

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 18 October 2022	<b>Classification</b> For General Release	
<b>Report of</b> Director of Place Shaping and Town Planning		<b>Ward(s) involved</b> West End	
<b>Subject of Report</b>	<b>Malvern House, 15-16 Nassau Street, London, W1W 7AB,</b>		
<b>Proposal</b>	Erection of a single storey mansard roof extension to 15-16 Nassau Street and 40-46 Riding House Street for use as two residential flats: (Class C3)		
<b>Agent</b>	Cooley Architects		
<b>On behalf of</b>	Pearl and Coutts		
<b>Registered Number</b>	22/03437/FULL	<b>Date amended/ completed</b>	13 June 2022
<b>Date Application Received</b>	24 May 2022		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	East Marylebone		
<b>Neighbourhood Plan</b>	Fitzrovia Werst Neighbourhood Plan		

## 1. RECOMMENDATION

Grant conditional permission

## 2. SUMMARY & KEY CONSIDERATIONS

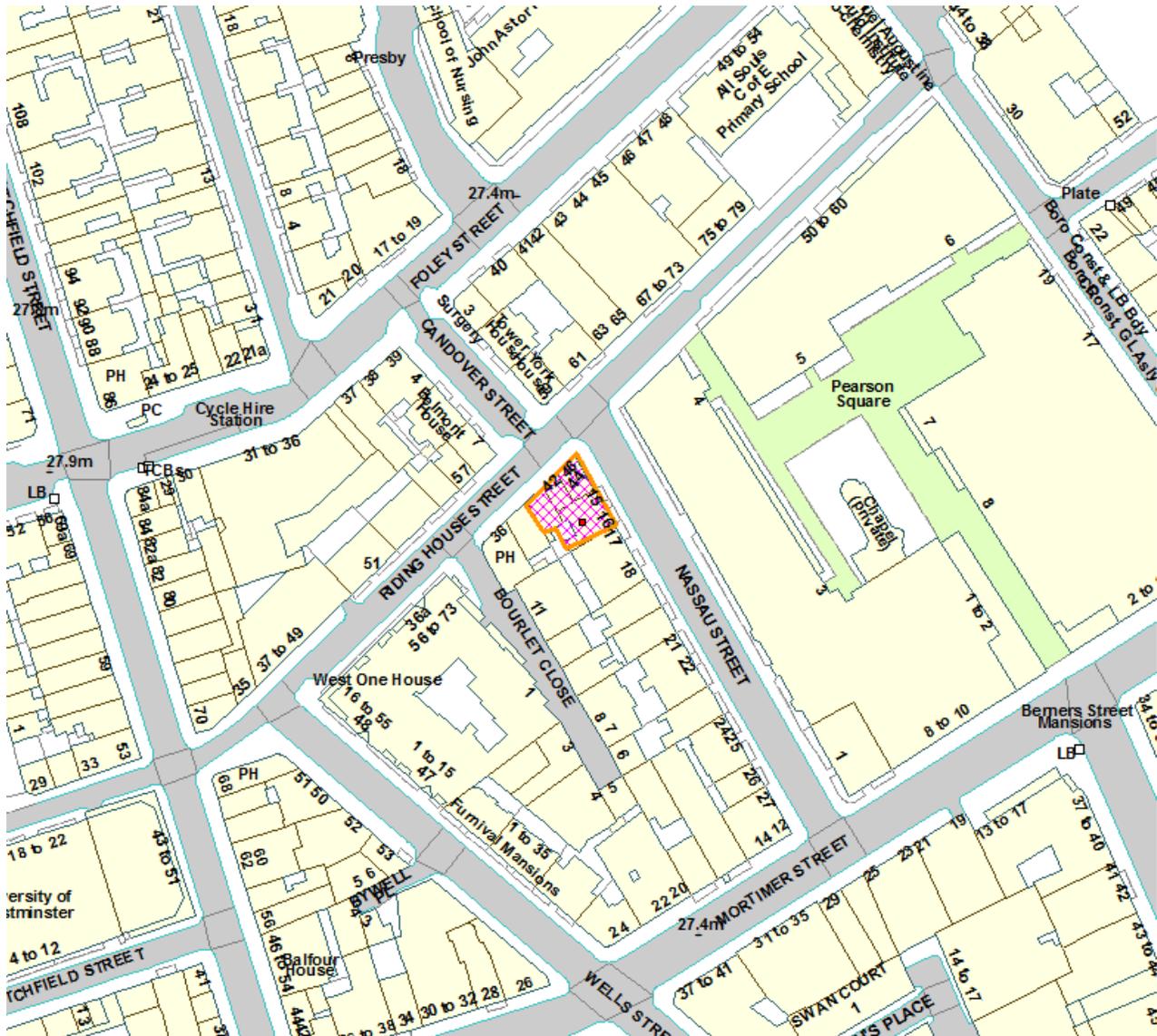
Permission is sought for the erection of a single storey mansard roof extension to 15-16 Nassau Street and 40-46 Riding House Street to provide two residential flats.

