

<b>Address:</b>	<b>41 Queen's Grove, NW8</b>		
<b>Application Number:</b>	2007/3397/P	<b>Officer:</b> Cassie Plumridge	
<b>Ward:</b>	Swiss Cottage		
<b>Date Received:</b>	10/07/2007		
<b>Proposal:</b> Erection of a building comprising basement, ground, first floor and roof storey for use as a single-family dwellinghouse (following the demolition of existing single dwellinghouse).			
<b>Drawing Numbers:</b> Site Location Plan 0601-EX-000; 0601-EX-150; 0601-EX-151; 0601-EX-152; 0601-EX-160; 0601-EX-161; 0601-EX-162; 0601-EX-163; 0601-EX-170; 0601-PR-250-Rev-G; 0601-PR-251-Rev-G; 0601-PR-252-Rev-G; 0601-PR-253-Rev-G; 0601-PR-254-Rev-G; 0601-PR-260-Rev-G; 0601-PR-261-Rev-G; 0601-PR-262-Rev-G; 0601-PR-263-Rev-G; 0601-PR-270-Rev-G; 0601-PR-271-Rev-G; 0601-PR-280-Rev-G.			
<b>RECOMMENDATION SUMMARY: Grant Planning Permission subject to Conditions</b>			
<b>Date of Application:</b>	10/07/2007		
<b>Application Number:</b>	2007/3398/C		
<b>Proposal:</b> Demolition of existing single-family dwellinghouse.			
<b>Drawing Numbers:</b> Site Location Plan 0601-EX-000; 0601-EX-150; 0601-EX-151; 0601-EX-152; 0601-EX-160; 0601-EX-161; 0601-EX-162; 0601-EX-163; 0601-EX-170; 0601-PR-250-Rev-G; 0601-PR-251-Rev-G; 0601-PR-252-Rev-G; 0601-PR-253-Rev-G; 0601-PR-254-Rev-G; 0601-PR-260-Rev-G; 0601-PR-261-Rev-G; 0601-PR-262-Rev-G; 0601-PR-263-Rev-G; 0601-PR-270-Rev-G; 0601-PR-271-Rev-G; 0601-PR-280-Rev-G.			
<b>RECOMMENDATION SUMMARY: Grant Conservation Area Consent subject to Conditions</b>			
<b>Applicant:</b>		<b>Agent:</b>	
Cycas Properties c/o Confiance Ltd P O Box 191 Dorey Court Admiral Park Elizabeth Avenue St Peter Port Guernsey GY1 4HW		Wolff Architects Ltd 16 Lambton Place LONDON W11 2SH	

### ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	C3	<i>Dwelling House</i>	556m <sup>2</sup>
Proposed	C3	<i>Dwelling House</i>	775m <sup>2</sup> (219m <sup>2</sup> )

Residential Use Details:										
	Residential Type	No. of Habitable Rooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>									1
Proposed	<i>Flat/Maisonette</i>									1

Parking Details:	
	Parking Spaces (General)
Existing	3 (2 <i>within garage</i> )
Proposed	3 (2 <i>within garage</i> )

## OFFICERS' REPORT

**Reason for Referral to Committee: Clause 3 (v), which calls for all development involving the demolition or partial demolition of any building in a conservation area.**

### 1. SITE

- 1.1 The application site is within the St Johns Wood Conservation Area.
- 1.2 The application property is an early 20th century detached house in the neo-Georgian style. It is two storeys, plus basement, plus attic storey. It is constructed from red brick, with timber sliding sash windows and timber shutters. At the front is a porch supported by ironwork columns and a single bay window. The building has a hipped roof with roof tiles and one dormer window to the front elevation.
- 1.3 The rear elevation is a reasonably symmetrical composition, with some altered unsympathetically windows at ground floor level. There is a large rear garden.
- 1.4 The application property sits in large plot, set back from the street. It relates reasonably well to its two adjacent neighbours, which are also 20th century detached houses in the neo-Georgian style. However, the application property does have a different roof shape and pattern of dormers to the two adjacent properties.
- 1.5 No. 42 Queen's Grove, the adjoining property to the southwest, is a recently built dwellinghouse comprising four levels (basement, ground, first and second floor attic). The basement extends beyond the above levels, and the ground floor has a projecting conservatory styled single story extension that extends adjacent to the common side boundary with the subject site (see Relevant History section for further details).
- 1.6 No. 40 Queens' Grove, the adjoining property to the northwest, is occupied by a dwelling house comprising four levels (basement, ground, first and second floor attic). No 40 has an exposed basement level on the rear elevation, with a projecting basement and ground extension adjacent to the northeast boundary (away from the common boundary with the subject site). No 40 has been the

subject of significant alterations, with a modern porch, large side dormers and Juliette balconies.

