



City of Westminster

Gordon Chard - Director of Planning and City Development

Your ref:
My ref: PT/06/01055/FULL
TP/21494

Please reply to: Amanda Coulson
Direct Tel. No: 020 7641 2875
Direct Fax No: 020 7641 2338

Development Control Manager
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8EQ

Development Planning Services
Department of Planning and City Development
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Date: 1 November 2006

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

ADDRESS: 25 St John's Wood Park, London, NW8 6QR,

PROPOSAL: Redevelopment behind the retained facade to provide a single family dwellinghouse on basement, ground and two upper floors including erection of replacement roof extension and erection of 2x2 storey side extensions. Creation of underground garage and swimming pool with landscaped garden above.

An application has been made to the City Council to carry out the proposal referred to above. I would be grateful if you would send me any comments you have to make on this application within ²¹~~14~~ days of the receipt of this letter. If an appeal is lodged, any representations received will be forwarded to the Planning Inspectorate and the appellant.

I enclose copies of the application forms and plans submitted for your information.

Yours faithfully

Gordon Chard
Director of Planning and City Development



Please read accompanying notes before answering any questions. Complete all sections in BLOCK CAPITALS and answer every question. Four copies of the completed form and six sets of drawings as specified in Note 5 are required.

I apply for planning permission and declare that to the best of my knowledge all the information contained in this application form and on submitted plans is correct.

SIGNED [Signature] for Turley Associates

Applicant/Agent
(Please delete)

DATE 9 February 2006

FEE (Please delete/insert* as appropriate)

*I enclose the application fee of £ 265.00 by cheque. No 000745

*No fee is payable for the following reason: _____

Office use only:

UPRN No:

RN No:

Fee Req'd : £

Paid £

Owing : £

Cheque/PO

1. Applicant

Name: MR AND MRS ISHAG

Address: C/O TURLEY ASSOCIATES

Post Code: _____

Tel. No: _____

Agent (if any) to whom correspondence will be sent

Name: TURLEY ASSOCIATES

Address: 25 SAVILE ROW

LONDON

Post Code: W1S 2ES

Tel. No: 020 7851 4010

Contact Name/Ref: ISHL1000

2. Application Site

Address: 25 ST JOHNS WOOD PARK, LONDON

Post Code: NW8

To what use are the premises presently put? B1 OFFICE AND ASSOCIATED RESIDENTIAL
(If vacant, state last known use)

Does this include listed buildings/structures?

Yes

☐

No

☒

3. Description of Proposed Development

REDEVELOPMENT BEHIND RETAINED FAÇADE TO PROVIDE A SINGLE FAMILY DWELLING ON BASEMENT, GROUND AND TWO UPPER FLOORS AND MANSARD WITH UNDERGROUND GARAGE UNDER LANDSCAPED REAR GARDEN.

4. Type of Application (Tick as appropriate)

A ☒ A full application for new building works and change of use.

B ☐ An outline application - Please tick those matters for which approval is sought at this stage.

Siting ☐

Access ☐

Design ☐

External Appearance ☐

Landscaping ☐

C ☐ An application for removal/alteration of a condition of a previous planning permission.

D ☐ An application for renewal of a permission.

E ☐ An application for buildings or works already carried out or use of land already started.

Date of completion of works or when change of use occurred _____

- If you have ticked C or D, please give date _____

of previous permission and our reference

RN _____

5. Plans and Drawings Submitted with this Application

Please list all drawings, plans and documents forming part of this application which should have distinctive reference numbers:

P-01 to P-06 inclusive Proposed Drawings. P-07 to P-09 incl. as Existing Drawings. P-10, P-11 Perspectives. P-12 Site Plan.

Design Statement and Sustainability Checklist - Christopher Smallwood Architects; Planning Statement - Turley Associates; Statement of Significance and Impact Assessment Statement - Dr Doggett, CGMS;

Daylight and Sunlight Assessment - Gordon Ingram Associates; Landscape Proposals, and Arboricultural Implications Assessment - Randle Siddeley Associates; Structural Feasibility Report - Price and Myers.

Please specify type and colour of external materials here (or in a covering letter) and on your plans.

