') has a cornice style archway on both sides of the wall. The applicant considers this may date from the original 1855 design or could date from 1890. At the time of my visit a small hole in the wall had been created which demonstrated that the wall is of

a modern panel chipboard type construction, presumably to provide privacy to the bathroom beyond.

26. The Council acknowledge that the wall has 'some modern fabric' within the partition but state that throughout villa buildings in St John's Wood there is a very strong characteristic of their being a large and a small room (separate from each other) to both the front and to the rear of the building, all wrapped around a staircase set against a party wall and midway back on the building. They therefore consider that this layout is original as it fits in with the entirely standard pattern of house layout in the area and that the doorway from the hallway to both the small and larger front rooms appear convincingly original.
27. On this point the Applicant notes in their evidence that the doors to both rooms appear original (although the doorway to F2 is cut in two) and this appeared to the case on my visit. There is some doubt therefore whether the archway is an original feature or dates from the 1890s. However, it is clearly an important and a historical detail. The material within the archway is also clearly modern and I do not consider the characteristic of a large and small room to the front of the house at first floor level a fundamental part of the history or indeed the significance of the listed building. The proposal would remove a section of modern fibreboard material and would likely return to the property to the layout it was around 1890, if not earlier, restoring the purpose of the cornice archway. I do not consider that this would cause harm to the significance of the heritage asset. The proposal would comply with Policy 39 of the City Plan and with the Framework.

Works 5 to 7: Rear garden proposals, lowering, lightwell, and direct access

28. Approved plans involve the construction of a new orangery and associated ground works to the rear garden. The proposed plans in this case involve more works to the ground levels - retaining walls would be built further away to allow the construction of a larger lightwell and a new access would lead directly into the garden from room 'G6', bridging across the enlarged lightwell into the extended lowered garden area.
29. The Appellant notes that the ground along the length of Blenheim Road rises from south to north with the houses set at differing levels, with No 10 being built lower than any of the other houses. They note that the lower ground floor of No 10 is set at some 1.75m below ground level, in comparison to Nos 6 and 8 at 1.4m below ground level and considers that there is no set formula therefore for the relationship between the rear elevation and the level of the garden. They are also of the view that a modern family home requires ample light into the lower ground floor and an easy seamless interchange between the home and the garden.
30. The hard landscaping proposals appear significantly more extensive than those currently approved. In the approved scheme, there is a modest stone paved terrace proposed surrounding the orangery with steps upwards to the garden within a short distance of the rear doors of the extension. The proposed scheme in this instance allows for a squarer more extensive terrace with three stores to the side (as opposed to the one in the approved scheme). This would include on the left-hand side a larger rectangular lightwell than the approved arched one.

31. The extent of the works proposed, stated to comprise some 33.5m² of patio by the Council, would be reasonably extensive in relation to the overall footprint of the property, particularly in the context of the already approved orangery. The three storage structures would add to the built up feel of this area. In this context I agree with the Council that green landscaping in close context to the building forms an important part of the character and indeed the significance of the listed building. While I note evidence submitted regarding other properties nearby (and the plan provided showing no 3 Blenheim Road), I do not consider that other potential local examples justifies harm being caused in this case.
32. The extended works, by virtue of the increased level of hard standing and excavation would detract from the significance of the listed building and the character of the conservation area, providing a more modern, austere character to the rear of the heritage asset, adversely affecting the spatial relationship between the listed building and the rear garden. The proposed extended lightwell as part of these works would contribute to this harm and the works would be contrary to policies 7, 34, 38, and 39 of the City Plan. The harm caused by the proposals to the listed building and the CA would be less than substantial. However, with reference to the Framework, I consider that any public benefit arising from these elements of the proposal would be slight and not sufficient to outweigh the harm caused.
33. Work no 7 proposes a direct access to the garden is constructed from ground floor room 'G6'. This would replace a previous approved angled access from the room to the side (G4), with a balconette remaining outside G4. The new proposed steps would be of a simpler form than the previously approved ones and would be an improvement in my view over the approved plans. While this would span the proposed enlarged lightwell that I have found to be unacceptable above, they would equally span the previously approved smaller lightwell too. While noting representations received, I consider that the height of the stairs and adjacent boundary treatment would ensure that no harm to the living conditions of the occupiers of the adjacent property through overlooking would occur. The work would comply with policies 7, 38, and 39 of the City Plan and the Framework.