## 2. THE PROPOSAL

- 2.1 The application seeks planning permission for the erection of a building comprising basement, ground, first and second floor level roof storey with integral double garage for use as a single family dwellinghouse, plus creation of raised patio at rear, following the demolition of existing building.
- 2.2 The building closely follows the building envelope and detailed design of the previously approved scheme granted on 08/12/2006 (reference 2006/3619/P) which allowed for *'Demolition behind retained front facade and the erection of a building comprising basement, ground, first and second floor level roof storey with integral double garage for use as a single family dwelling (Class C3), plus creation of raised patio at rear and alterations to fenestration of retained front façade'*.
- 2.3 The proposed dwellinghouse comprises 4 levels; basement, ground, first and second floor. The basement would accommodate a double garage, staff quarters including en-suite bedroom which would gain access to natural light from the existing lightwell; as well as a utility plant room, steam room and bathroom, gym, swimming pool and spa, and a family room which has access to the rear from a sunken court yard. Glazing provides outlook onto the rear garden area, allowing for sufficient light and ventilation at this level. As is the case with the existing arrangement, the basement is visible on the front elevation.
- 2.4 The ground floor accommodates study, cloakroom and WC, dining room, kitchen and living room. The first and second floors are private bedrooms. The first floor accommodates the master suite including bedroom with sitting area, dressing room and bathroom, this level also accommodates two other bedrooms with their own en-suite bathrooms. The second attic level would accommodate three bedrooms, each with their own en-suite bathrooms.

## 3. RELEVANT HISTORY

- 3.1 The application 2006/3619/P and 2006/3620/C for the site, **41 Queen's Grove**, were considered by the Development Control Committee at its meeting on 7<sup>th</sup> December 2006. The descriptions of development were:

*2006/3619/P*

*Demolition behind retained front facade and the erection of a building comprising basement, ground, first and second floor level roof storey with integral double garage for use as a single family dwelling (Class C3), plus creation of raised patio at rear and alterations to fenestration of retained front façade'.*

*2006/3620/C*

*Demolition behind retained front facade.*

- 3.2 The officer's report recommended that the applications be approved subject to conditions, which was agreed by the committee. The planning permission and conservation area consent were granted on 08/12/2006.
- 3.3 Whilst the front façade was retained as part of the approved scheme (reference 2006/3619/P), it was to be altered in the following manner: re-profile the roof to lower the ridge and widen the overall roof and to sit behind a parapet wall (currently the eaves line is exposed); insert three dormer windows at roof level (there is currently only one dormer on the front elevation); and at ground floor level replace the two sliding sash windows with a projecting bay window.
- 3.4 An application for planning permission (reference 2007/1186/P) and conservation area consent (reference 2007/1188/C) for '*Erection of a two storey single dwellinghouse plus basement and loft accommodation following the demolition of existing single dwellinghouse*' was withdrawn on 31/05/2007. The application was withdrawn following concerns raised by officers regarding the detailing of the front elevation and the application the subject of this report addresses the concerns

## **HISTORY OF SURROUNDING PROPERTIES**

- 3.5 On the adjoining property to the southwest, **42 Queen's Grove**, planning permission (reference PE9900345) was granted on 22/02/2000, which allowed for the *demolition of existing house and erection of a new detached dwelling*. The associated Conservation Area Consent was also granted on 22/02/2000. These works have been undertaken and completed.
- 3.6 On the adjoining property to the northeast, **40 Queen's Grove**, planning permission (reference 91000570) was granted on 12/12/1991, which allowed for the *erection of lower ground and ground floor extensions at the rear erection of a new porch installation of a new double garage door on the front elevation and installation of new windows on lower ground and ground floor levels on rear and front elevations*.
- 3.7 On the adjoining property to the northeast, **40 Queen's Grove**, planning permission (reference 2005/2482/P) was granted on 26/08/2005, which allowed for the *demolition of existing rear extension and erection of full width rear extension, with terraces and steps, at lower ground and ground levels, to enlarge the existing single family dwellinghouse*.

