

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 January 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	32-34 Great Peter Street, London, SW1P 2DB,		
Proposal	Demolition of the existing building and redevelopment of the site to provide 21 residential units (15 x private residential units and 6 x affordable residential units) (Class C3) in a new eight storey building (basement with sub basement, ground plus seven upper floors) with the provision of car parking, plant and associated works.		
Agent			
On behalf of	Gerald Eve LLP		
Registered Number	15/07778/FULL	Date amended/ completed	19 August 2015
Date Application Received	19 August 2015		
Historic Building Grade	Unlisted		
Conservation Area	Peabody Estates: South Westminster		

1. RECOMMENDATION

<p>1. Grant conditional permission subject to a S106 legal agreement to secure the following:</p> <ul style="list-style-type: none"> i. provision of affordable housing on-site; ii. the applicant to comply with the Council's Code of Construction Practice, provide a Site Environmental Management Plan prior to commencement of development and provide a financial contribution of £26,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers iii. unallocated parking; iv. free lifetime (25 years) car club membership for residents of the development iv. costs of monitoring the S106 agreement. <p>2. If the S106 legal agreement has not been completed within three months of the date of this resolution then:</p> <ul style="list-style-type: none"> a) The Director of Planning shall consider whether it will be possible or appropriate to issue the permission with additional conditions attached to secure the benefits listed above. If so, the Director of Planning is authorised to determine and issue the decision under Delegated Powers; however, if not; b) The Director of Planning shall consider whether the permission should be refused on the grounds that the proposals are unacceptable in the absence of benefits which would have been secured; if so,
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the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

2. SUMMARY

32 - 34 Great Peter Street is a part 5, part 3 storey building located on the corner of Great Peter Street and St. Ann's Lane. The building is not listed and is identified in the Peabody Estates: South Westminster Conservation Area Audit (2009) as being a 'negative building'. The building is located within the Pimlico Central Activities Zone and is currently in use as offices.

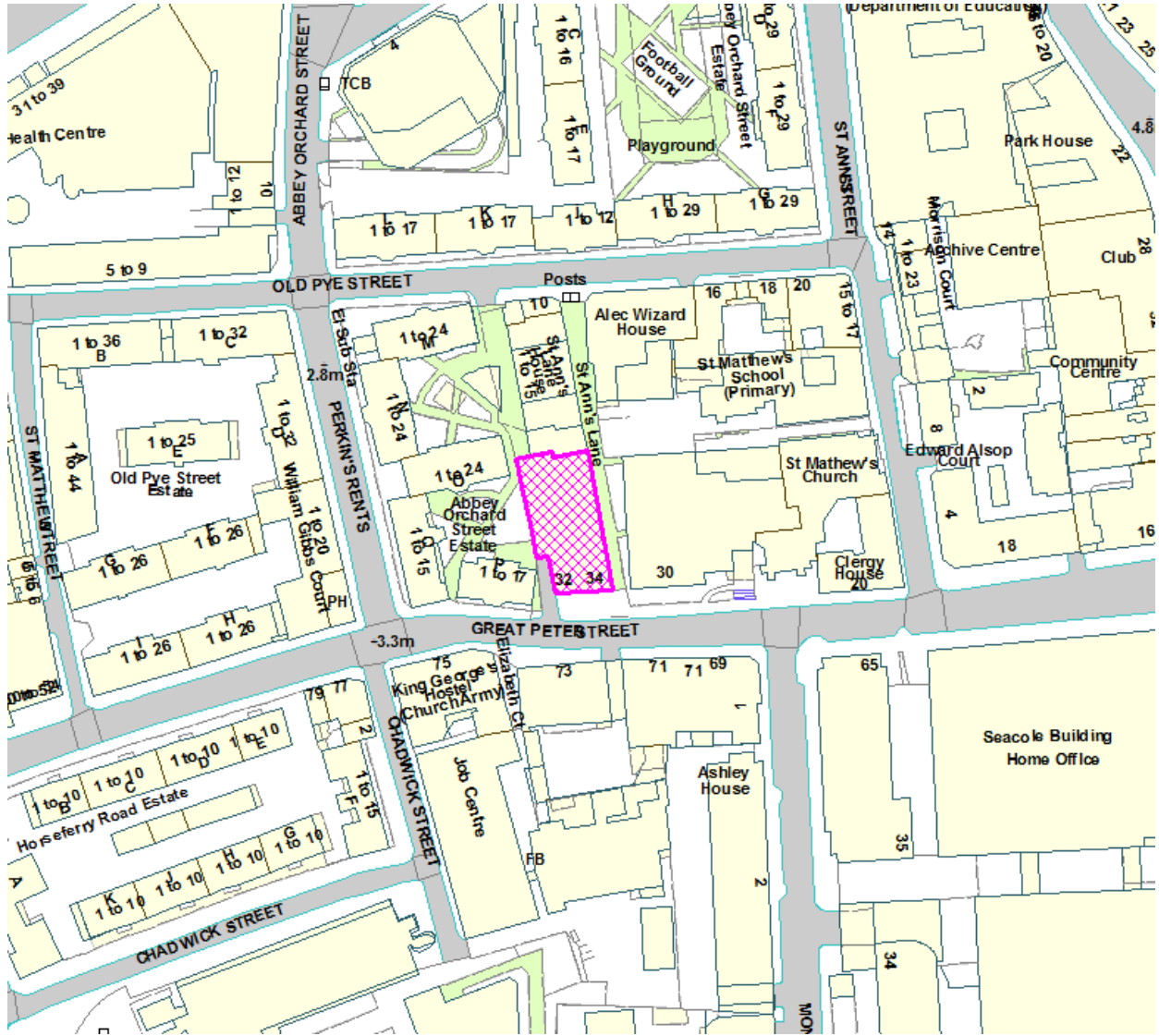
Planning permission is sought for the demolition of 32 - 34 Great Peter Street and its replacement with a new eight storey building (with basement and sub-basement levels) including roof terraces, off-street parking, and mechanical plant, in connection with the use of the building as 21 residential units (15 x private residential units and 6 x affordable residential units) (Class C3).