DETAILS SET OUT IN SUPPORTING DESIGN STATEMENT

6. Additional Information

If any of the answers below are yes the details should be clearly identified on the application drawings.

- Does the proposal involve the felling or lopping of trees? Yes ☒ No ☐
If yes specify works proposed Removal of one tree in the rear garden
- Does the proposal involve a new or altered access from a public highway? Vehicular Yes ☐ No ☒
Pedestrian Yes ☐ No ☒
- Have arrangements been made for refuse storage? Yes ☒ No ☐
- Have arrangements been made for the separate storage of recyclable waste? Yes ☒ No ☐
- Does the proposal take account of the needs of people with all types of disabilities? Yes ☒ No ☐
If no, please state the reasons why. _____
- Do the proposals provide for a means of escape in case of fire? Yes ☒ No ☐
- Please state the number of parking spaces? Existing Proposed

7. Development Involving New Floorspace or Change of Use

- What is the amount of floorspace in the following categories to which this application relates (if vacant state last known uses and amounts)

Residential
Retail
Professional/Financial Premises
Restaurant/Cafe
Offices
Industrial
Ancillary Accommodation e.g. Plant
Warehousing
Other (state use and whether now vacant)

Existing gross (state if vacant)	Proposed gross
636 m ²	1529 m ²
m ²	m ²
m ²	m ²
m ²	m ²
m ²	m ²
m ²	m ²
m ²	m ²
m ²	m ²
m ²	m ²
m ²	m ²
TOTAL	m ²

Hotel/Hostel No. of bedrooms: Existing Proposed No. of bedspaces: Existing Proposed
What is the total area of the site? 1422 sq metres m²/hectares

8. Development involving Residential Uses (including conversion)

- Please give the number of existing residential units on the site.
Single family dwelling houses Self-contained flats and maisonettes Studios/bedsits Number vacant
- Please describe the nature of any existing residential use not included in the above categories.
One room self-contained flat associated with office occupier
- Please give the number and size (by number of bedrooms) of proposed residential units on the site. Do not include any non self-contained units.
- | | Single Family dwelling houses | Self contained flats and maisonettes | Studios/bedsits |
|--------------|-------------------------------|--------------------------------------|-----------------|
| 1 bedroom | | | |
| 2 bedrooms | | | |
| 3 + bedrooms | 1 | | |
| TOTAL | 1 | | |
- Are you proposing any non self-contained units? Yes No ☒ If yes, how many?

9. Information Relating to Non-Residential Development

- Does the proposal include the installation of plant, ventilation ducting or air conditioning equipment? Yes No
- If yes, please give full details of the type of equipment proposed either on the drawings or in the form of a covering letter.
- Does the proposal provide for loading and unloading within the site? (If yes, identify on plan) Yes No
- Please give number of vehicles that enter the site on normal working days.
- | | HGV | Other Vehicles |
|----------|-----|----------------|
| Existing | | |
| Proposed | | |
- Does the proposal involve the use of hazardous materials? Yes No
- If yes, please state what materials and approximate quantities in a covering letter.

10. Certificate of Land Ownership

N.B. YOU MUST COMPLETE AN APPROPRIATE CERTIFICATE UNDER ARTICLE 7 AS PART OF YOUR APPLICATION.
IT IS AN OFFENCE KNOWINGLY OR RECKLESSLY TO COMPLETE A FALSE OR MISLEADING CERTIFICATE.

- If you are the sole owner of the land to which the application relates complete Certificate A (OWNER means a person having a freehold or a leasehold interest with at least 7 years unexpired). This Certificate is not appropriate unless you are the sole owner.
- If you are **not** the sole owner of the land or if any part of the development goes outside land in your ownership, (even if only foundations) you must complete Certificate B and serve notice on each of the owners using the wording in the Notice Under Article 6 below).
- Certificates A and B and Notice Under Article 6 are printed below. If you do not know the names of all or any of the owners you will need to complete Certificates C or D which will be sent to you upon request.
- The accompanying notes tell you how to complete the appropriate certificate.

CERTIFICATE A Certificate Under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995. (Owner's Certificate)

I certify that:

on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.

None of the land to which the application relates is, or is part of, an agricultural holding.