## **4. CONSULTATIONS**

### **4.1 Conservation Area Advisory Committee**

There is no CAAC for this conservation area.

### **4.2 Other Consultees**

- The **City of Westminster** advised that they did not wish to comment on the application.

- **English Heritage** advised that they did not wish to provide any comments on this application, and that it should be determined in accordance with the national and local policy guidance, and on the basis of the Council's specialist conservation advice.

#### 4.3 **Adjoining Occupiers**

	<b>Original</b>
<i>Number of letters sent</i>	10
<i>Total number of responses received</i>	1
<i>Number of electronic responses</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0
<i>Number of comments</i>	1

- 4.3 A comment was received from **12 Queensmead**, relating to hours of building works, which is not a material consideration in the assessment of the planning application of this scale; however an informative will be placed on the permission advising of the requirements of the Control of Pollution Act in relation to the hours for building works.
- 4.4 **12 Queensmead** also commented that the design should be in keeping St Johns Wood character. Please see design comments with the assessment section of the report.

### 5. **POLICIES**

#### 5.1 **Replacement Unitary Development Plan 2006**

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B7 – Conservation Areas
- H7 – Lifetime homes and wheelchair housing
- T9 – Impact of Parking
- N8 – Trees

#### 5.2 **Camden Planning Guidance 2006**

- 5.3 The St Johns Wood Conservation Area, which mostly lies within the City of Westminster, does not have a Conservation Area Statement.

### 6. **ASSESSMENT**

- 6.1 The principal considerations material to the determination of the applications are summarised as follows:
- Demolition;

- Design;
- Residential amenity;
- Internal space standards;
- Accessibility;
- Sustainability;
- Trees and landscaping; and
- Traffic and car parking.

### **Demolition**

- 6.1 Members should be aware that the principle of the substantial demolition of has already been established as detailed in paras 3.1 to 3.3 above by the grant of conservation area consent in December last year. The accompanying planning permission approved at the same Committee includes the substantial remodelling of the front elevation of the building, which was to be retained and is now proposed for complete demolition. Both permissions are extant and could therefore be implemented and act as significant material considerations in the determination of the current application. Also relevant is the grant of permission in 2000 for the complete demolition of 42 Queen's Grove. Whilst this predates current UDP policies, it would nonetheless act as a precedent as the building had a similar character/architectural style and there has been no change in interpretation of policies that apply to the demolition of unlisted buildings in a conservation area. The following paras set out the importance of the building and its relationship to the surrounding Conservation Area.
- 6.2 The St John's Wood conservation area is situated on the former Eyre Estate, which was originally developed in the 1830s. When the 99-year leases of the original houses expired, many were demolished and rebuilt in the Neo-Georgian idiom, which was fashionable at the time.
- 6.3 The quality of the buildings from this period varies widely, but as a building type they are not uncommon in the area, although the majority are situated within the City of Westminster, which houses the larger part of the Eyre Estate.
- 6.4 Although the group of three neo-Georgian houses of which no. 41 forms a part within Queens Grove form a cohesive group which represents a typical phase of historical development, they are of modest quality and limited architectural interest.
- 6.5 The 3 properties have been the subject of significant alterations, and consequently do not represent a high quality uniform group of unaltered buildings. No. 42 has been completely re-built; No. 40 has a modern porch, large side dormers and Juliette balconies; 41 (the application site) has had the addition of dormer window at ground floor and a porch. The application property is not considered to be a typical or particularly high quality example of neo-Georgian architecture.
- 6.6 Having regard to the foregoing, the building is considered to form a neutral contribution to the character and appearance of the St Johns Wood Conservation Area.
- 6.7 The principle of demolition is therefore acceptable subject to an assessment of the quality of the replacement building, and whether the new design represents an

equal or greater contribution to the character and appearance of the Conservation Area as set out in the paragraphs below.

