

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 3 October 2023	<b>Classification</b> For General Release	
<b>Report of</b> Director of Town Planning & Building Control		<b>Ward(s) involved</b> Abbey Road	
<b>Subject of Report</b>	62 Clifton Hill, London, NW8 0JT		
<b>Proposal</b>	Erection of roof extensions, a side extension at lower-ground floor level, minor internal and external works, alterations to the boundary treatment and landscaping scheme.		
<b>Agent</b>	Ms Elizabeth Woodall		
<b>On behalf of</b>	Mr Vic Aswani		
<b>Registered Number</b>	23/02503/FULL & 23/02504/LBC	<b>Date amended/ completed</b>	25 April 2023
<b>Date Application Received</b>	14 April 2023		
<b>Historic Building Grade</b>	Grade II		
<b>Conservation Area</b>	St. John's Wood		
<b>Neighbourhood Plan</b>	Not applicable		

## 1. RECOMMENDATION

Refuse permission and listed building consent – on the grounds of inappropriate design, harm to the listed building, harm to the setting of the neighbouring listed building at No.64 Clifton Hill, and harm to the surrounding St Johns Wood Conservation Area.

## 2. SUMMARY & KEY CONSIDERATIONS

The applications relate to a four-storey detached dwelling house located on the corner of Clifton Hill and Abbey Road. The property is a Grade II listed building and is located within the St. John's Wood Conservation Area.

Planning permission and listed building consent are sought for roof extensions, including a turret extension over an existing terrace and an extension to infill the valley between the two front gables. A small side extension at lower ground floor level is also proposed, along with alterations to the boundary treatment and landscaping works.

Ward Councillor Mendoza has called these applications in to be determined by planning committee on behalf of all Abbey Road Ward Councillors.

Representations of support have been submitted by neighbouring residents on the grounds that they consider the proposals appropriate in design and heritage terms. There have been no objections received from neighbouring residents, however, the St John's Wood Society has raised concerns regarding the impact these proposals will have on the character of the listed building.

The key considerations in this case are:

- The acceptability of the proposals in terms of their design and impact on this Grade II listed building
- The impact of the proposals on the setting of neighbouring listed buildings and the character and appearance of the St John's Wood Conservation Area.

The proposed turret roof extension is considered to be unacceptable in design and heritage terms and would be harmful to the architectural and historic interest of this grade II listed building, the setting of the neighbouring listed building at 64 Clifton Hill and would fail to maintain or improve (preserve or enhance) the character and appearance of the St John's Wood Conservation Area.

For the reasons set out in the draft decision notices, the applications are recommended for refusal.



4. PHOTOGRAPHS

Front Elevation facing Clifton Hill



Side Elevation facing Abbey Road



## 5. CONSULTATIONS

### 5.1 Application Consultations

#### WARD COUNCILLORS (ABBEY ROAD)

Cllr Mendoza has called these applications in on behalf of all Ward Councillors

#### ST. JOHN'S WOOD SOCIETY

We have some concerns regarding the impact the proposals will have on the character of this listed building but defer to the opinion of the conservation officer.

#### ARBORICULTURAL OFFICER

No objection, subject to conditions to secure further details.

#### ADJOINING OWNERS/OCCUPIERS RECEIVED:

No. Consulted: 16

No. of objections: 0

No. in support: 4 (Including 1 on behalf of 4 flats)

Letters of support have been received from neighbouring residential occupiers on some or all of the following grounds:

- Support the proposed plans as it will enhance the existing building.
- The proposed scheme is very well thought out and the extension on the roof terrace is very sensible and compliments the house.
- The proposals will in no way detract from the character of the neighbourhood or the appearance of the house.
- The proposals are sensitive to the heritage design of the property and in many ways mirror what was historically built at 64.
- The work will mostly be away from the boundary with 64 and should only have a small impact.

#### PRESS NOTICE/ SITE NOTICE:

Yes

### 5.2 Applicant's Pre-Application Community Engagement

The Council's Early Community Engagement Guidance (February 2022) encourages developers to communicate with local stakeholders and communities through online or leaflet methods. In the accompanying Planning Statement, the applicant has stated that immediate neighbours who are most likely to be affected by the proposals were consulted prior to the submission of the application.

## **6. WESTMINSTER'S DEVELOPMENT PLAN**

### **6.1 City Plan 2019-2040 & London Plan**

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (September 2023) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 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.

### **6.2 Neighbourhood Planning**

The application site is not located within an area covered by a Neighbourhood Plan.

### **6.3 National Policy & Guidance**

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (September 2023) unless stated otherwise.

## **7. BACKGROUND INFORMATION**

### **7.1 The Application Site**

62 Clifton Hill is a grade II listed building located within the St John's Wood Conservation Area. It is a four storey, neo-gothic villa on the corner of Clifton Hill and Abbey Road. The building is in use as a single dwelling house. Towards the end of the 19th century, a single storey wing in a complimentary style was added to the rear/north side of the main original building.

The site is located within a Surface Water Flood Risk Hotspot.