The key considerations in this case are:

- The impact of the proposed buildings on the character and appearance of the East Marylebone Conservation Area.
- The impact on the amenity of neighbouring residential properties.

For the reasons set out in the main report, it is considered that the proposal, with conditions, is acceptable in land use, design and amenity a terms and neighbouring residential occupiers would not be unduly harmed. As such, the application is recommended for approval.

### 3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013. All rights reserved License Number LA

4. PHOTOGRAPHS



## 5. CONSULTATIONS

### 5.1 Application Consultations

#### FITZOVIA NEIGHBOURHOOD ASSOCIATION

Any response to be reported verbally

#### FITZOVIA WEST NEIGHBOURHOOD FORUM

Fitzrovia Neighbourhood Association

#### HIGHWAY PLANNING

No objection subject to conditions.

#### PROJECT OFFICER FOR WASTE

Further detail required

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 86

Total No. of replies: 4

No. of objections: 4 on the following grounds:

- Loss of light
- Reduction in privacy
- Impact on the setting of York House and Oakley House

#### SITE NOTICE:

Yes

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

The applicant has not submitted a Statement of Community Involvement and the other application documents do not indicate that engagement was carried out by the applicant with the local community and key stakeholders in the area, prior to the submission of the planning application. However, the Early Community Engagement guidance only expects such engagement to take place where proposals of this nature may have a significant impact on residential amenity or other noise sensitive receptors.

## 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) (July 2021) 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 Fitzrovia West Neighbourhood Plan includes policies on a range of matters including promotion of regeneration, provision of housing, entertainment uses, community facilities, provision of small business units, provision of active frontages, open spaces, environmental performance, and servicing.

The plan has been through independent examination and was supported by local residents and businesses in a referendum held on 2 September 2021. It was adopted on 8 October 2021. It therefore forms part of the development plan for Westminster for development within the Fitzrovia West neighbourhood area in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed later in this report.

## **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 (July 2021) unless stated otherwise.

## **7. BACKGROUND INFORMATION**

### **7.1 The Application Site**

15-16 Nassau Street and 40-46 Riding House Street are two unlisted buildings located within the East Marylebone Conservation Area.

40-46 Riding House Street faces north and has a self-contained gallery on the ground floor and basement with its own access. 15-16 Nassau Street faces east, and this is from where the lower levels of 15-16 Nassau Street and the upper levels of 40-46 Riding House Street are accessed. The building has a mix of uses with offices at ground and first floors and residential flats above.

The general area is mixed in character with a number of commercial and residential premises in the vicinity.

### **7.2 Recent Relevant History**

None.

## **8. THE PROPOSAL**

The proposals comprise a single storey roof extension. The proposed extension on the Riding House Street frontage consists of a 2-part pitched roof at 70° and 20° respectively, rising to a flat roofed area over the middle of the flat. The front elevation would be finished in slate with traditional dormer windows and timber sash windows and lead finishings. The rear elevation would mirror this arrangement. The Nassau Street roof profile would follow that of Riding House Street albeit at a higher level to follow the step in the building height. The rear part of Nassau Street would be vertical to match the arrangement to of neighbouring buildings to the south east.

This extension will provide an additional two new residential flats (1 x 2-bed and 1 x 1-bed flat), totalling 134.7 m2 GIA.

The proposals incorporate private amenity space for the 1-bed unit in the form of winter garden with a planting area.

The application involves modification to the entrance to a 3<sup>rd</sup> floor flat and extending a staircase to provide access to the new accommodation. An existing underutilised vault will be used to accommodate cycle storage.

## **9. DETAILED CONSIDERATIONS**

### **9.1 Land Use**

Policy 8 of the City Plan 2019-2040 (April 2021) states that Westminster seeks to optimise housing delivery by optimising site densities, delivering a higher number of homes on small sites, permitting appropriate upwards extensions, and planning positively for tall buildings in certain locations. As such the principle of additional residential units in this location is acceptable in principle, subject to impacts of the additional bulk as discussed in the design and amenity sections below.