### **Design**

- 6.8 The bulk, height, depth and building's position on its plot are considered acceptable and are largely identical to the scheme the Committee approved in December last year. The building would sit comfortably in the street scene and relate appropriately to its neighbours. The additional volume compared with the existing building is confined to the rear, at ground and basement level, and will have limited external impact on the wider Conservation Area. As discussed below, the replacement building is considered to preserve the character and appearance of the Conservation Area.
- 6.9 The front elevation reflects the characteristics of the surrounding properties, providing a better relationship than the existing building. The front elevational treatment represents a reconfigured neo-Georgian approach, losing the exposed eaves of the existing roof and replacing the existing roof with a shallower pitch hipped roof positioned behind a brick parapet. The scheme incorporates three small front dormers (the existing building currently has one dormer on the front roofslope) and taller windows at first floor level than the existing building, which provides symmetry at ground floor level with a bay window to either side, unlike the existing building. The front building line will not be changed as a result of the proposed redevelopment.
- 6.10 The new rear elevation is considered an improvement of the existing rear elevation which has been unsympathetically altered. The new dwelling is considered to have more coherent rear elevation by virtue of the improved detailed window design at ground and basement level than the existing. A significant amount of basement excavation and additional built form is proposed to rear of the existing building line, however this is balanced above ground with the siting of built form on the adjoining properties and is considered to sit well within the context (refer to Section 6.3 for comments regarding potential amenity impacts on the adjoining properties). The rear elevation is considered to have a balanced composition and the variation in the ground floor footprint provides relief this elevation while relating to the layout of built form on the adjoining properties.
- 6.11 A condition will require further details of materials and detailed design. The indicative material details provided are considered to show a good relationship with the surrounding properties, however the Council would wish to control their precise form and implementation. It is also considered necessary that detailed design of the new windows and window openings be provided in order to ensure that the design is of an appropriately high standard and respects its context.
- 6.12 Having regard to the foregoing, the replacement building is considered to have a similar design quality and contribution to the historic style of the area and would preserve the character and appearance of the Conservation Area.
- 6.13 Given that the design and profile of the front elevation and roof is such a significant factor in the assessment of the scheme, it is considered appropriate to remove rights to alter the elevation without first applying for planning permission. The condition recommended below removes the relevant permitted development rights.

### **Residential amenity**

- 6.14 The main impact in this regard relates to the relationship of the new bulk at the rear to each neighbour at either side of the rear garden. It is important to stress that the new scheme is identical to that permitted last December in this regard. Nonetheless, the issues are reanalysed in detail below.
- 6.15 Outlook. The basement level, while extending beyond the footprint of the adjoining properties, generally maintains the existing ground level. The main rear section of the ground floor align with the conservatory extension at No. 42, and the smaller section (associated with the kitchen) protrudes only marginally beyond the rear of No. 40, and is set in from the side boundaries, and as such is not considered to impede the outlook of these buildings. The first floor aligns with the rear building line of both adjoining properties, with the exception of the protruding centre feature, which is limited in width and aligns with the depth of the ground floor section of the kitchen. The second floor is contained within a similar roof profile to the existing roof. It is therefore considered that the new building would not result in a significant loss of outlook from the properties adjoining a would not result in an unacceptable sense of enclosure.
- 6.16 Light. As a result of the siting and layout of the scheme, the orientation of the site, the relationship to adjoining buildings, and the similarity with the existing situation, the proposed development of the would not have a materially detrimental impact upon sunlight and daylight to adjoining houses or upon sunlight to their gardens.
- 6.17 Privacy. As annotated on drawings showing both side elevations, windows above ground level on the flank walls are to be provided with obscure glazing to ensure loss of privacy will result. The recommended condition ensures the Council will retain future control. The views over the rear gardens of neighbours from the rear would be identical to the existing situation and indeed the situation that exists from the neighbours' properties.
- 6.18 The raised patio to the rear adjacent to the common boundary with No. 42 would sit above ground level, effectively reducing the height of the adjoining boundary treatment. Given that the windows of the single storey projecting rear section of No. 42 would be easily visible from the raised height of the patio, it is considered necessary that screening be provided along the side boundary to restrict views into these windows. This matter is also the subject of a recommended condition.