### **7.2 Recent Relevant History**

There is extensive planning history for this property, the most relevant applications are listed below:

23/01704/LBC

Internal alterations and general refurbishment  
*Granted 5 April 2023*

18/05310/LBC

Erection of a glazed side extension to lower ground floor level, lowering of the rear studio floor level and alterations (some areas raised, others lowered) of the garden ground levels and other alterations to the rear wing including new doors and windows, the erection of a single storey conservatory structure to rear lower ground floor level, installation of railings to the Abbey Road and Clifton Hill boundary frontage, alterations to fenestration and other internal and external alterations (Linked to 18/05309/FULL).

*Granted 19 September 2018*

18/05309/FULL

Erection of a glazed side extension to lower ground floor level, lowering of the rear studio floor level and alterations (some areas raised, others lowered) of the garden ground levels and other alterations to the rear wing including new doors and windows, the erection of a single storey conservatory structure to rear lower ground floor level, installation of railings to the Abbey Road and Clifton Hill boundary frontage, alterations to fenestration and associated external alterations (Linked to 18/05310/LBC).

*Granted 19 September 2018*

18/05308/LBC

Erection of a glazed side extension to lower ground floor level, lowering of the rear studio and rear garden ground levels and other alterations to the rear wing including new doors and windows, the installation of railings to the Abbey Road and Clifton Hill boundary frontage, alterations to fenestration and associated external alterations and internal alterations (Linked to 18/05307/FULL).

*Granted 19 September 2018*

18/05307/FULL

Erection of a glazed side extension to lower ground floor level, lowering of the rear studio and rear garden ground levels and other alterations to the rear wing including new doors and windows, the installation of railings to the Abbey Road and Clifton Hill boundary frontage, alterations to fenestration and associated external alterations (Linked to 18/05308/LBC).

*Granted 19 September 2018*

## 8. THE PROPOSAL

Planning permission and listed building consent are sought for:

- The erection of a turret style roof (in the location of an existing roof terrace);
- The erection of an infill roof extension, between two peaked roofs, to allow the re-configuration of the second floor;
- The erection of a small extension to the side of the property at lower ground floor level;
- External repair and maintenance works, including re-slating the roof (re-using existing slate where possible), the reinstatement of missing chimney pots, cleaning and repainting stone parapets and repairing and redecorating timber window frames;
- The installation of internal partitions
- Alterations to the boundary treatment are also proposed, although the detailed design of the boundary treatments is not clear from the submitted drawings.

## **9. DETAILED CONSIDERATIONS**

### **9.1 Land Use**

Policies 8 and 12 of Westminster's City Plan seek to increase residential floorspace, ensure provision of family-sized homes and supports residential extensions that will provide a well-designed, energy efficient and high-quality living environment, both internally and externally.

The existing property is a single-family dwelling. The proposals will create an additional 15sqm of internal floor space, which is considered to be in accordance with policies 8 and 12 and acceptable in land use terms.

### **9.2 Environment & Sustainability**

#### **Sustainable Design**

Policies 36 and 38 of Westminster's City Plan require developments to be designed to reduce energy demand and to incorporate sustainable design measures.

The applicant has submitted a sustainable design statement, in which they state that high quality and durable materials will be used that will enable the extended lifetime of the building. No demolition, other than minimal internal alterations, is proposed and existing materials will be re-used where possible. This will minimise on-site waste and carbon emissions associated with disposal of any construction waste.

The proposals will include features that optimise water efficiency, with the fitting of water efficient taps and shower heads. The sustainable design statement also discusses the proposed installation of a rainwater harvesting tank to the rear of the property, whereby surface water run-off will be collected, stored and re-used for water supply purposes. These are welcome sustainability measures and the proposals are therefore considered acceptable in terms of sustainability. Had this application been recommended for approval, conditions would have been attached to secure these measures.

### **9.3 Biodiversity & Greening**

City Plan Policy 34 on Green infrastructure seeks to encourage developments to contribute to the greening of Westminster through the provision of trees, green walls and roofs and other green features where possible. The policy also seeks to increase biodiversity and protect open spaces. The proposed landscaping includes the replacement of existing hardstanding with soft landscaping and permeable paving. The proposals are considered acceptable in terms of biodiversity and greening. Had the application been recommended for approval, full details of the proposed landscaping would have been secured via condition.

## 9.4 Townscape, Design & Heritage Impact

Key considerations in assessing the proposals will be impact upon the appearance of the building and the surrounding townscape, including the settings of neighbouring listed buildings and the character and appearance of the St. John's Conservation Area. Proposals will be assessed against the National Planning Policy Framework (NPPF), specifically chapters 12 and 16, as well as policies 38, 39, 40 of Westminster's City Plan 2019-40 (April 2021). Our adopted supplementary planning guidance 'Development and Demolition in Conservation Areas' and 'Repairs and Alterations to Listed Buildings' are also relevant in considering the proposals.

**Legislative & Policy Context** 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 ('the LBCA Act') 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 LBCA 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 LBCA 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 be clearly and convincingly justified and should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, including where appropriate securing the optimum viable use of the heritage asset, 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.

Policy 38 Design Principles (B) states that development will positively contribute to Westminster's townscape and streetscape by having regard to the character and appearance of adjacent buildings and heritage assets.

Policy 39 Westminster's Heritage (B) states that development must "(1) ensure heritage assets and their settings are conserved and enhanced in a manner appropriate to their significance" and "(2) secure the conservation .... of heritage assets through their retention and sensitive adaptation which will avoid harm to their significance, while allowing them to meet changing needs...".

