

17 October 2023

Development Planning  
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Our ref: EP908/GC  
Your ref: PP- 12537677

Dear Sir/Madam

**HOSPITAL OF ST. JOHN AND ST. ELIZABETH, 60 GROVE END ROAD, LONDON, NW8 9NH  
APPLICATION FOR THE DEMOLITION OF A RAMP IN A CONSERVATION AREA, INFILLING OF  
TERRACE WALL, LOWERING OF BASEMENT LEVEL BY 0.7 METRES AND REPLACEMENT OF  
WINDOWS AND DOORS.**

**URGENT: THIS LETTER CONTAINS ADDITIONAL SUPPORTING INFORMATION, PLEASE PUBLISH**

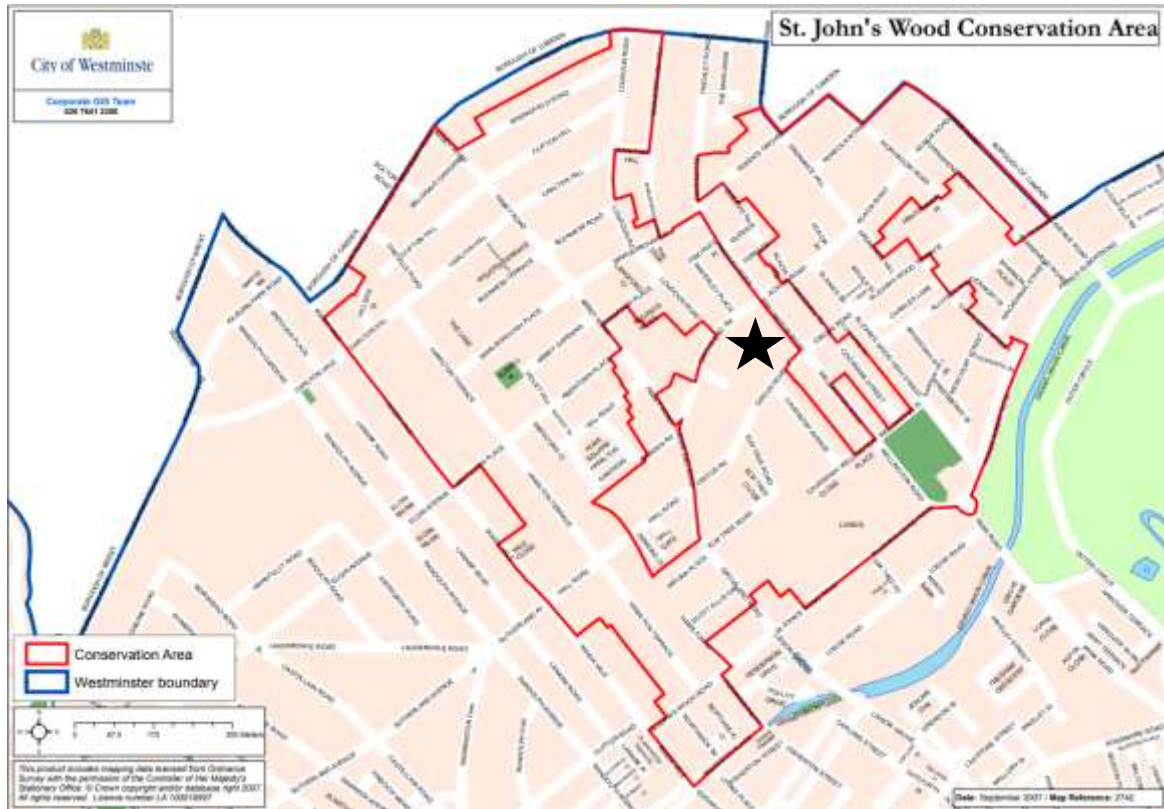
### **Introduction**

This letter incorporates Planning and Heritage Statement which is submitted on behalf of the Hospital of St. John and St. Elizabeth in support of an application for Planning permission:

*‘Demolition of a ramp in a conservation area, infilling of terrace wall, lower basement level by 0.7 metres and replacement of windows and doors with upvc glazing’.*

This supporting letter describes and assesses the planning and heritage merits of the proposals with reference to the relevant heritage assets and the development plan for the area.

The relevant heritage assets include the chapel a Grade II\* listed and the St. John’s Wood Conservation Area within which the application site is located in (see figure 1 for the conservation area boundary).