### **Internal space standards**

- 6.19 The proposed 7-bedroom family dwellinghouse is considered to provide a good standard of residential accommodation for future occupant of the site in terms of layout, room sizes, daylight and sunlight, outlook and amenity space; compliant with the requirements of the CPG, specifically sets out guidance on the recommended minimum bedroom sizes for new units. The proposal is well above the minimum floor areas for an average 6+ person home. All bedrooms are of a generous size and all rooms receive adequate daylight, sunlight and sufficient outlook. The proposal also allows for a generous garden amenity area, ideal for family living.



### **Accessibility**

- 6.20 The applicant has submitted a supporting statement to demonstrate that the building is to be designed and laid out in a manner that is capable of complying with the 16 'lifetime homes' standards and would therefore comply with policy H7

### **Sustainability**

- 6.21 Policy SD9 of the UDP requires that developers have regard to sustainability issues associated with use of resources and energy. The principal components to the policy relevant to a scheme of this size are that the house is sited and designed in a manner that does not cause harm to the water environment, water quality or drainage systems and prevents or mitigates flooding. In addition, the policy seeks development that conserves energy and resources through designs for energy efficiency, renewable energy use (not a specific policy requirement in this case as the scheme does not meet the threshold), optimising energy supply and the use of recycled and renewable building materials. In response to the policy, the applicant has submitted the following undertakings:
- 6.22 B – Water: It is submitted that the proposed development will not cause harm to the existing water environment, water quality or drainage systems and has been designed to mitigate flooding. The proposed building above ground level has been designed to sit within the footprint of the existing house and existing hard standing/lightwells to the rear. This means that there will be no increased risk of local flooding due to increased surface run-off during rainfall. At basement level the rear section of the proposed dwelling has been designed to be 900mm below the finished garden level thereby allowing planting above and minimizing surface run-off to this area. It is proposed to connect all the new foul and surface water systems into the existing mains connections as well as using water butts to collect the rainwater to the rear of the property. In this way the rainwater run-off into the existing public sewerage system will be reduced and the rainwater can be reused for the watering of the garden etc. The current water systems and appliances within the existing house are over ten years old and are therefore very inefficient in terms of their use of water. The proposed new house would make use of the following water saving appliances: Bathroom toilets will be fitted with slimline cisterns approx. 4.5 litres and dual flush systems. The appliances to the building will be new and will be selected to be economical in their use of water. For the proposed new swimming pool at basement level it is proposed to use an Ozone treatment for the pool water rather than a Chlorine based treatment. Ozone is a much more environmentally friendly form of water treatment and means that any waste water from the swimming pool can also be used on the garden or for the washing of cars etc. as it will not pollute the surface/ground water.
- 6.23 C – Use of energy and resources: The proposed development has been designed to conserve energy and resources. The new house will be far more energy efficient than the existing property as the proposed development would be required to conform to current building regulations. This means that in terms of the conservation of fuel and power the new dwelling will be far more energy efficient than the existing house. All the windows to the property will also be replaced with new double glazed units and all will have draft proofing installed to them. These improvements to the basic construction of the house will mean that the property will need much less energy to heat and run it and will conserve fuel far better than the

current house. The property will also have a completely new central heating and hot water system. The new boiler which will run these systems. Also, all the new pipework for these systems will be properly lagged which is not the case in the existing house. Where possible the building materials for the house are to be recycled during the process of the demolition and reused within the new building. The existing bricks are to be reused, where possible, and the existing roof tiles are also to be reused on the new roof. Other waste materials from the demolition process will also, where possible, be sent for recycling. This will include materials such as leadwork and copper piping.

- 6.24 Such measures are welcomed by the Council and whilst the incorporation of an area of 'green' roof over the rear basement will help to minimise storm water runoff into the existing surface water drainage system the landscaping condition has been amended to specifically require the submission of details of a scheme for sustainable urban drainage to enable the necessary control over such matters. Overall it is considered that the development introduces a range of sustainability measures and complies with Policy SD9.