With regards to listed buildings, part (G) states that "Works to listed buildings will preserve their special interest, relating sensitively to the period and architectural detail of the building and protecting or, where appropriate, restoring original or significant detail and historic fabric." Paragraph 39.2 states that " Applicants should ensure the significance of heritage assets and impact of proposals have been fully assessed and understood. In the first instance, harm to their significance should be avoided." Paragraph 39.9 states "We expect alterations and extensions to listed buildings to safeguard important or original fabric and relate sensitively to the architectural detail, materials and style of the original building and any later phases of work which contribute to significance." Part (K) Conservation Areas, states that "Development will preserve or enhance the character and appearance of Westminster's conservation areas. Features that contribute positively to the significance of conservation areas and their settings will be conserved and opportunities taken to enhance conservation areas and their settings, wherever possible."

Policy 40, Part (A) Townscape and Architecture, states that "Development will be sensitively designed, having regard to the prevailing scale, heights, character, building lines and plot widths, materials, architectural quality and degree of uniformity in the surrounding townscape." Part (D) states "Alterations and extensions will respect the character of the existing and adjoining buildings, avoid adverse visual and amenity impacts and will not obscure important architectural features or disrupt any uniformity, patterns, rhythms or groupings of buildings and spaces that contribute positively to Westminster's distinctive townscape." Part E states: "Roof extensions will be supported in principle where they do not impact adversely on heritage assets and should: 1. where part of a terrace or group already characterised by roof additions or alterations, be of appropriate design which follows an established form.....3. in other locations, be of appropriate design sympathetic to the architectural character of the existing building."

Paragraph 40.7 states: "Works to alter and extend existing buildings will be supported where they are successfully integrated with their surroundings. To achieve this, extensions should be subordinate to the host building, respecting the scale, detailing and materials of both existing buildings and adjoining townscape." Paragraph 40.8 states: "Roof extensions can be a practical way to create additional floorspace but can also have a significant impact on the character and appearance of buildings and the wider townscape, and a sensitive approach and highest standards of design will be required."

The Council's SPG 'Repairs and Alterations to Listed Buildings' states that "The City Council will ...endeavour to preserve listed buildings, their settings and those features of special architectural or historic interest that they possess." 5.4 Alterations to listed buildings states "works to listed buildings should retain historic fabric and features of architectural or historic interest in situ and repair all damaged historic fabric or features, rather than replace them. The City Council encourages the reinstatement of missing architectural features where there is clear evidence of their original appearance."

## **Assessment**

The proposed small lead roofed extension is roughly in the position of the previously approved glazed roofed extension, set down within an existing lightwell at lower ground floor level. Its traditional design and small size will ensure it integrates successfully with this elevation.

The reinstatement of missing terracotta chimney pots and the roof extension in the valley between the gables are also considered acceptable, subject to details. Similar extensions in the roof valleys have been approved at matching properties in the local area. The proposed internal alterations at lower ground through first floor level are also considered acceptable in design terms.

The drawings provided do not include enough details of the proposed changes to the boundary treatments or some of the external alterations to the building. Had the proposals been recommended for approval, details of these aspects of the proposals would have been secured by condition.

Regardless of the acceptable aspects of the scheme, the turret extension, proposed to be erected at the location of the existing roof terrace, is considered the wrong form of roof extension for a house of this type. Although there are larger houses in the local area where castellated towers are part of the original design, houses of the same type / size as that on the application site were not designed with these and no similar high level turret extensions have been added to any of the houses of the same size / type in the local area. The height and mass of the proposed turret extension would make it much more visually prominent than the gables that define the roofline of this house and the most visually dominant feature of the building.

In addition, a large part of the external wall facing the terrace will be removed to provide an internal link to the new extension. This will erode the plan form and involve the loss of historic fabric.

For the reasons above, the turret extension and the associated internal alterations are considered to harm the architectural and historic interest of this listed building, the setting of the nearby listed building at no.64 Clifton Hill and the character and appearance of the St. John's Wood Conservation Area. The level of harm that would result from the proposals is considered at the moderate end of less than substantial. Paragraph 202 of the National Planning Policy Framework (NPPF) states that where a proposal would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal. In this instance, the property is already in its optimum viable use and there would be no public benefits resulting from the proposed works to offset the degree of harm caused.

As stated above, Policy 40 of the City Plan 2019-2040 (April 2021) supports roof extensions in principle, but only where they do not impact adversely on heritage assets. As set out above, the turret extension and associated internal alterations will adversely impact multiple heritage assets.

Therefore, the proposals are considered unacceptable in design terms due to their impact upon the appearance of the host building, setting of the adjoining listed building at no. 64 and the surrounding conservation area and are considered contrary to relevant local and national policies, in particular Policies 38, 39 and 40 of the City Plan 2019-2040, and paragraph 202 of the NPPF. Therefore, planning permission and listed building consent should be refused.

This recommendation is made with consideration of the statutory duties imposed by the

Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapters 12 and 16 of the NPPF.

## **9.5 Residential Amenity**

Policies 7 and 33 of the City Plan 2019-2040 seek to protect residential amenity and environmental quality from development. Policy 7 (A) (Managing Development for Westminster's People) seeks to ensure proposals are neighbourly by protecting and enhancing amenity and preventing unacceptable impacts such as loss of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking, and Policy 33 (A) aims to protect local environmental quality.