Work 8: Front lightwell

34. This element seeks to install pavement lights (glass blocks) as the floor of a front lightwell (as opposed to an open mesh grill). The Council consider that that this would cause the space below to become a more formal part of the basement level accommodation, creating/altering a large area of front lightwell to a glass roof to a room, leading to harm from the design of the proposal and the lighting of the area to the listed building and the CA.
35. I am not convinced by this view. The space below the lightwell is a relatively small, narrow space that would not easily lend itself to a more formally used area of accommodation. The pavement lights proposed, the detailed design of which could be conditioned to ensure they remain in character with the surrounding area, would not I consider appear out of place and would be similar to many others in the area. The design of pavement lights would appear as glass tiles or bricks and would not appear strikingly modern or visually stark and would remain reasonably well set back within the garden, remaining discreet and fairly simple. Whilst they may result in some light spill upwards if

lights were on in the lightwell or neighbouring rooms below at night, this would also be the case for a metal grille type solution.

36. I therefore consider that the front lightwell proposals would not cause harm to the listed building or to the wider CA. The proposal would comply with policies 38, 39 and 40 of the City Plan and the Framework.

Work 9: Gates

37. New metal painted gates are proposed across the front of the car parking space at the property, with the gates opening in a sliding motion. The proposed gates have been designed to match others in the road and would maintain the existing boundary wall to the front of the property. The Council are of the view that these works are acceptable in themselves, and I see no reason to disagree with this view. The gates would appear visually similar to others I viewed in the CA and the design of them is appropriate. They would comply with policies 7, 38, 39 and 40 of the City Plan and with the Framework.

Other Matters

38. As referred to earlier, a reason for refusal that the Council would have imposed on both consents had they been able to do so relates to site investigations. Above I have considered that the works proposed in these applications are capable of being implemented alongside the approved plans. Works 1, 2, 3, 4 and 9 are capable of being enacted separately and individually and works 7 and 8 in effect make reasonably minor alterations to some of the previously approved details. None of the elements of work that I have considered acceptable introduce new areas of land for ground works which may widen the scope of any proposed site investigation over and above those in the extant approvals and therefore I consider that any conditions relating to investigation on the approved plans will suffice in this regard. I have imposed conditions specifying the precise works approved by these decisions on both consents.
39. The works that I have considered independently do not alter the approved basement plans. I do not consider therefore that further basement studies or flood risk assessments were necessary to be considered with these appeals. In a similar vein the proposed condenser, and the store for it within the hard standing to the rear of the property was approved with the previous plans and those works that I have considered acceptable above do not alter these aspects of the approved plans. Policy 45 of the City Plan concerns basement developments but for the reasons given above I do not consider it relevant to the specific proposals in this instance.

Conditions

40. In their letter of 8 February 2023, the Council submitted a list of 22 conditions for the planning permission, and 14 conditions for the listed building consent. I have included a condition regarding commencement of works on both consents and have imposed a standard plans condition as opposed to the Council's wording in the interests of clarity. I have imposed a condition relating to timing of building work, in the interests of the living conditions of nearby residents. Conditions are also imposed on both consents concerning the materials of new work to the outside of the building, external metalwork and front boundary wall details, in the interests of the preservation of the listed building and to preserve the character and appearance of the CA.