The key issues in this case are:

- * The change of use to residential and the provision of new on site affordable housing
- * The impact on the character and appearance of the Peabody Estates: South Westminster Conservation Area;
- * The impact on residential amenity - daylight, overlooking and sense of enclosure
- * The impact of the shortfall in on-site car parking

The proposal to provide a new building and new housing within this part of the City complies with the City Council's land use, design, highways and amenity policies and the application is accordingly recommended for approval subject to a S106 legal agreement to secure the provision of the affordable housing on-site, a financial contribution to the Council's Environmental Inspectorate to monitor compliance with the Construction Environmental Management Plan, to secure unallocated parking, free life time (25 years) car club membership for residents of the development and S106 monitoring costs.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

WESTMINSTER SOCIETY

No objection. This is regarded as a worthy scheme. The existing building is of little value and its removal will be no loss. The replacement building is well designed and will improve the streetscape. On-site provision of affordable housing and broad range of unit sizes welcomed. The Society supports comments raised by St Matthew's Primary School and would welcome any streetscape improvements that perhaps could be secured by condition.

THORNEY ISLAND SOCIETY

The replacement building is an improvement. Its height may cause some loss of light to neighbouring properties however the design addresses this problem with set back upper floors. Development should not obstruct pedestrian access to St. Ann's Lane particularly to St. Matthew's Primary School and St Andrew's youth club. Trees should be protected during construction.

HEAD OF AFFORDABLE AND PRIVATE SECTOR HOUSING

Of the 6 affordable homes proposed, 2 are intended for social rented housing and 4 for intermediate housing use. The overall level of affordable housing proposed is 713sqm which meets the 640sqm policy requirement level. The mix of social to intermediate housing is 33:67 which does not equate to the London Plan guidance of 60:40. In light of recent proposed changes to the Government's housing policy it is recommended that all of the affordable units are provided at sub-market rents. Where rents are set at sufficiently affordable levels they can be made available for either social housing or intermediate housing. This will provide flexibility as to whether the eventual tenants come from Westminster's social waiting list or intermediate waiting list. Affordable rent levels should be secured by S106.