Representations supporting the scheme have been received from neighbouring properties, which point out that works will mostly be set away from the site boundaries and will have little impact on surrounding properties.

The proposed side extension at lower ground floor level and infill extension at roof level would not result in any residential amenity impacts to neighbouring properties, due to their scale and location away from the boundaries of the site. The only works which could potentially impact the residential amenity of neighbouring properties is the turret style roof extension, proposed in the location of the existing roof terrace to the rear of the site.

The rear elevation of the application site faces the side elevation of the neighbouring property at 49 Abbey Road, which has only one clear glazed window at second floor level, facing the application site. The distance between this window and the proposed turret style extension would be over 6.8 metres. Given the scale of the extension and the distance to this window, it is considered that it would not have a detrimental impact in terms of loss of light or sense of enclosure.

The extension would also have a bedroom window facing the property at 49 Abbey Road. However, given the oblique angle between the two windows and the existing roof terrace in this location, it is considered that that the proposed window would not give rise to an unacceptable loss of privacy over the existing situation on site. If the proposals were recommended for approval a condition would be required to prevent the roof of the extension from being used for sitting out.

Overall, the proposals are considered to be acceptable in amenity terms.

## **9.6 Transportation, Accessibility & Servicing**

The proposals do not result in any transportation, accessibility or servicing issues.

## **9.7 Economy, including Employment & Skills**

It is recognised that the proposal will create jobs during the construction period.

## **9.8 Other Considerations**

### **9.8.1 Impact on Trees and landscaping proposals**

There are several mature trees on the site, including some which are protected by a Tree Preservation Order (TPO). Others are protected due to their location within the conservation area.

The applicants propose to remove two birch trees, identified as T1 and T2, on the grounds of their condition, and replace them with Silver Birch Trees. T4, a third silver birch, is proposed for retention, as is T5, a pear tree. Any tree pruning proposals should be subject to a separate s211 notification or a TPO application.

Further details of the boundary treatment would be required in order to fully assess the impact of the proposals on trees. Had the applications recommended for approval, further information would have been secured by condition.

Although there is currently insufficient information to assess the full impact of the proposals, it is not considered that there would be an unduly harmful impact to warrant refusal on these grounds. Accordingly, informatives are recommended to advise the applicant that should a revised proposal be submitted in future, the accompanying plan and section drawings must show the existing and proposed foundations, and that any changes to the boundary treatments must be designed to ensure the protection of the branches, trunks and roots of retained trees.

### **9.8.2 Flood Risk**

The site is located within a surface water flood risk hotspot area and the applicant has submitted a Flood Risk Assessment, as required by Policy 35 on Flood Risk. The assessment recommends mitigation against flood risk, including removal and replacement of existing hardstanding by permeable paving and open grass areas, to allow surface water run-off to infiltrate into the ground, which would help to reduce the risk of surface water flooding. Aco 'Lightpoint' linear drains, which will be connected to the existing drainage system that currently serves the site, are proposed at regular intervals within the permeable pavement areas to collect excess run-off generated by big rainfall events. The proposals include a rainwater harvesting tank located to the rear of the property, whereby surface water run-off will be collected, stored and re-used for water supply purposes. Had the application been recommended for approval, these flood mitigation measures would have been secured by condition.

## **9.9 Environmental Impact Assessment**

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

## **9.10 Planning Obligations & Pre-Commencement Conditions**

Planning obligations are not relevant in the determination of this application. As the applications are recommended for refusal, there are no recommended conditions.

## 10. Conclusion

This report has considered the material planning issues associated with the proposed development in conjunction with all relevant national, regional and local planning legislation and policies. Whilst the proposals are considered to be acceptable in land use, amenity, sustainability, flood risk, trees (subject to conditions) and greening. The turret extension at roof level is considered the wrong form of roof extension for a house of this type, as its height and mass would make it much more visually prominent than the gables that define the roofline of this house and the most visually dominant feature of the building. In addition, a large part of the external wall facing the terrace will be removed to provide an internal link to the new extension. This will erode the plan form and involve the loss of historic fabric. The level of harm that would result from the proposals is considered at the moderate end of less than substantial. In this instance, the property is already in its optimum viable use and there would be no public benefits resulting from the proposed works to offset the degree of harm caused.

Accordingly, it is considered the proposed development would fail to accord with policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and would not meet the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990. Therefore, it is recommended that planning permission and listed building consent should be refused on the grounds that the proposed development would be harmful to the architectural and historic interest of this grade II listed building, the setting of the neighbouring listed building at 64 Clifton Hill and also fail to maintain or improve (preserve or enhance) the character and appearance of the St John's Wood Conservation Area.