Signed: For Turley Associates

Date: 9 February 2006

On behalf of: MR AND MRS ISHAG

CERTIFICATE B Certificate Under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

I certify that:

I have/The applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application was the owner of any part of the land to which this application relates, as listed below.

None of the land to which the application relates is, or is part of, an agricultural holding.

Owners name

Address at which notice was served

Date on which notice was served

Signed: _____

Date: _____

On behalf of: _____

NOTICE Under Article 6 of the Town and Country Planning (General Development Procedure) Order 1995

Proposed development at (a)* _____

I give notice that (b)* _____

is applying to Westminster City Council for planning permission to (c)* _____

Any owner of the land who wishes to make representations about this application should write to the Planning and City Development Department, Westminster City Council, PO Box 240, City Hall, 64 Victoria Street, London SW1E 6QP within 21 days of the date of service of this notice.

N.B. Insert:

*(a) address or location of the proposed development.

*(b) applicant's name.

*(c) description of the proposed development.

Signed: _____

Date: _____

On behalf of: _____

Duplicate Applications/Resubmissions

Have you submitted a duplicate application?

Yes ☐ No ☒

If yes, and you have already submitted your duplicate, please give our Registered Number:

RN: _____

Do you want your application to be considered as a resubmission of an earlier application that was either refused or withdrawn?

Yes ☐ No ☒

If yes, please give our Registered Number and the date that your earlier application was refused or withdrawn (delete as appropriate):

RN: _____ Date: _____

Have you submitted any other application in connection with this application?

Yes ☒ No ☐

If yes, please specify: CONSERVATION AREA CONSENT

Check List

Please use this list to check that your application for planning permission has been completed correctly.

☒

Have you provided 6 copies of plans for each separate application showing clearly and accurately, to a metric scale, the existing site or building (including uses) and what changes you intend to make?

☒

Have you provided 4 copies of a location plan, drawn to scale with the site outlined in red and any land in the same ownership outlined in blue?

☒

Have you provided enough information including good quality photographs of the site so that your proposals can be fully understood?

☒

Have you signed, dated and fully completed 4 copies of the application form for each separate application?

☒

Have you taken account of access for people with disabilities?
(See note 6).

☒

Have you given full information on who owns the land involved? Have the correct notices been served on the owners (if there are other owners apart from the applicant)? (See note 10).

☒

Is the correct fee attached? (See separate list of fees available on request).

If you cannot put a tick to every question your application is probably incomplete and will not be dealt with if submitted.

Data Protection Act 1998: Information provided on this form will only be used for the purposes stated above. Please address any data protection enquiries to the Data Protection Officer, Information Services, 16th Floor, Westminster City Hall, 64 Victoria Street, London SW1E 6QP.

Please submit completed applications to:-

Planning and City Development Department
Development Planning Services
Westminster City Council
PO Box 240
City Hall
64 Victoria Street
LONDON SW1E 6QP

or by hand to the Planning Desk, One Stop Services at 62 Victoria Street, LONDON SW1E 6QP.

This authority is under a duty to protect the public funds it administers and to this end may use the information you have provided on this form within this authority for the prevention and detection of fraud. It may also share this information with other bodies administering public funds solely for these purposes.



Please read the notes overleaf before answering any questions. Complete all sections in BLOCK CAPITALS and answer every question. Four copies of the completed form and four sets of drawings as specified in Note 5 overleaf are required.

