

30<sup>th</sup> April 2024

Planning & Building Control  
Westminster City Council  
City Hall  
64 Victoria Street  
London  
SW1E 6QP

## By Email Only

Dear Sir / Madam,

### **Newton Medical Centre, 14-18 Newton Road, London, W2 5LT Full Planning Application**

On behalf of our client Newton Road LLP, please find enclosed our full planning application seeking to amend rooftop ventilation ducts for the recently constructed extension of the Newton Medical Centre at 14-18 Newton Road, London W2 5LT.

Alongside this covering letter, the planning application submission consists of the following documents;

- Existing Roof Plans (Drawing Ref: NRD-HKR-GP-RF-DR-A-0895);
- Proposed Roof Plan (Drawing Ref: NRD-HKR-GP-RF-DR-A-0896);
- Existing Elevations (Drawing Ref: NRD-HKR-XX-ZZ-DR-A-4020);
- Proposed Elevations (Drawing Ref: NRD-HKR-XX-ZZ-DR-A-4021);
- Background Document detailing proposed changes and rooftop ducts to be installed;
- Completed CIL forms

Planning application fee of £1,226 has been paid via BACS.

#### **1. Site and Surrounds**

The site is located within the jurisdiction of the City of Westminster within the Westbourne Conservation Area to the south of Royal Oak Underground Station. The surrounding area is primarily residential in character consisting of traditional townhouses and larger flat blocks.

The site is not statutorily listed with nearest listed buildings being Grade II listed 32 Newton Road (west) and 26 Westbourne Grove (south).

The site consists of the Newton Medical Centre (Use Class E(e)) and ten residential flats (Use Class C3).

#### **2. Planning History**

This planning application relates to rooftop ventilation ducts installed on the recent extension to the Newton Medical Centre (Ref: 17/11306/FULL):

*“Extensions to the existing building at roof, ground and lower ground level in connection with the provision of 961 sq.m (GEA) Class D1 floorspace and 9 residential flats (Class C3), together with associated parking and landscaping.”*

Following planning permission being granted in June 2018 necessary conditions have been discharged to allow the extension to be built out.

The site has been subject to three S73 applications to amend various design matters with the latest (Ref: 23/07630/FULL) currently awaiting decision for:

*“...changes to the floor layouts at basement level, ground floor, first floor of the existing building and layout changes to the second floor of the existing building which will alter the number of bedrooms, changes to landscape design to preserve existing steps at the main entrance to the existing building, introduction of new UKPN switch room, amendments to the residential bicycle layout, existing building façade amendments, amendments to the proposed mansard roof to the existing building, amendments to the roof-level elements of the proposed mansard roof to the existing building such as the lift overrun and rooflights; and amendments to the energy strategy to change from individual gas fired boilers to a communal gas fired boiler within the basement.”*

### **3. Proposed Development**

Detailed in the accompanying background document, this application seeks to replace existing galvanised steel ventilation ducts which have been installed on the recent extension to the site (Ref: 17/11306/FULL) with new mushroom vents.

As part of the installation and maintaining of the necessary vents a 1.7sqm area of green roof will be removed and relocated to an area of roof which is currently clear of green roof.

### **4. Planning Policy Context**

The Development Plan against which a planning application would be assessed comprises the approved London Plan 2021, and the adopted Westminster City Plan also adopted in 2021. Material considerations would include the National Planning Policy Framework, which was last updated in December 2023 and Supplementary Planning Documents and Guidance.

The Council's policies map shows that the building lies within the Westbourne Conservation Area. The site is not in a location covered by a Neighbourhood Plan.

### **5. Planning Assessment**

#### **Principle**

It is acknowledged that the existing ventilation ducts which have been installed to the south part of the Newtown Medical Centre are not in compliance with planning permission (Ref: 17/11306/FULL). As such the application seeks to replace the existing galvanised steel ventilation ducts with new mushroom vents. The ventilation ducts are vital to the function of the medical centre and are unable to be removed in their entirety or located elsewhere. Compliant with relevant design policies the proposal is considered to represent sustainable development and is considered acceptable in principle.

#### **Heritage and Design**

Located in the Westbourne Conservation Area consideration is given to design of the proposal in maintaining the character of the area in accordance with City Plan Policy 38 and 39. The existing galvanised steel ventilation ducts are approximately 750mm above parapet levels of the extension. The proposed replacement will substantially reduce this being 150mm higher than the parapet level and more uniform with the existing roofline. In order to reduce any visual impact, the proposed mushroom vents will be painted a similar bronze colour which matches the surrounds of the existing roof lights.

#### **Urban Greening**

The proposed vents are lower in profile, however will require the area around them to be cleared of planting for installation and maintenance purposes. As such the proposal seeks to remove 1.7sqm of green roof around the two ducts and relocate this to an area of roof which currently has no green roof as shown in the accompanying plans ensuring greening contribution of the development is retained as previously approved.

**6. Conclusion**

The proposed development complies with relevant policies and is essential to the function of the Medical Centre. The scheme represents an improvement from what is currently in situ reducing any deemed visual impact to local residential and preserves the character and appearance of the Westbourne Conservation Area. We trust that the submitted documentation is self-explanatory and look forward to receiving confirmation of the application being validated. In the meantime, please do not hesitate to contact Lewis Davenport if any clarification is required.

Yours sincerely



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Planning**  
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