(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: IAN CORRIE BY EMAIL AT [icorrie@westminster.gov.uk](mailto:icorrie@westminster.gov.uk)

11. KEY DRAWINGS

Existing view looking southward along Abbey Road



Proposed view looking southward along Abbey Road



**Existing view from Clifton Hill, looking West**



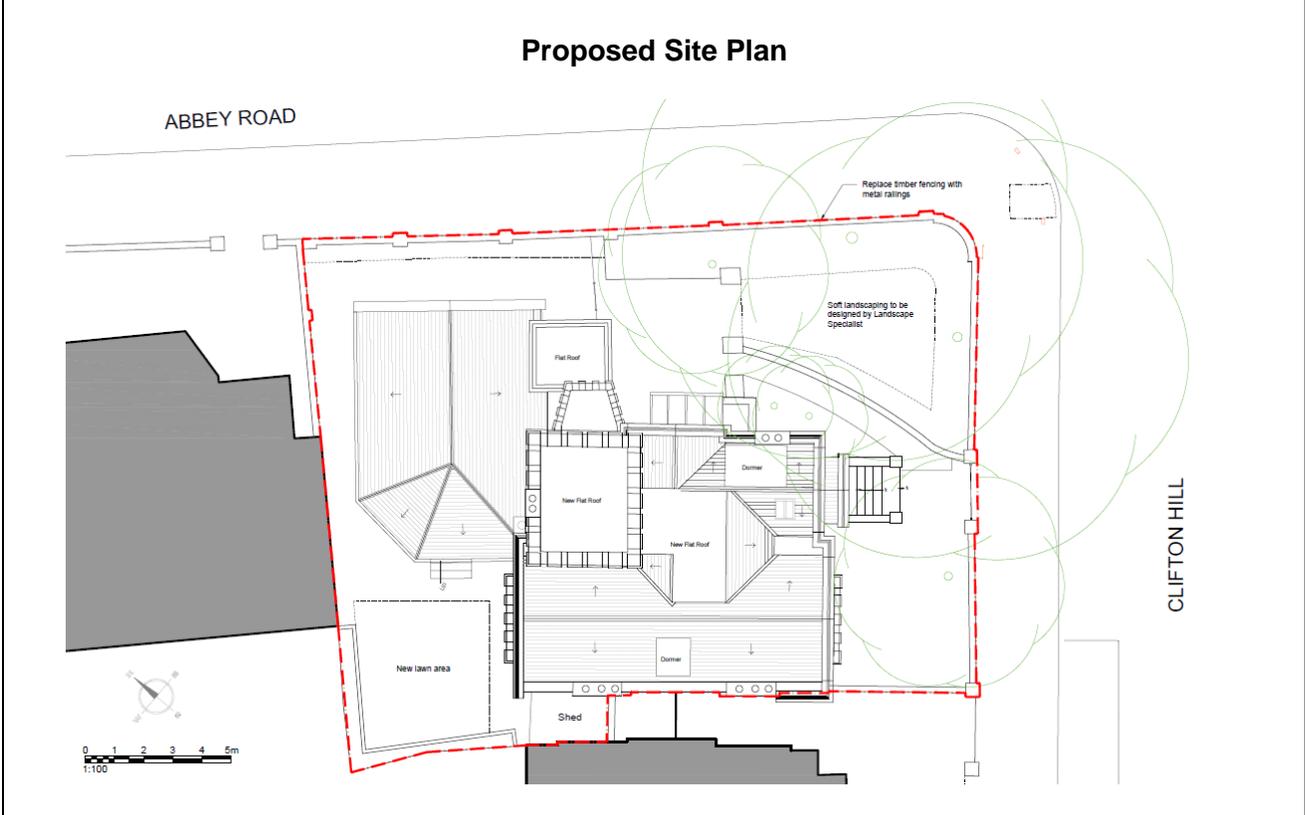
**Proposed view from Clifton Hill, looking West**