41. The Councils proposed condition on both consents relating to the lightwell head at rear lower ground floor level is not considered necessary and the proposed conditions regarding window details and wall demolition (for both consents) are not relevant to the scope of works approved by these permissions. Conditions proposed for all external downpipes to be black is disputed by the Appellant who considers that in the locality they are painted the same as adjoining render. I noticed both during my site visits and consider that either option preserves the character and appearance of the CA, so have amended the conditions accordingly.
42. Conditions are imposed on both consents concerning the appearance of the rear patio, stone steps, window surrounds and detailed design of the proposed front lightwell, in the interests of the preservation of the listed building and to preserve the character and appearance of the CA. Proposed conditions relating to approved plant noise and vibration are omitted as these details are not included within these approvals – the plant was approved in the June 22 consents. For the same reasons a proposed condition relating to cycle parking is not included.
43. Conditions are included relating to landscaping and tree protection, in the interests of biodiversity and the character and appearance of the CA and for the avoidance of doubt. As noted above, I have omitted conditions relating to basement construction and flood risk assessment for the basement, as such works are not covered by the scope of these permissions. Finally for the avoidance of doubt a condition is imposed on the planning permission to ensure no gates or doors open over the public highway in the interests of highway safety and a Council proposed condition concerning internal cornicing details is included on the listed building consent in the interests of the preservation of the listed building.

Conclusion

44. To summarise I consider that the proposals of works 1, 2, 3, 4, 7, 8 and 9 would preserve the grade II listed building, in terms of its setting and its features of special architectural or historic interest and would preserve the character or appearance of the St John's Conservation Area. Works 5 and 6 would not preserve the listed building in terms of its setting and its features of special architectural or historic interest and would neither preserve nor enhance the character or appearance of the St John's Conservation Area.
45. Therefore, for the reasons given above I conclude that the appeals should be allowed and planning permission and listed building consent granted in so far as they relate to works 1, 2, 3, 4, 7, 8 and 9 but be dismissed and planning permission and listed building consent refused in so far as they relate to works 5 and 6.

Jon Hockley

INSPECTOR

SCHEDULE OF 15 CONDITIONS FOR APP/X5990/W/22/3306954

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans solely insofar as they relate to: lowering the level of the IF floor/GF ceiling within the side wing, rooms F8 and G6; lowering window W106 on the rear elevation, the window lighting room F8; new cupboards and a new bathroom layout in the side wing, first floor, rooms F6 and F7; reopening the existing blocked archway between rooms F2 and F3 on the 1F floor; new more direct access into the garden from GF level (from room G6); glazed pavement lights (rather than open mesh grille) at LGF level in the front lightwell in front of room LG2 and metal gates across the car parking space: - 6251/02 Location Plan, 6251/101E Site Plan, 6251/111H Lower Ground Floor Plan, 6251/113G Ground Floor Plan, 6251/114D First Floor Plan, 6251/117D Street Elevation, 6251/118B Gate Detail, 6251/119B Garden Wall Detail, 6251/121F Rear Elevation, 6251/122D Section B-B, 6251/123B Section C-C, 6251/124D Section A-A, 6251/126E Section E-E, 6251/128C Section G-G, 6251/129E Section H-H, 6251/50 Cupboard Details. For the avoidance of any doubt details relating to a larger area of garden at LGF level in the rear garden and a larger lightwell in the rear garden in front of window WL07 (room LG6) in any of the aforementioned plans are not granted consent.

- 3) 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).

- 4) 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 approved or are required by conditions to this permission.
- 5) The new external metalwork shall be in a black colour at the time of installation and shall be retained in that colour thereafter.
- 6) The solid elements of the front boundary wall shall be painted to match the existing colour of the existing front boundary wall.