<p>I apply for conservation area consent and declare that to the best of my knowledge all the information contained in this application form is correct.</p> <p>SIGNED <u>for Turley Associates</u> Applicant/Agent</p> <p>DATE <u>9 February 2006</u></p>	<p><i>Office use only:</i></p> <p>UPRN No:</p> <p>RN No:</p>
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<p>1. Applicant</p> <p>Name: <u>MR AND MRS ISHAG</u></p> <p>Address: <u>C/O TURLEY ASSOCIATES</u></p> <p>Post Code: _____</p> <p>Tel. No: _____</p>	<p>Agent (if any) to whom correspondence will be sent</p> <p>Name: <u>TURLEY ASSOCIATES</u></p> <p>Address: <u>25 SAVILE ROW</u></p> <p><u>LONDON</u></p> <p>Post Code: <u>W1S 2ES</u></p> <p>Tel. No: <u>020 7851 4010</u> Ref: <u>ISHL1000</u></p>
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<p>2. Application Site</p> <p>Address <u>25 ST JOHNS WOOD PARK, LONDON</u> Post Code <u>NW8</u></p>
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<p>3. Description of Proposed Works</p>	
a. Does the proposal involve complete demolition of unlisted building(s) in a conservation area? (If yes, specify buildings affected):	YES <input type="checkbox"/> <input checked="" type="checkbox"/> NO
b. Does the proposal involve partial demolition of unlisted building(s) in a conservation area? (If yes, specify the part(s) affected):	YES <input checked="" type="checkbox"/> <input type="checkbox"/> NO
c. Please give a brief description of the degree of demolition proposed: <u>THE FRONT FAÇADE AND APPROXIMATELY 2 METRES IN DEPTH OF THE FLANK ELEVATIONS TO BE RETAINED. THE REMAINING STRUCTURES TO BE DEMOLISHED.</u>	

<p>4. Submission of Application for Planning Permission</p>	
Has an application for planning permission been submitted in respect of the proposed works?	YES <input checked="" type="checkbox"/> <input type="checkbox"/> NO
If no, please state reason: _____	

<p>5. Plans and Drawings</p> <p>List all drawings submitted for approval (four copies of each drawing will be required clearly indicating the areas to be demolished):</p> <p><u>P-01 to P-06 inclusive Proposed Drawings. P-07 to P-09 incl. as Existing Drawings. P-11, P-12 Perspectives. P-12 Site Plan.</u></p> <p><u>Design Statement and Sustainability Checklist – Christopher Smallwood Architects; Planning Statement – Turley Associates; Statement of Significance and Impact Assessment Statement – Dr Doggett, CGMS; Structural Feasibility Report – Price and Myers</u></p>

<p>Please return the completed application form and drawings to the Planning and City Development Department, Westminster City Council, PO Box 240, City Hall, 64 Victoria Street, LONDON SW1E 6QP or by hand to the Planning Desk, One Stop Services at 62 Victoria Street, LONDON SW1E 6QP.</p>

A GUIDE TO APPLICANTS FOR CONSERVATION AREA CONSENT

Conservation area consent is required for the demolition, in whole or in part, of many unlisted buildings or structures (including walls and outhouses) located within a conservation area. Most of the City of Westminster is covered by designated conservation areas and if you wish to confirm whether your building or site lies within such an area or whether consent is necessary, you are advised to contact the following numbers:

For buildings within W1	020 7641 2927
For buildings within WC2, SW1, SW3, SW7, EC4	020 7641 2977
For buildings within NW1, NW6, NW8, W2, W9, W10, W11	020 7641 2924

Conservation area consent is additional to and does not remove the need to obtain planning permission or listed building consent when necessary (see Q4). It is necessary for the City Council to consult with English Heritage and take their comments into account before consent can be granted.

Q1. Name and Address of Applicant/Agent

If the form is completed by an agent all correspondence from the City Council will be sent to him or her. Please give a contact name or reference.

Q2. Application Site

The application should be accompanied by a plan or sketch to a scale of 1:1250 showing the site to which it refers and its boundary and relationship to adjoining properties. The application site should be edged in red and any adjoining land owned by the applicant edged in blue.

Q3. Description of Proposed Works

Please tick the appropriate boxes and provide a summary of the works of demolition proposed, referring to all buildings forming part of the site.

Q4. Submission of an Application for Planning Permission

Works which need planning permission will require the submission of a separate application. Similarly any works relating to a listed building will require an application for listed building consent. The relevant forms can be obtained from the Planning and Transportation Department at the address given at the end of this application form.

Q5. Plans and Drawings

If consent for the complete demolition of the building(s) is required, four copies of a plan showing the site (as in Q2) are required. It will also be helpful to provide elevations and floor plans of the building(s). If consent for partial demolition is required, the parts of the building(s) affected should be clearly marked in red on existing floor plans, sections and elevations. Four copies of these drawings must be submitted. All plans and drawings submitted for approval should be identified by a distinctive reference number. Plans must also show a north point, the metric scale and indicate whether enlarged from an Ordnance Survey map or drawn from survey. If you are proposing partial demolition of a building it may be necessary for you to submit structural information showing how the remaining parts of the building will be retained during and after building works. Good quality photographs showing the area of the building to be demolished will also assist in securing a speedier decision.