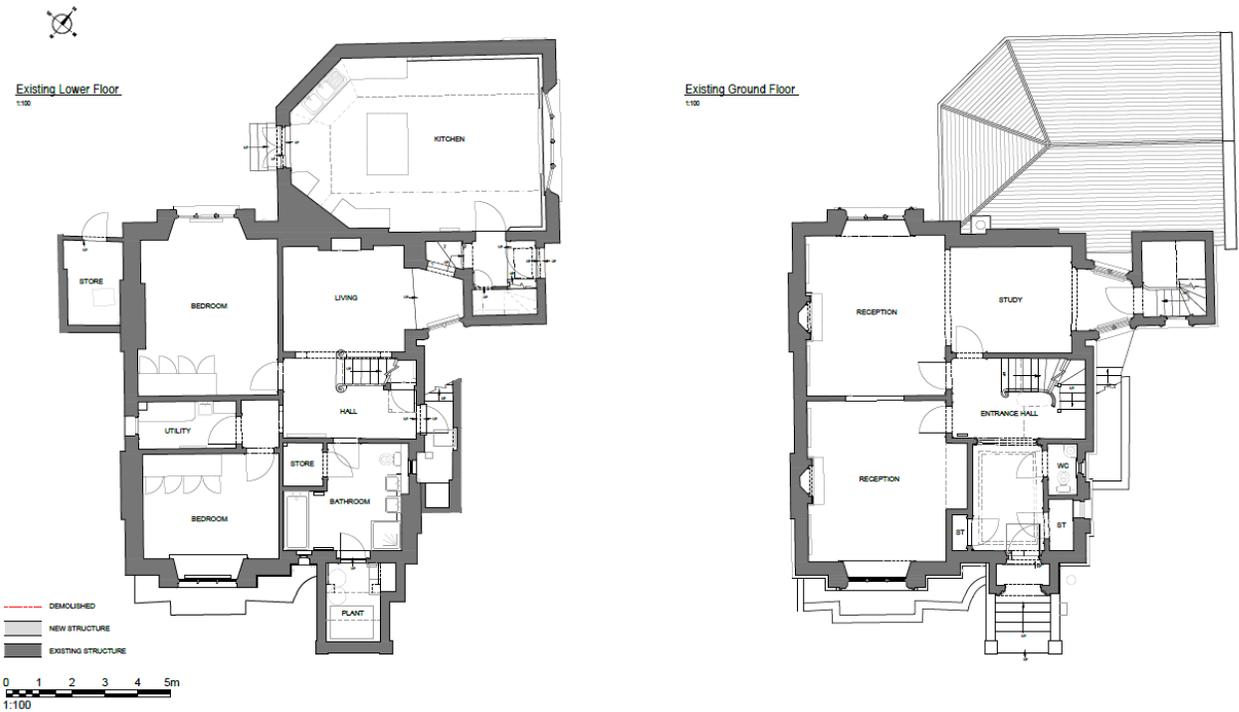
### Existing Site Plan



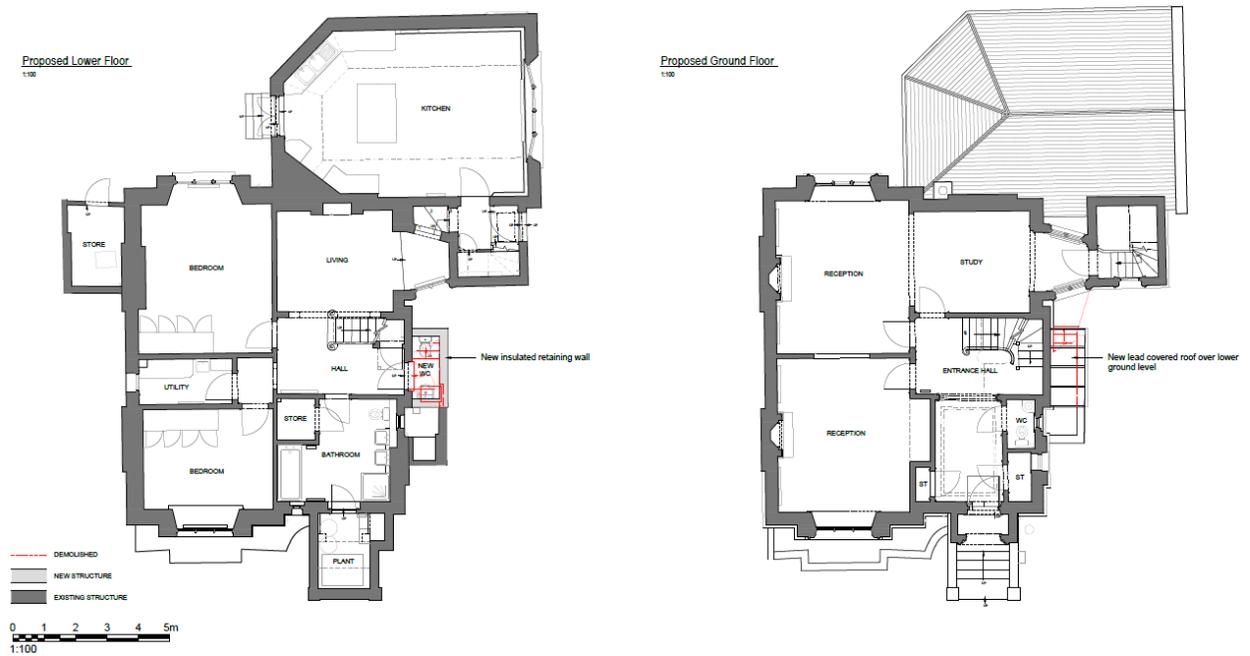
### Proposed Site Plan



### Existing Lower Ground and Ground Floor Plans

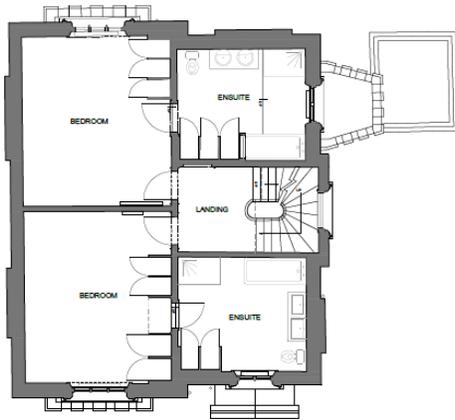


### Proposed Lower Ground Floor and Ground Floor Plans

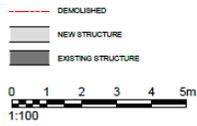
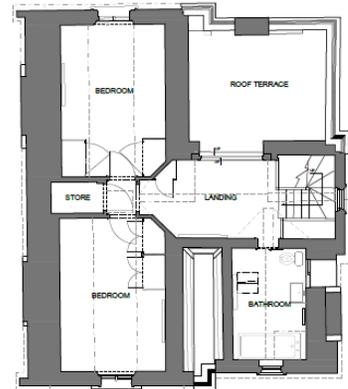