Furthermore, the policy goes on to state that no new homes in Westminster will exceed 200 m2 Gross Internal Area. The proposed flats are 46 m2 and 88 m2 respectively. Neither of the units would therefore exceed the maximum space standard.

Policy 10 of the City Plan states that residential developments will provide a mix of units in terms of size, type and tenure to secure mixed and inclusive communities and contribute towards meeting Westminster's housing needs; however, the policy does go on further to state that 25% of all new homes across Westminster will be family sized (3 bed or more). Given the number of units being proposed and the footprint of the site, it is not considered that it would be possible to provide family sized units.

Policy 12 of City Plan requires that all new homes and residential extensions will provide a well-designed, energy efficient and high-quality living environment and all new homes will meet or exceed the Nationally Described Space Standards. The policy goes on to say that all new-build homes will provide at least 5 m2 of private external amenity space for each dwelling. Where it is sufficiently demonstrated that it is not practicable or appropriate to provide any type of external amenity space, additional internal living space equivalent to the external requirement is required.

Policy PR2 of the Fitzrovia West Neighbourhood Plan states that housing developments should maximise the provision of dual aspect dwellings.

The flats proposed do not provide the outdoor amenity space required by policy. The proposed 1 x bed unit has a small winter garden of 3 m<sup>2</sup>, (below the 5 m<sup>2</sup> target). The 2x bedroom unit has no external amenity space. There are however obvious site constraints which prevent the provision of external space. The provision of roof terraces would result in the reduction in the size of the accommodation. As proposed both the units meet the Nationally Described Space Standards. They are both dual aspect flats that would provide a good standard of accommodation.

Policy 9 of the City Plan 2019 – 2040 (April 2021) and Policy PR2 of the Fitzrovia West Neighbourhood Plan requires that at least 35% of all new homes will be affordable across Westminster where 10 units are being provided or the increase in residential floorspace totals 1,000 m<sup>2</sup> GIA. The scheme does not trigger the requirements to provide affordable housing.

## 9.2 Environment & Sustainability

The proposed design has considered measures to reduce the need of mechanical ventilation. Therefore, all habitable rooms can be ventilated either through vertical window openings or through skylights.

The proposed mansard extension will feature high performance thermal products which will ensure a highly efficient development. High performance windows are to be used for all the glazing elements.

Both flats are dual aspect and have been design minimise the need for artificial lighting as far as practicable. Water efficiency and management features are being considered for the proposal through the implementation of efficient taps, shower heads or other appliances.

## 9.3 Biodiversity & Greening

Considerations have been given to the implementation of a green or blue roof. However, due to the nature of the site, the requirement for a slight pitch on the roof and the potential design implications, it is not considered practical. Planting is proposed as part of the small winter garden which will add to biodiversity gain, albeit modestly.

## 9.4 Townscape, Design & Heritage Impact

### 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 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.”*

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39(K) in the City Plan 2019-2040 requires that where development will have a visibly adverse effect upon a conservation area's recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area, it will not be permitted.

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.

### **Assessment**

Malvern House is a pair of unlisted late nineteenth century buildings in the East Marylebone Conservation Area. The buildings are 4 storeys, with pitched roofs to the front of each building and sections of flat roof to the rear.

There are nearby listed buildings at no. 20 Nassau Street and particularly the grade II\* listed 59 & 61 Riding House Street. The application site is not considered form part of the setting of these buildings.

The buildings are considered to make a positive contribution to the character and appearance of the area. They are identified in the East Marylebone Conservation Area Audit as buildings where a roof extension is unlikely to be acceptable.

The prevailing height of buildings in this part of East Marylebone is 5 storeys. Some buildings, such as those facing the application site across Nassau Street are taller still. The adjoining building, 17 Nassau Street shares a consistent parapet line with the application buildings, but also has a slate and standing seam metal mansard roof.

At 15 and 16 Nassau Street the proposed extensions would be in standing seam metal on the upper pitch and slate on the lower pitch to match the adjacent roof at 17-18 Nassau Street, while the lower roof of 40-46 Riding House Street would be in slate, and hipped to the corner in order to relate to the facing buildings across Riding House Street.

The application buildings are among the lowest in this part of the conservation area. Taken together, the buildings form a corner site; a location where a degree of additional height or prominence is often acceptable. It is considered that, notwithstanding the designation in the conservation area audit, the principal of a roof extension in this location is acceptable, subject to the detailed design, and to both buildings being addressed simultaneously. The implementation of an extension on the Riding House buildings only,

for example, would not be acceptable.