If you wish to enclose any additional information please do so in the form of a covering letter.

Your application will be delayed if insufficient information is received by the City Council.

PART II - Site Ownership

When making an application for conservation area consent, it is important that you provide information about the ownership of the application site by filling in an appropriate certificate.

It is an offence knowingly or recklessly to complete a false or misleading certificate.

N.B. An OWNER is the freeholder of the site and anyone who has a leasehold interest with at least 7 years unexpired.

Use Certificate A if you are the sole owner of all the land and buildings to which the application relates. If you are not the only owner of all the application site then any other person who qualifies as an owner must be informed of the terms of your application. If you can identify all other owners you must serve a notice on them using the wording shown in Notice No. 1. Once you have done this, complete Certificate B and submit it to the City Council with your application. Use Certificate C if you do not know the names of ALL the owners of the application site, and Certificate D if you do not know ANY of the owners of the site. In these cases you will need to publish a notice in a local newspaper using the wording of Notice No. 2 as well as notify all known owners using the wording of Notice No. 1. Certificates C and D and Notice No. 2 are available from the City Council at the address given at the end of this application form.

PART II - Site Ownership

IT IS AN OFFENCE KNOWINGLY OR RECKLESSLY TO COMPLETE A FALSE OR MISLEADING CERTIFICATE.

CERTIFICATE A

Under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (Owner's Certificate)

I certify that:

at the beginning of the period of 21 days ending with the date of this application nobody, except the applicant, was the owner of any part of the land to which this application relates.

Signed: For Turley Associates

Date: 9 February 2006

On behalf of: MR AND MRS ISHAG

~~CERTIFICATE B~~

~~Under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990~~

~~I certify that:~~

~~I have/The applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of this application was the owner of any part of the land to which this application relates as listed below.~~

~~Owners name:~~

~~Address at which notice was served~~

~~Date on which notice was served~~

Owners name:	Address at which notice was served	Date on which notice was served
_____	_____	_____
_____	_____	_____
_____	_____	_____

~~Signed:~~

~~Date:~~

~~On behalf of:~~

~~NOTICE No. 1 (Example)~~

~~Under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990~~

~~Proposed development at (a)*~~

~~I give notice that (b)*~~

~~is applying to Westminster City Council for conservation area consent to (c)*~~

~~Any owner of the land who wishes to make representations about this application should write to the Planning and City Development Department, Westminster City Council, PO Box 240, City Hall, 64 Victoria Street, London SW1E 6QP within 21 days of the date of service of this notice.~~

~~N.B. Insert:~~

~~*(a) address or location of the proposed development~~

~~*(b) applicant's name~~

~~*(c) description of the proposed development~~

~~Signed:~~

~~Date:~~

~~On behalf of:~~

Duplicate Application/Resubmissions

Have you submitted a duplicate application?

YES

☐

☒ X

NO

If yes, and you have already submitted your duplicate, please give our Registered Number:

RN: _____

Do you want your application to be considered as a resubmission of an earlier application that was either refused or withdrawn?

YES

☐

☒ X

NO

If yes, please give our Registered Number and the date that your earlier application was refused or withdrawn (delete as appropriate):

RN: _____ Date: _____

Check List

Please use this list to check that your application for conservation area consent has been completed correctly.

☒ X

Have you provided 4 copies of plans for each separate application showing clearly and accurately, to a metric scale, the existing site or building (including uses) and what changes you intend to make?

☒ X

Have you provided 4 copies of a location plan, drawn to scale with the site outlined in red and any land in the same ownership outlined in blue?

☒ X

Have you provided enough information including good quality photographs of the site (marked as necessary) so that your proposals can be fully understood?

☒ X

Have you signed, dated and fully completed 4 copies of the application form for each separate application?

☒ X

Have you given full information on who owns the land involved? Have the correct notices been served on the owners (if there are other owners apart from the applicant)? (See Part II).

If you cannot put a tick to every question your application is probably incomplete and will not be dealt with if submitted.

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