### Existing First Floor and Second Floor Plans

Existing First Floor  
1:100

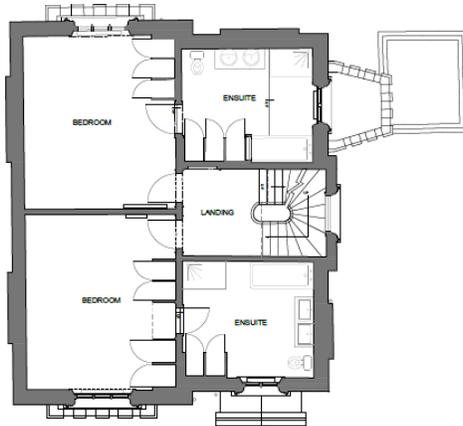


Existing Second Floor  
1:100



### Proposed First Floor and Second Floor Plans

Proposed First Floor  
1:100

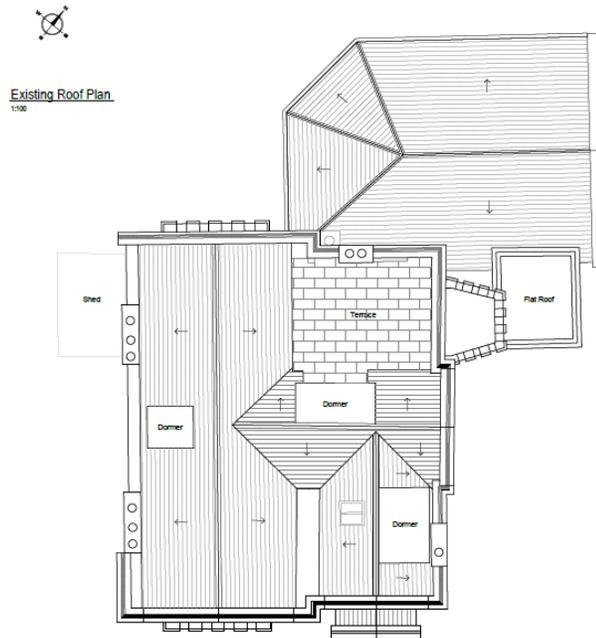


Proposed Second Floor  
1:100

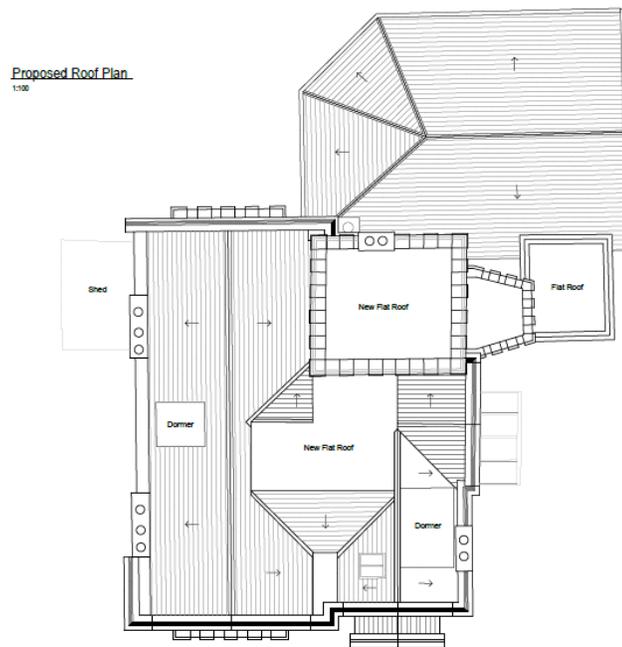


No changes

### Existing Roof Plan



### Proposed Roof Plan



**Existing South East and North East Elevations**



Existing South East Elevation - Clifton Hill  
1:100



Existing North East Elevation - Abbey Road  
1:100

**Proposed South East and North East Elevations**



Proposed South East Elevation - Clifton Hill  
1:100



Proposed North East Elevation - Abbey Road  
1:100

**Existing North West and South West Elevations**



Existing North West Elevation  
1:100



Existing South West Elevation  
1:100

**Proposed North West and South West Elevations**



Proposed North West Elevation  
1:100



Proposed South West Elevation  
1:100

Existing Section A-A



Proposed Section A-A



**DRAFT DECISION LETTER**

**Address:** 62 Clifton Hill, London, NW8 0JT

**Proposal:** Erection of roof extensions, a side extension at lower-ground floor level, external alterations, alterations to the boundary treatment and landscaping scheme.

**Reference:** 23/02503/FULL

**Plan Nos:** 3100; 3101; 3110 Rev A; 3200 Rev A; 3201; 3202; 3210 Rev A; 3211 Rev B; 3212; 3301; 3300; 3310; 3311; 3350; 3351; 417/01; 417/02; 417/03A; 417/04B; Design & Access Statement; Flood Risk Assessment by Glanville (Issue 3: dated 14 April 2023); Planning Statement; Tree Condition Survey by Goodger Design Associates dated March 2023 (12 September 2023 Update); Townscape Visual Impact Assessment; Heritage Statement; Sustainable Design Statement;

**Case Officer:** Avani Raven

**Direct Tel. No.** 020 7641  
07866037313

**Recommended Condition(s) and Reason(s)**

Reason:

- 1 Because of its size, location and detailed design, the proposed turret roof extension would harm the architectural and historic interest of this grade II listed building and the setting of the neighbouring listed building at 64 Clifton Hill. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the St John's Conservation Area. This would not meet Policy 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and the advice set out in our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (X17EC)s

**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 so far as practicable. 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, London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

2 Please be advised that the principle of the side extension at lower ground floor level, repairs to (and some replacement of) existing windows and the installation of new railings - some to replace the timber fencing atop the boundary walls - have all been agreed under previous grants of permission / consent. As these previous grants of permission / consent have been part-implemented (RN: 18/05309/FULL and 19/05310/LBC), the refurbishment of the windows and the installation of the railings can be carried out under them. See the next informative regarding how these works should be represented in any future submittal.