In terms of the detailed design, the roof forms, materials and proposed alterations to the chimneys are considered to be acceptable; the materials are traditional and a consistent with other buildings in the vicinity. While the metal element of the roofs need not be lead it should be patinated to a dark grey lead colour. This can be secured by condition.

The proposed dormer arrangement is acceptable in design terms. The widths and positions of the dormers relate to each pair of windows in the lower floors. Multiple individual small dormers would be create a cluttered appearance at roof level and would not provide a good amount of light to the new top storey. The glazing bar patterns have been selected to mirror those of the existing windows.

The rear of the building is of less architectural interest and makes a more modest contribution to the character and appearance of the conservation area. The combination of a mansard roof form to the Riding House Street building and a sheer extension to the Nassau Street building is an appropriate response to the respective rear elevations.

#### Objection

Of the four objections received one relates to design issues. The objector states that the proposed extension will “alter the appearance of an Unlisted Building of Merit” and will “adversely affect the setting of York House and Oakley House in Candover Street”, which are listed buildings.

59 and 61 Riding House Street (York and Oakley Houses) is a grade II\* corner building of 5 storeys, built as shops, offices and flats in 1903 by H. Fuller Clark for Boulting and Sons. It is a distinctive building of purple and red brick, glazed tilework and Portland stone dressings.

It is not considered that the proposed roof extension would have a significant impact on the setting of the listed building. While it is visible in the same views as York House, it would not form the foreground or background to it in key views; it faces diagonally across a crossroads. The traditional materials would not detract from an appreciation of the more distinctive materials of York house, and the additional height would result in a building of approximately the same height as York House, and indeed the other buildings in the area. It would not therefore be overbearing.

#### **Design Conclusion**

It is not considered that the proposals would cause substantial harm, nor even less than substantial harm, to the heritage asset and therefore, a recommendation to grant conditional permission would be compliant with the relevant policies of the City Plan 2019-2040 and the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed works are considered to preserve the character or appearance of the East Marylebone Conservation Area, and the setting of neighbouring listed buildings, and are therefore considered to be acceptable in design terms. Consequently, the objection cannot be supported.

## **9.5 Residential Amenity**

Policy 7 of the City Plan 2019-2040 seeks to protect and, where appropriate, enhance amenity by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.

Policy S33 of the City Plan 2019 – 2040 states that; ‘development should prevent adverse effects of noise and vibration and improve the noise environment in compliance with the council’s Noise Thresholds, with particular attention to: minimising noise impacts and preventing noise intrusion to residential developments and sensitive uses’

Objections have been received from occupants of 4 Pearson Square and York House (59 Riding House Street) on the grounds of loss of light and reduction of privacy.

### **Daylight and Sunlight**

A daylight and sunlight assessment has been submitted. This assesses the impact of the development on the light receivable by the neighbouring properties at 11 Bourlet Close, 15 to 16 & 17 Nassau Street, 38, 40 to 46, 57, 59 & 61 Riding House Street, 7 Candover Street and The Meyerstein Institute of Radio Therapy (Pearson Square).

#### Daylight

Vertical Sky Component (VSC) is the method used to measure the amount of light reaching the outside face of a window. If the VSC achieves 27% or more, the window will have the potential to provide good levels of daylight. Reductions of more than 20% should be avoided as such losses are likely to be noticeable. and the adverse effect would have to be taken into account in any decision-making. The BRE guidelines seek to protect daylighting to principal habitable rooms including living rooms, larger kitchens and bedrooms. However, the guidance is clear that numerical values are not intended to be prescriptive in every case and are intended to be interpreted flexibly depending on the site circumstances.

The distribution of daylight within individual rooms can also be assessed using the No-Sky Line (NSL) test. The applicant has submitted an NSL assessment where room layouts are known.

The report shows that any reductions in daylight received are below BRE thresholds and therefore objections on the basis of loss of light cannot be supported.

#### Sunlight

In terms of sunlight, the BRE guidance states that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH where the total APSH is 1486 hours in London), including at least 5% during winter months (21 September to 21 March) then the room should receive enough sunlight. The BRE guide suggests that if the proposed sunlight is below 25% (and 5% in winter) and the loss is greater than 20% either over the whole year or just during winter months, or there is more than a 4% loss in total annual sunlight hours, then the occupants of the existing building are likely to notice the loss of sunlight.

All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows tested pass both the total annual sunlight hours test and the winter sunlight hours test.