- 7) All new external downpipes shall be formed in black coloured/painted metal or painted to match the colour of the adjacent render.
- 8) The timber framing and any external putty detailing to any new windows and external doors shall be painted and permanently maintained in a white colour.
- 9) You must apply to us for approval of a photograph of a sample of the stone you will use for the new front and rear external steps and to pave the rear patio area, and written clarification on the stone sample. 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.
- 10) The solid framing elements surrounding the windows/doors to the extension at rear lower ground floor level shall be faced in smooth render which shall be painted and permanently maintained in a colour to match the colour of the existing render to the existing rear elevation of the building.
- 11) Notwithstanding the submitted drawings, you must apply to Westminster City Council for approval of detailed drawings and/or manufacturers specifications of the pavement lights to the front lightwell. You must not start any work on these parts of the development until Westminster City Council have approved what you have sent us. You must then carry out the work according to these drawings and/or specifications and the pavement lights must be installed prior to the occupation of the new accommodation at basement level.
- 12) You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved in writing what you have sent us. You must then carry out the work according to the approved details.
- 13) You must provide soil depth (plus minimum 200mm drainage layer) and overall soil volume above the top cover of the basement as shown on the drawings hereby approved. The soil depth and soil volume above the basement must thereafter be retained as approved.
- 14) You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the landscaping and planting within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees that are part of the planting scheme that we approve, or find that they are dying, severely damaged or diseased within 5 years of planting them, you must replace them with trees of a similar size and species.
- 15) You must hang all doors or gates so that they do not open over or across the road or pavement.

SCHEDULE OF 11 CONDITIONS FOR APP/X5990/Y/22/3306955

- 1) The works authorised by this consent shall begin not later than 3 years from the date of this consent.
- 2) The works hereby permitted shall be carried out in accordance with the following approved plans solely insofar as they relate to lowering the level of the IF floor/GF ceiling within the side wing, rooms F8 and G6; lowering window W106 on the rear elevation, the window lighting room F8; new cupboards and a new bathroom layout in the side wing, first floor, rooms F6 and F7; reopening the existing blocked archway between rooms F2 and F3 on the 1F floor; new more direct access into the garden from GF level (from room G6); glazed pavement lights (rather than open mesh grille) at LGF level in the front lightwell in front of room LG2 and metal gates across the car parking space: 6251/02 Location Plan, 6251/101E Site Plan, 6251/111H Lower Ground Floor Plan, 6251/113G Ground Floor Plan, 6251/114D First Floor Plan, 6251/117D Street Elevation, 6251/118B Gate Detail, 6251/119B Garden Wall Detail, 6251/121F Rear Elevation, 6251/122D Section B-B, 6251/123B Section C-C, 6251/124D Section A-A, 6251/126E Section E-E, 6251/128C Section G-G, 6251/129E Section H-H, 6251/50 Cupboard Details. For the avoidance of any doubt details relating to a larger area of garden at LGF level in the rear garden and a larger lightwell in the rear garden in front of window WL07 (room LG6) in any of the aforementioned plans are not granted consent.
- 3) 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.
- 4) The new external metalwork shall be in a black colour at the time of installation and shall be retained in that colour thereafter.
- 5) The solid elements of the new front boundary wall shall be painted to match the existing colour of the existing front boundary wall.
- 6) All new external downpipes shall be formed in black coloured/painted metal or painted to match the colour of the adjacent render.
- 7) The timber framing and any external putty detailing to any new windows and external doors shall be painted and permanently maintained in a white colour.
- 8) You must apply to us for approval of a photograph of a sample of the stone you will use for the new front and rear external steps and to pave the rear patio area, and written clarification on the stone sample. 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.
- 9) Notwithstanding the submitted drawings, you must apply to Westminster City Council for approval of detailed drawings and/or manufacturers specifications of the pavement lights to the front lightwell. You must not start any work on these parts of the development until Westminster City Council have approved what you have sent us. You must then carry out the work according to these drawings and/or specifications and the

pavement lights must be installed prior to the occupation of the new accommodation at basement level.

- 10) The solid framing elements surrounding the windows/doors to the extension at rear lower ground floor level shall be faced in smooth render which shall be painted and permanently maintained in a colour to match the colour of the existing render to the existing rear elevation of the building.
- 11) Notwithstanding the submitted drawings, you must apply to Westminster City Council for approval of detailed drawings (comprising elevation and section drawings, and a plan drawing cross-referenced to the elevation and section drawings showing the location of each proposal) detailing the following internal alterations:
 - New cornicing (including moulding profile, and composition of material to form the new cornicing)
 - New internal doors and architraves

You must not start work on the relevant part of the development until Westminster City Council have approved in writing what you have sent. You must then carry out the work according to the approved drawings and clarification of materials.