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater, including underground rivers, has been researched and likelihood of local flooding or adverse effects on the water table has been found to be negligible. The method of construction and piling is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

HIGHWAYS PLANNING MANAGER

The level of car parking (9 spaces) and cycle parking (57 spaces) is acceptable. The unallocated car parking (i.e. a space would not be allocated to a specific unit) and car club membership offers are welcomed. No off-street servicing is proposed however an objection is not raised to the lack of servicing provision.

ENVIRONMENTAL HEALTH

No objection subject to conditions. Due to size of the development and the close proximity to numerous sensitive receptors a financial contribution to the Environmental Inspectorate team for the development of a Site Environmental Management Plan (SEMP) to address noise, air quality and dust is required having regard to Westminster City Councils Code of Construction Practice.

ARBORICULTURAL MANAGER

No objection subject to conditions.

ENVIRONMENT AGENCY

Although the risk of flooding from the River Thames is considered low, suggest that finished floor levels are raised to the 2100 breach level of 4.91m AOD.

THAMES WATER

No objection with regard to sewerage infrastructure or water infrastructure capacity.

CRIME PREVENTION DESIGN ADVICE

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 203; Total No. of Replies: 2.

One neighbour objection raising the following issue:

Design:

* Taller building will have a detrimental effect on the street scene and conservation area.

One letter from St. Matthew's CE Primary School raising the following issues:

* Development should not restrict pedestrian access to St. Ann's Lane;

* Consideration should be given to the possibilities raised by the development to enhance the streetscape of St. Ann's Lane, the children's entrance to the playground, and the possibility of removing bollards and providing controlled vehicle access to St. Ann's Lane from Old Pye Street.

ADVERTISEMENT/SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

32 - 34 Great Peter Street is a part 5, part 3 storey building located on the corner of Great Peter Street and St. Ann's Lane. The building is not listed and is identified in the Peabody Estates: South Westminster Conservation Area Audit (2009) as being a 'negative building'. The building is located within the Pimlico Central Activities Zone and is currently in use as offices.

To the west and rear of the site is row Abbey Orchard Peabody Estate comprising of residential housing blocks varying from 5 - 6 storeys in height. To the east is 28 – 30 Great Peter Street (Trevelyan House) which is in office use. To the rear on St. Ann's Lane are St. Matthew's Primary School and St. Andrew's Youth Club. Opposite the site is 73 Great Peter Street, an 8 storey building with is in commercial use on the ground floor and residential use on the upper floors.

6.2 Recent Relevant History

Planning permission was granted in 1971 for the erection of a part 5, part 3 storey building plus basement at 32/34 Gt Peter Street for use as basement showroom and storage, ground floor showroom, 1st and 2nd floor offices and 3rd and 4th floors 3 x residential flats.

Between 1979 and 1988 there were a number of planning permissions granted for the change of use of individual floors.

A lawful development certificate was issued in 1993 (93/02992/CLEUD) for the use of the 3rd and 4th floors as offices.

7. THE PROPOSAL

Planning permission is sought for the demolition and redevelopment of 32 – 34 Great Peter Street to provide a new eight storey building (with basement and sub-basement levels) for use as 21 residential units (15 x private residential units and 6 x affordable residential units) (Class C3) plus 9 car parking spaces and mechanical plant.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The existing and proposed land uses are summarised below:

Table 1. Existing and Proposed Land Uses

Use	Existing (sqm GEA)	Proposed (sqm GEA)	Uplift (sqm GEA)
Office (Class B1)	2101	0	-2101
Residential (Class C3)	0	2681	+2681
Total	2101	2681	+580

Loss of office use

The proposals would result in the loss of office floorspace amounting to 2,101 sqm.

Policy S47 of the City Plan advises that ‘when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework... to secure development that improves the economic, social and environmental conditions in the area.’

Paragraph 51 of the NPPF advises that local planning authorities should normally approve planning applications for change of use to residential and any associated development from commercial buildings (currently in the B use class) where there is an identified need

for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

Whilst there would be a net reduction in office floorspace and employment as a result of the development, there is no evidence to suggest that the economic impact of the proposals on this part of the City as a whole would be sufficiently harmful in this instance to withhold permission. The change of use to residential use would provide social benefits with the provision of a net increase of 21 residential units including 6 on-site affordable units.

