

25th August 2021

Development Planning
Westminster City Council

Re : 109 Lisson Grove, NW1 6UP

Part demolition and alterations to existing Outhouse to match depth and scale of neighbouring Outhouse.

Site and Context

The proposed works are being carried out at 109 Lisson Grove, NW1 6UP.



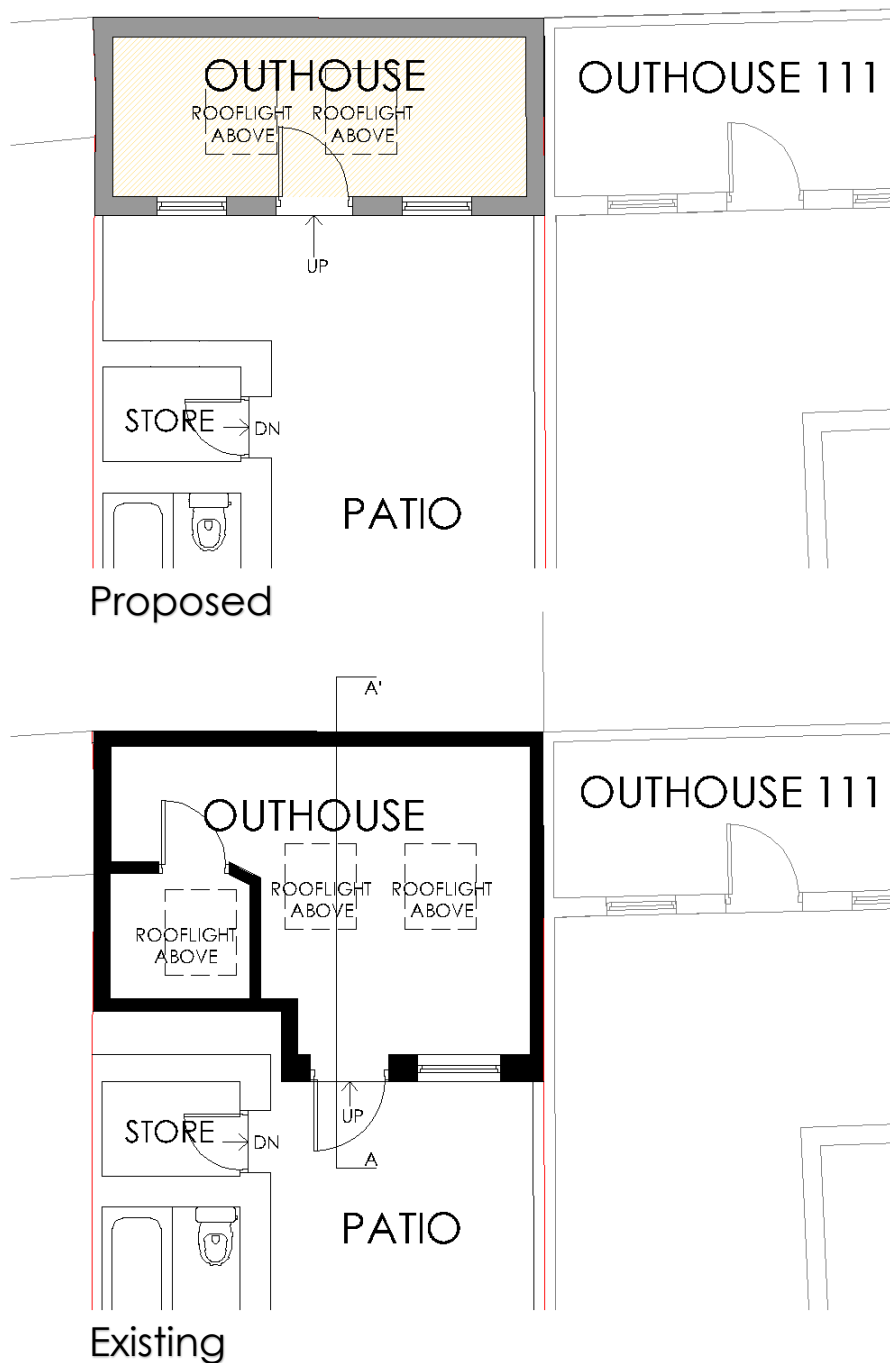
The neighbourhood contains a few important cultural landmarks, including the world-famous Lisson Gallery, Alfies Antique Market, Red Bus Recording Studios, the former Christ Church, now the Greenhouse Centre, and the Seashell of Lisson Grove.

The building is a terraced building located closer to Broadley Street along the run of Georgian terrace houses on Lisson Grove. The external appearance of the building appears to be unchanged.

Existing Outhouse

The existing outhouse was built by the owner under the impression that the building has permitted development rights.

Following communication between the client and the owner, the existing outhouse shall be partially demolished to reduce the depth.



Proposed Outhouse

The proposed outhouse shall have materials matching the existing building. The outhouse shall not touch the existing listed building.

The design and scale of the outhouse shall be same as neighbour's outhouse.
(please see image below)



The scale and mass of the proposed outhouse shall be subordinate to the existing building and in keeping with the character.

City of Westminster - Information Sheet for Listed Buildings

1. Does your proposal have an impact on the building's setting? If so, what is the impact; does it enhance significant views of the building and how does it affect the character of the wider area? – [The proposal has no negative impact on the existing building. The proposal intends to part demolish the relatively harmful outhouse and reduce its bulk and form.](#)
2. If an extension or new structure is proposed, explain the scale, height, width and length of the proposal and its relationship to the existing building. How is the special character and fabric of the listed building being affected? – [comments as above.](#)
3. If an extension is proposed, what thought has been given to it's appearance, position, visual impression, architecture, materials, decoration, lighting, colour and texture? – [N/A](#)
4. If internal works or alterations are being proposed, what is the relationship between your proposal and the original layout, fabric, and features of the building? – [The proposed outhouse is external to the existing listed building but](#)

lies within the curtilage of the property. The outhouse shall not touch the existing building/block any views or light.

5. Describe the materials you propose to use, why you chose them, the way in which they relate to the historic character of the building? Have environmentally friendly materials been considered? What consideration has been given to maintenance? [The proposed building shall be constructed in brick. The existing building is brick construction as well.](#)
6. What consideration has been given to accessibility, to and between parts of the proposed works? Has disabled access been considered? [The existing building has steps down to rear garden. The outhouse is accessed through the rear garden.](#)

References:

Google maps

Wikipedia

Westminster City Council website