3 In relation to design and conservation, please be advised that any future application must include:

- Elevations and/or sections showing the existing and proposed height of the boundary treatments. If the railings to the boundaries approved under the previous RNs will not be implemented, the drawings should demonstrate that any proposed new railings to the two street facing boundary walls would be traditional in design and remain lower than the existing gate piers in order to be considered consistent with the railings at other front boundaries in the local area.

- Plans and section drawings showing existing and proposed foundations.

In addition to the above, any future submission would benefit from having photographs of the existing boundary treatments, a brief explanation as to how the current proposals differ from what was previously agreed.

- More details of what method of cleaning is proposed to the stone parapets. If cleaning will involve removal of the existing paint from the stonework and/or masonry cleaning beyond a light nebulous spray, please provide information as to what type of stone will be cleaned, what (different) types of soiling and / or contaminants you propose to remove through cleaning, what methods and/or products you propose to use and why these are the best choice.

In addition to the above, any future submission would benefit from having photographs of sample areas where cleaning trials have been carried out cross-referenced to an elevation marked up to show each of these areas. These sample areas should be representative of the various surfaces and soiling/contaminants.

- Revised proposed drawings showing any new works (not previously approved) to any windows. [If the agent wishes show previously approved works to the windows, they can show these with annotations 'as previously approved under RN: xx/xxxxx']

- Revised proposed elevation and/or section drawings showing any changes to ground levels [if these are proposed]

- More details of the proposed uplighters (fixed into the new drains) in the garden. Officers consider that some of these could result in a light wash effect on external walls and we would not support lighting the building. Ideally, any garden lighting should be downlighting.

- More details of the extent of re-slating proposed at the roof and whether any existing rainwater pipes and/or the existing rooflight will be replaced.

4 In relation to trees, please be advised that any future submission should:

- Include details of the proposed boundary wall treatment including foundations and methods to retain and protect roots, tree trunks and structural branches during the demolition and construction of the boundary treatment. If necessary, the railings should also be modified to accommodate trunks and low structural branches. This should be demonstrated as part of an arboricultural impact assessment.

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:** 62 Clifton Hill, London, NW8 0JT,

**Proposal:** Erection of roof extensions, a side extension at lower-ground floor level, minor internal and external works, alterations to the boundary treatment and landscaping scheme.

**Reference:** 23/02504/LBC

**Plan Nos:** 3100; 3101; 3110 Rev A; 3200 Rev A; 3201; 3202; 3210 Rev A; 3211 Rev B; 3212; 3301; 3300; 3310; 3311; 3350; 3351; 417/01; 417/02; 417/03A; 417/04B; Design & Access Statement; Flood Risk Assessment by Glanville (Issue 3: dated 14 April 2023); Planning Statement; Tree Condition Survey by Goodger Design Associates dated March 2023 (12 September 2023 Update); Townscape Visual Impact Assessment; Heritage Statement; Sustainable Design Statement;

**Case Officer:** Avani Raven **Direct Tel. No.** 020 7641  
07866037313

**Recommended Condition(s) and Reason(s)**

## Reason:

- 1 Because of its size, location, detailed design, impact on plan form and loss of historic fabric, the proposed turret roof extension would harm the architectural and historic interest of this grade II listed building and the setting of the neighbouring listed building at 64 Clifton Hill. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the St John's Wood Conservation Area. This would not meet Policy 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and the advice set out in our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (X17EC)

**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 so far as practicable. 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, London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

2 Please be advised that the principle of the side extension at lower ground floor level, repairs to (and some replacement of) existing windows and the installation of new railings - some to replace the timber fencing atop the boundary walls - have all been agreed under previous grants of permission / consent. As these previous grants of permission / consent have been part-implemented (RN: 18/05309/FULL and 19/05310/LBC), the refurbishment of the windows and the installation of the railings can be carried out under them. See the next informative regarding how these works should be represented in any future submittal.

3 In relation to design and conservation, please be advised that any future application must include:

- Elevations and/or sections showing the existing and proposed height of the boundary treatments. If the railings to the boundaries approved under the previous RNs will not be implemented, the drawings should demonstrate that any proposed new railings to the two street facing boundary walls would be traditional in design and remain lower than the existing gate piers in order to be considered consistent with the railings at other front boundaries in the local area.

In addition to the above, any future submission would benefit from having photographs of the existing boundary treatments, a brief explanation as to how the current proposals differ from what was previously agreed.

- More details of what method of cleaning is proposed to the stone parapets. If cleaning will involve removal of the existing paint from the stonework and/or masonry cleaning beyond a light nebulous spray, please provide information as to what type of stone will be cleaned, what (different) types of soiling and / or contaminants you propose to remove through cleaning, what methods and/or products you propose to use and why these are the best choice.

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