There are no policies within the UDP or City Plan which safeguard the existing office use. However, the City Council recognises that adopted development plan policies relating to office and mixed use policies are out of date and that, given recent pressures to convert office buildings to residential use, there is now an under-supply of office accommodation within the borough, eroding the character of commercial areas and resulting in a need to protect existing office floorspace. However, this objective still needs to be balanced against the requirement to provide new homes. Consequently, interim measures, (set out in an initial statement dated 1 March 2015), have been drawn up in relation to the consideration of applications involving the replacement of offices with new residential floorspace, (and applications for the provision of new office floorspace). From 1 September 2015, any such applications will be determined under a 'presumption in favour of sustainable development' in line with national policy. This means that within the Core CAZ (and in other specified locations) housing is no longer acceptable in principle where it results in the loss of office floorspace. A further statement (dated 22 July 2015) confirmed that the loss of offices will be acceptable where they are to other commercial uses, or outside of the Core CAZ or other specified locations.

As the current application was submitted in April 2015, it is not subject to consideration under the interim measures or emerging policies, but should be considered in the light of adopted development policies which do not protect existing office uses.

Residential use

The use of the proposed building for residential purposes is supported by Policies H3 of the UDP and S14 of Westminster's City Plan.

The proposal would create 2681 sqm of residential floorspace (GEA) in the form of 21 flats with associated car parking and services. This would make an important contribution to new housing provision and is welcomed in policy terms.

The residential mix and tenure is set out in the table below:

Table 1. Residential mix and tenure

Unit type	Affordable (Social Rented)	Affordable (Intermediate)	Market	Total No. of Units	% Unit Mix
1 bed	1	1	3	5	24
2 bed	0	3	9	12	57
3 bed	0	0	3	3	14

4 bed	1	0	0	1	5
Total	2	4	15	21	100

The residential mix which is heavily weighted towards 2 bed units fails to meet the Council's Policy H5 in the UDP which normally requires that a third of units be family sized (3 beds). In this case 4 (19%) of the 21 units are family sized. The supporting text to this policy does state that this requirement may be applied flexibly and that the City Council may accept a lower level of family sized accommodation having regard to the nature of the development and the character of the environment. It is considered that there is a case for a slightly lower amount of family housing given that this is a central inner city location.

All units (ranging between 52 sqm and 130 sqm) have been designed to meet or exceed the Mayor's dwelling space standards set out in London Plan Policy 3.5. All units have been designed to meet Lifetime Homes and 10% are adaptable to wheelchair housing. The proposed flats are relatively modest in size and it is considered that the application is in accordance with Policy S14 City Plan which seeks to optimise the number of residential units on development sites.

It is accepted that the background noise levels in this area of the City are high. Policy ENV6 of the UDP states that residential developments are required to provide adequate protection from existing background noise as well as noise from within the development itself. The submitted Environmental Noise Survey addresses the issue of internal noise levels to the new flats and assesses the building envelope's acoustic performance. This is a redevelopment which would incorporate double glazed windows and the high specification building fabric necessary to meet modern performance standards. A system of mechanical ventilation for the new flats is proposed should residents choose to keep their windows shut. Conditions are recommended to ensure that sufficient measures are put in place to mitigate against internal and external noise.

Overall, the new flats would generally provide a good standard of accommodation in terms of unit size and layout and all would benefit from private amenity space in the form of balconies or terraces. The majority of the flats (90%) are also dual aspect.

Affordable housing

UDP policy H4 and City Plan Policy S16 seek to secure the provision of affordable housing. Policy S16 requires that housing developments of more than 10 additional dwellings or 1000m² or more in floorspace should normally include a proportion of the floorspace on site as affordable housing. The proportion of affordable housing sought on individual sites will be set out in the City Management Plan when it is adopted but until then is set out in an interim guidance note. For sites outside Core CAZ with a residential floorspace increase of between 2,500sqm and 2,899sqm the guidance specifies a floorspace requirement of 640sqm.

