

JT/KM/EOM/P20-0126

15 February 2021

Development Planning  
Westminster City Council  
PO Box 732  
Redhill,  
RH1 9FL

Dear Sir /Madam,

**Application for Approval of Details Reserved by Condition 11  
Pursuant to Full Planning Permission Reference 20/06919/FUL  
16 Marlborough Place, St John's Wood, London, NW8 0PA  
Planning Portal Reference: PP-09523457**

On behalf of our client, Ms Fadelah Fahd, please find enclosed an Application for Approval of Details Reserved by Conditions 11 pursuant to Full Planning Permission 20/06919/FUL granted on 14 January 2021 for the following:

*"External alterations to single dwelling to include retention of front lightwell with localised excavation to accommodate air conditioning unit; new glazed conservatory at rear; first floor side extension; internal alterations to existing dwelling. Demolition of existing garage and replacement with new garden room. Associated landscaping works."*

This application seeks approval of details reserved by Condition relating to Condition 11.

Payment of the Application Fee of £116.00 (plus administration fee) is to follow via BACS transfer.

**Condition 11 (Photo of Timber Cladding)**

Condition 11 states:

*"Notwithstanding the submitted information, you must apply to us for approval of a photograph of a sample of the timber cladding you will use to clad the exterior of the garden room. 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 material(s)."*

Accordingly, please find enclosed a Garden Room Plan and Elevations As Proposed (Drawing Number 207/B) to discharge Condition 11. This includes a photo of the proposed balau timber cladding. Please note that the cladding will 'weather' and will therefore appear a duller/more subtle colour in due course. This will ensure that the cladding to the garden room structure preserves the setting of the Grade II Listed Building and the character and appearance of the St John's Wood Conservation Area.

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. However, should you require any further information then please do not hesitate to contact me.

Yours faithfully,

*Pegasus Group*

Katy Mourant

**Principal Planner**

[katy.mourant@pegasusgroup.co.uk](mailto:katy.mourant@pegasusgroup.co.uk)