

## Appendix C

The 2009 Approvals Decision Notices



# City of Westminster

PLANNING & CITY DEVELOPMENT

Your ref: LEIGHBERRY LTD

My ref: 08/09259/FULL

TP/20836 : PP-00585021

**Please reply to:**

Tel No:

Fax No:

Email:

Vincent Nally

020 7641 5947

020 7641 2339

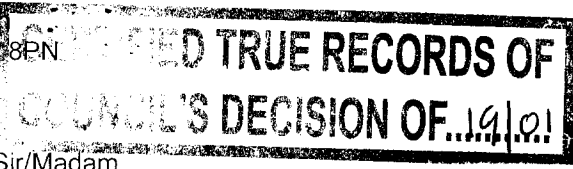
southplanningteam@westminster.gov.uk

A Browne  
A J Browne & Company  
2A Theobalds Road  
London  
WC1X 8PN

## Development Planning Services

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

19 January 2009



Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990  
PERMISSION FOR DEVELOPMENT (CONDITIONAL)

The City Council has considered your application and permits the development referred to below subject to the conditions set out and in accordance with the plans submitted.

Unless any other period is stated in the Schedule below or by conditions attached; this consent, by virtue of Section 91(1) of the Town and Country Planning Act 1990 (as amended), is granted subject to the condition that the development shall be commenced within 3 years of the date of this decision.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

### SCHEDULE

<b>Application No:</b>	08/09259/FULL	<b>Application Date:</b>	28.10.2008
<b>Date Received:</b>	29.10.2008	<b>Date Amended:</b>	
<b>Plan Nos:</b>	Planning Statement dated 4.11.2008; Design and Access Statement dated 29.11.07; Photographs 690 - P1 to 21 inclusive; ADG01; adg0101A; adg0102A; adg0103; adg0111C; adg0112C; adg0200; adg0210A and adg0310A.		
<b>Address:</b>	21 St George's Square, London, SW1V 2HX,		
<b>Proposal:</b>	Use as a single family dwelling and alterations to rear fenestration.		

See next page for conditions/reasons.

Yours faithfully

Rosemarie MacQueen

Director of Planning and City Development

08/09259/FULL/TP/20836 : PP-00585021

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**Condition(s):**

1 You must carry out any building work which can be heard at the boundary of the site only:

- \* between 08.00 and 18.00 Monday to Friday;
- \* between 08.00 and 13.00 on Saturday; and
- \* not at all on Sundays and bank holidays.

Noisy work must not take place outside these hours unless we have agreed that there are very special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in STRA 16, STRA 17 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AB)

2 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Pimlico Conservation Area. This is as set out in STRA 28, DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BD)

**Informative(s):**

1 SUMMARY OF REASONS FOR GRANTING PLANNING PERMISSION - In reaching the decision to grant planning permission the City Council has had regard to the relevant policies in the London Plan February 2004 and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

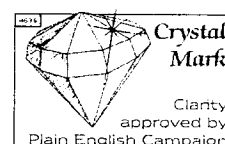
The City Council decided that the change of use from a house in multiple occupation (HMO) to a single family dwellinghouse is acceptable.

In reaching this decision the following policies of the City of Westminster Unitary Development Plan were of particular relevance: H7, ENV13, DES1, DES5, DES9 and DES10.

2 Please read the enclosed leaflet about our Considerate Builders Scheme. For more information phone 020 7641 3175 or look at [www.westminster.gov.uk/atoz/atoz\\_c.cfm](http://www.westminster.gov.uk/atoz/atoz_c.cfm) (I51AA)

Note:

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.



3 Under Section 25 of the Greater London Council (General Powers) Act 1973 you need planning permission to use residential premises as temporary sleeping accommodation. To make sure that the property is used for permanent residential purposes, it must not be used as sleeping accommodation by the same person for less than 90 nights in a row. This applies to both new and existing residential accommodation.

Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year). (I38AB)

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# City of Westminster

PLANNING & CITY DEVELOPMENT  
Your ref: LEIGHBERRY LTD  
My ref: 08/09260/LBC  
TP/20836 : PP-00585021

**Please reply to:** Vincent Nally  
Tel No: 020 7641 5947  
Fax No: 020 7641 2339  
Email: southplanningteam@westminster.gov.uk

A Browne  
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**Development Planning Services**  
Department of Planning & City Development  
Westminster City Hall  
64 Victoria Street  
London SW1E 6QP

19 January 2009

Dear Sir/Madam

## PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 LISTED BUILDING CONSENT FOR WORKS (CONDITIONAL)

The City Council has considered your application and grants consent for the works referred to below subject to the conditions set out and in accordance with the plans submitted.

Unless any other period is stated in the Schedule below or by conditions attached; this consent, by virtue of Section 18(1) of the 1990 Act (as amended), is granted subject to the condition that the works to which it relates must be commenced within 3 years of the date of this consent.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

### SCHEDULE

**Application No:** 08/09260/LBC

**Application Date:** 28.10.2008

**Date Received:** 29.10.2008

**Date Amended:**

**Plan Nos:** Planning Statement dated 4.11.2008; Design and Access Statement dated 29.11.07; Photographs 690 - P1 to 21 inclusive; ADG01; adg0101A; adg0102A; adg0103; adg0111C; adg0112C; adg0200; adg0210A and adg0310A.

**Address:** 21 St George's Square, London, SW1V 2HX,

**Proposal:** Use as a single family dwelling and alterations to rear fenestration. Internal alterations to include removal and installation of internal partitions and installation of lift.

See next page for conditions/reasons.

Yours faithfully

Rosemarie MacQueen  
Director of Planning and City Development

**Condition(s):**

1 You must carry out any building work which can be heard at the boundary of the site only:

- \* between 08.00 and 18.00 Monday to Friday;
- \* between 08.00 and 13.00 on Saturday; and
- \* not at all on Sundays and bank holidays.

Noisy work must not take place outside these hours unless we have agreed that there are very special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in STRA 16, STRA 17 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AB)

2 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in STRA 29 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BB)

3 The works approved are only those shown on the drawings listed on this decision letter. (C27NA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in STRA 29 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BB)

**Informative(s):**

1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT  
- In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the London Plan February 2008 and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

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The City Council decided that the proposed works would not affect the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

STRA 29 and paras 10.130 to 10.146 the City of Westminster Unitary Development Plan, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- \* any extra work which is necessary after further assessments of the building's condition;
- \* stripping out or structural investigations; and
- \* any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

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