**Sense of Enclosure**

The bulk and mass of the proposed extensions is not considered to be so great that it would result in a material increased sense of enclosure to any of the surrounding properties.

**Privacy**

The proposal introduces new windows to the front and rear of the proposed extension, and a windows garden on the boundary with 17 Nassau Street set behind a window along the rear elevation.

Given the presence of windows at the lower levels and the separation distance between the application site and properties on both the other side of Nassau Street and Ridding House Street, it is not considered that the proposal will result in material reduction of privacy. As such, it is not considered that objection on the grounds of reduction of privacy can be supported.

**9.6 Transportation, Accessibility & Servicing**

The site is centrally located and well served by public transport including principal bus routes and benefits from the highest public transport accessibility (PTAL) rating (6b).

**Car Parking**

No car parking is proposed, Policy 27 supports residential development without car parking provision.

**Cycle Parking**

The London Plan requires 1.5 spaces per 1-bedroom unit and 2 spaces for 2+ bedroom units. Whilst an area within an existing pavement vault has been identified, a condition is recommended requiring further details to ensure three cycles can be accommodated.

**Waste Storage**

Whilst waste storage has been indicated, the drawing and the waste detail submitted are not in line with the council waste storage requirements. As such, a condition is recommended to secure revised details of waste storage.

**9.7 Economy including Employment & Skills**

Whilst the development is of insufficient scale to require an employment and skills plan, it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending.

The new residential accommodation proposed will support the local economy through increased local spending, thereby supporting local employment and services.

**9.8 Other Considerations**

None.

## 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.

The estimated CIL payment is: £6,656 (Westminster CIL £53,880 and Mayoral CIL £10,776).

The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 requires the City Council to obtain the applicant's written agreement before imposing pre-commencement conditions (i.e. conditions which must be discharged before works can start on site) on a planning permission. Pre-commencement conditions can only be imposed without the written agreement of the applicant where the applicant fails to provide a substantive response within a 10 day period following notification by the Council of the proposed condition, the reason and justification for the condition.

No pre-commencement conditions are recommended.

## 10. Conclusion

Subject to appropriate conditions the proposal accords with development plan policies, specifically PR1, PR2, EN2 and T1 of the Fitzrovia West Neighbourhood Plan, policies 7, 8, 10, 12, 25, 27, 33, 34, 36, 37, 38, 39, 40 and 43 of the City Plan 2019 - 2040 (April 2021) and policies GG2, SD4, D6, H1, H10, T5 and T6 of the London Plan.

In terms of heritage impact, the proposal is considered acceptable, mindful of policies 38, 39 and 40 of the City Plan 2019-2040 and therefore, a recommendation to grant conditional permission would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The application is therefore recommended for conditional approval.

(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: MIKE WALTON BY EMAIL AT MWALTON@WESTMINSTER.GOV.UK.