### **Trees and Landscaping**

- 6.25 It is considered that the impact on trees resulting from the proposal is acceptable and the proposal allows for acceptable opportunities for landscaping on the site. The design of the basement matches the previous approved scheme (reference 2006/3619/P, granted 08/12/2006).
- 6.26 The proposal is considered to provide good opportunities for landscaping within the rear garden, the depth of the basement has been restricted to allow this area a depth of more than 12 metres beyond the rear of the proposed basement, and the basement would sit a sufficient depth below ground level to allow for planting above this area. Whilst the basement would be much larger than the existing at the rear, it would align with the siting of the existing building on the site to each side, and as with a small setback from the side boundaries and would provide ample opportunities for planting within the rear garden area beyond the basement. This arrangement is considered acceptable in this instance. It is noted that a condition will require details of hard and soft landscaping, including details of the green roof above the basement, to be submitted.
- 6.27 The proposed excavation of the rear garden to accommodate a basement may have an effect trees located in neighbouring gardens (a False Acacia and a Maple), however the trees involved are not considered to make an important contribution to the character of the conservation area and are considered to provide a limited level of visual amenity. Further details will be required as a condition to address how trees on site will be protected during excavation and construction. It is noted that other more mature trees which are growing along the rear boundary of the garden and neighbouring gardens which are considered to provide important amenity value and will not be affected by the proposed development.
- 6.28 There is a mature beech tree growing to the rear of the rear boundary wall. According to BS:5837 (Trees in relation to construction 2005) this tree should have a Root Protection Area (RPA) of around 5 metres in radius. While the excavation does not come within this RPA, the tree will require protection during excavation

and construction which will need to be secured by condition to ensure no damage to crown or roots occurs during construction.

- 6.29 In summary, it is considered that the impact on trees resulting from the proposal is acceptable and the proposal allows for good opportunities for landscaping on the site, however this is conditional of further information being provided including; details of the design and construction of the green roof on top of the basement and hard and soft landscaping for the proposal; and details of how trees on site and on adjoining site will be protected in line with BS:5837 (Trees in relation to construction 2005) during excavation and construction.

### **Traffic and parking**

- 6.30 The car parking arrangement on the site is the same as the previous approved scheme (reference 2006/3619/P, granted 08/12/2006).
- 6.31 The application maintains the existing conditions, in that a single dwelling house is to be replaced with an existing dwellinghouse, and two on site car parking spaces will continue to be provided, with space to provide another parked vehicle within the front drive.
- 6.32 Deletion of two spaces would be required to align with Policy T7, which specifies as part of Appendix 6 a maximum standard of one off-street parking space per dwelling. However, given that three proposed car parks are in keeping with the existing number of parking spaces on the site, and there is no net gain, it is considered that there are no objections to the scheme on transport grounds.
- 6.33 The dwelling is of sufficient size to accommodate cycle parking on site and within the garage, and it is not considered necessary to secure this by condition.

## **7. CONCLUSION**

- 7.1 The only difference between the scheme for redevelopment that already has permission (granted Dec 2006) and the scheme currently before Members relates to the inclusion of the demolition of the front elevation that was previously shown for retention with modifications. On the basis that the existing building can only be described as making a neutral contribution to the character and appearance of the Conservation Area and the proposed replacement house is of equal value – being a design that is very similar to the scheme the Committee has already approved – the loss of the front elevation is not significant and is acceptable in conservation area terms.
- 7.2 The proposed house replaces a similar scale and design of building to that that exists on the site and those on adjoining plots, which are substantial single family dwelling houses with good internal space and accessibility standards. The additional above ground bulk at the rear would not be excessive in relation to the building and plot size and would not prejudice the amenities of neighbouring occupiers.
- 7.3 The scheme does include a large basement that extends over approx 50% of the rear garden area. Significantly, the basement has effectively already been approved and if this scheme were refused a similar degree of excavation could be

carried out anyway. Nonetheless, sufficient garden area would be retained and the applicant has included sufficient depth of ground above to ensure that the basement should not compromise the existing water environment or drainage conditions and the landscaping condition recommended would require that the applicant submit a scheme for sustainable urban drainage as required by Policy SD9. Additional measures are included within the redevelopment scheme as a whole that addresses the requirements for an energy efficient development, also in compliance with SD9.

- 7.4 Consequently it is considered that the application scheme is not significantly different to the 2006 permission and the changes are acceptable in conservation area and residential amenity terms.

## **8. LEGAL COMMENTS**

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

## **9. RECOMMENDATION**

- 9.1 Grant conservation area consent and planning permission subject to conditions.

### **Disclaimer**

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