**Figure 1:** Conservation Area boundary with application site (star). SJWCA Audit 2008 (WCC).

This submission is made on behalf of the Hospital of St. John and St. Elizabeth and is submitted via the Planning Portal. The submission comprises:

- Application form
- This letter
- Site Location Plan
- Drawing 050 Existing Site Plan
- Drawing 060 Proposed Layout Plan
- Drawing 100 Existing NE Elevation
- Drawing 110 Proposed NE Elevation
- Drawing 120 Existing and Proposed NW Elevation

### Site Description

The Hospital of St. John and St. Elizabeth is accessed from Circus Road (via Cavendish Avenue) to the south east and Grove End Road to the north west. It has run as an hospital on the site since the 1890s and has various architectural periods from Victorian to contemporary.

The application site is adjacent to the south west of the boundary shared with the car park of Barbara Brosnan Court 46 Grove End Road which is screened from the hospital by trees. The application site is a post-war extension to the west wing, with a dis-used external ramp to a terrace (first floor) and external access to the basement level below. The ramp and terrace is rendered white whilst the rest of the building has London stock brick. The fenestration is a mix UPVC double glazing at lower level and timber frame single glazing painted white at first floor level with French Windows.

## **Planning Statement**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states any determination should be made in accordance with the Development Plan unless material considerations indicate otherwise.

The revised National Planning Policy Framework 2023 (NPPF) is the overarching national planning policy document and is an important consideration in the assessment of the proposals. Section 16 concerns 'Conserving and enhancing the historic environment' and has been fully considered in preparing these proposals.

In this instance, the Development Plan relating to the development site comprises:

The London Plan (2021)

- Policy D10 Basement development
- Policy S2 Health and social care facilities
- Policy HC1 Heritage conservation and growth

Westminster City Plan (April 2021)

- Policy 17 Community Infrastructure & facilities
- Policy 39 Westminster's heritage
- Policy 45 Basement development

The relevant adopted policy documents referred to above in addition to relevant adopted WCC Supplementary Planning Guidance documents have been considered and have informed the proposals now supported by this statement.

## **Heritage Statement**

It is noted that a Grade II\* Listed Chapel is situated within the hospital complex, and the hospital is located entirely within the St. John's Wood Conservation Area. However, the proposed development is in a remote location in relation to the Listed Building and is not considered to have any material affect on its significance or surroundings or on the character of the Conservation Area.

There is existing UPVC fenestration and doors on the lower level below the existing disused ramp. Therefore, the applicant considered the proposed replace of timber frame French windows with UPVC is acceptable in this instance. The proposed windows and doors will help prevent also heat loss during winter.

The demolition of the ramp would result in the removal an dis-used non-original ramp which is not considered to have any redeeming features. The proposed demolition would also not be substantial with infilling of terrace wall with matching materials.

Therefore, it is considered that the proposal would preserve and enhance the Conservation Area in accordance with London Plan Policy HC1 and Policy 39(L) of the Westminster City Plan.

## **Basement Level**

The proposed lowering of the basement levels aims to increase head room, the applicant wishes to try to retain the terrace above or at rebuild it as is, if required. The existing layout internally has 3 steps to reach the affected basements rooms, with head height going from 2600mm to 1980mm. Externally there are a further 3 steps to reach level ground, the proposals aims to address this awkward and cramped layout.

With a proposed depth of 0.7 metre it is considered that this is more minor engineering works than an extension beneath the building in compliance with London Plan Policy D10 and Westminster City Plan Policy 45.

In addition, the proposed development will help improve the comfort of patients and the efficiency of staff at St John & St Elizabeth Hospital in accordance with London Plan Policy S2 and Westminster City Plan Policy 17.

### **Neighbour's living conditions**

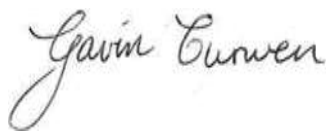
Given the distance of neighbouring residents and a proposed reduction in scale of the existing building, it is considered there will be no change and this no harm to neighbouring amenity.

### **Conclusion**

Owing to the above the applicant considers the proposed development would preserve and enhance the appearance and character of the St. John's Wood Conservation Area whilst having no effect on the Grade II\* Chapel. In addition, there would be no change to neighbours' living conditions and improved comfort for patients and efficiency to hospital staff.

Should you require any additional information please do not hesitate to contact me. In the meantime, I look forward to receiving your registration of the application in due course.

Yours sincerely,



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