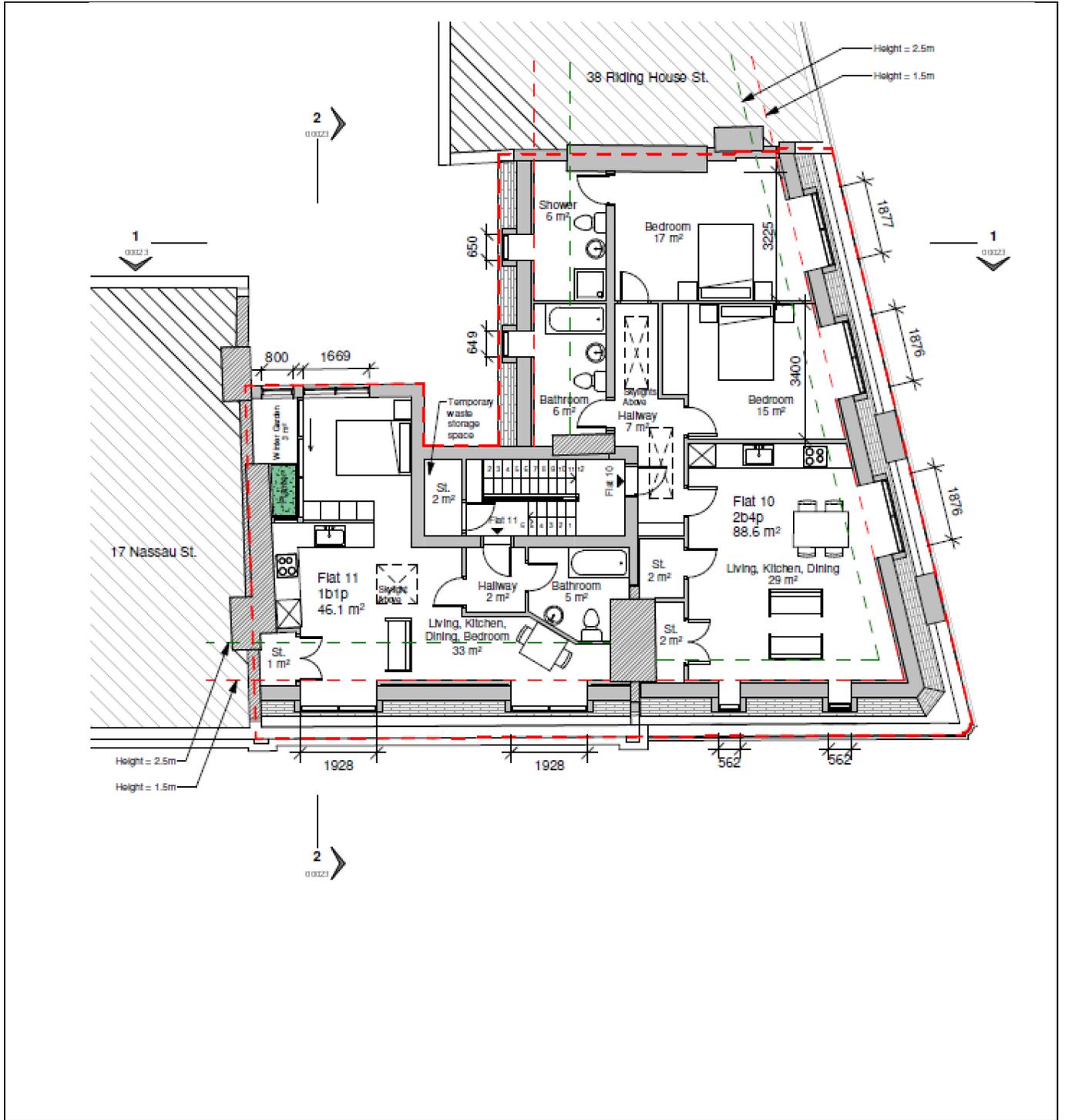
11. KEY DRAWINGS

Isometric View Comparison Looking South



① Existing Building

② Proposed Building



**DRAFT DECISION LETTER**

**Address:** Malvern House, 15-16 Nassau Street, London, W1W 7AB

**Proposal:** Erection of a single storey extension to mansard extension to 15-16 Nassau Street and 40-46 Riding House Street for use as two residential flats: (Class C3) with and enclosed winter garden to the rear [Site includes 40-46 Riding House Street]

**Plan Nos:** 1203-CYA-AA-ZZ-DR-A-00023 A, 1203-CYA-AA-04-DR-A-00018 A, 1203-CYA-AA-00-DR-A-00016 A, 1203-CYA-AA-B1-DR-A-00015 A, 1203-CYA-AA-ZZ-DR-A-00021 A, 1203-CYA-AA-RF-DR-A-00019 A, 1203-CYA-AA-03-DR-A-00017 A.

**Case Officer:** Damian Lavelle

**Direct Tel. No.** 07779431364

**Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:**

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
  - o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety).  
(C11AB)

Reason:

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

- 3 The design and structure of the building shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 15 times per night-time from sources other than

emergency sirens. (C49BB)

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development, as set out Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R49BB)

- 4 The design and structure of the building shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. (C49AA)

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise as set Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R49AB)

- 5 You must apply to us for approval of details of secure cycle storage for the residential use use. You must not start any work on this part of the development until we have approved in writing what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation and make it available at all times to everyone using the approved residential units. You must not use the cycle storage for any other purpose. (C22HA)

Reason:

To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021). (R22FB)

- 6 You must apply to us for approval of details of how waste is to be stored on site and how materials for recycling will be stored separately. 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 provide the waste and recycling storage prior to occupation of the development and thereafter permanently retain the stores according to these details. You must clearly mark the stores and make them available at all times to everyone using the residential accommodation at fourth floor level. (C14ED)

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)

- 7 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 East Marylebone 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 (photographs of) samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

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

- 9 You must apply to us for approval of detailed drawings at 1:5 and 1:20 of the following parts of the development - new dormer windows. 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 East Marylebone Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 10 The metal portion of the mansard roof must be patinated to a dark grey colour.

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 East Marylebone 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.

Item No.
----------

<b>3</b>
----------