The proposed scheme provides an increase in residential floorspace of 2,681sqm. It is proposed that 713sqm of the floorspace will be affordable housing comprising of 6 units (2 x social rent and 4 x intermediate rent). The overall level of proposed on site affordable housing, 713sqm, exceeds the policy requirement of 640sqm.

The 6 affordable units would be provided in the following mix.

Unit type	Affordable (Social Rented)	Affordable (Intermediate)	Total
1 bed	1	1	2
2 bed	0	3	3
4 bed	1	0	1

The affordable units would have their own separate entrance on St. Ann's Lane, immediately adjacent the main market residential entrance. The units would meet the Council's requirement for dual aspect affordable housing. The 4 bed unit will be suitable for families and all the flats will have their own outdoor amenity space. The proposed units are considered to provide a good standard of accommodation in terms of unit size and layout.

The Council's Head of Affordable Housing welcomes the provision of affordable housing in this location. The mix of social housing to intermediate housing proposed is 33:67, which does not meet the London Plan guidance of 60:40. However in light of recent proposed changes to the Government's housing policy it is recommended that all of the affordable units are provided at affordable rent levels based on the Council's housing advice. These homes will be allocated to Westminster's preference groups in line with the Council's allocation scheme. Where affordable rents rather than target rents are charged, then the gross weekly rent (inclusive of service charge) charged by dwelling size should reflect the rent ranges set out in the Council's Affordable Rent Statement.

These rent levels are set out in the table below:

Unit type	No. of units	Gross Weekly Affordable Rent Range WCC AR Statement	Average Gross Rent by Dwelling size to be charged (midpoint of the range) see note*
1 bed	2	£135-£172	£153.50
2 bed	3	£148-£194	£171
4 bed	1	£156-£210	£ 183

*note gross rent to be set out in the legal agreement but where rents can increase annually by CPI +1%

It is recommended that these rent levels which have been agreed with the applicant are secured under the terms of the S106 agreement.

8.2 Townscape and Design

32 - 34 Great Peter street is an unlisted post war office block located within the Peabody Estates: South Westminster Conservation Area.

The existing building comprises of four storeys above ground level at the front, and two storeys above ground floor at the rear, the property is typical of its age being constructed of concrete and brick. The building is identified in the Peabody Estates: South

Westminster Conservation Area Audit (2009) as being a 'negative building'. Demolition of the building is not opposed in conservation terms subject to the height, form and design quality of the replacement building.

Taking into account the height of both neighbouring buildings, the replacement building comprises eight storeys, with the two upper floors set back from the main façade. This mediates between the height of the Peabody Estate to the west and Trevelyan House to the east. The additional floors are acceptable subject to an amending condition requiring an over sailing capping detail to ease the vertical proportions of the upper two floors.

The replacement building is constructed in brick with stone dressed windows. The building makes reference to the areas traditional palette of materials whilst presenting a wholly contemporary addition to the townscape.

In summary, it is considered that the loss of the existing buildings is justified by the quality of the replacement building. It is considered to be a good example of contemporary design while still being respectful of its context. It is not considered that the proposal will adversely affect the character and appearance of the Peabody Estates: South Westminster Conservation Area or this part of the City.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure, overlooking and encourage development which enhances the residential environment of surrounding properties.

There have been no objections received from adjoining occupiers on residential amenity grounds.

Daylight

The applicant has carried out a detailed assessment using the BRE guidelines: Site Layout Planning for Daylight and Sunlight 2011. The BRE guidelines suggest that a 27% Vertical Sky Component (VSC) is indicative of a 'good level' of daylight. The BRE guidelines state that daylight levels may be adversely affected if the VSC measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value. Should windows achieve sufficient levels of VSC they are seen as compliant in terms of daylight and no further tests are required.

The applicant's daylight assessment results show that the vast majority of the surrounding residential windows will continue to receive good levels of daylight in accordance with the BRE Guidelines criteria and that those windows which will experience a technical breach of the recommended standards will still retain a good level of daylight given the built up nature of this central London location.

Sense of Enclosure

The setbacks incorporated into the design of the upper floors between fourth and seventh floor levels will help minimise the effects of the development upon neighbouring residential amenity.

The new building is considered to be significantly setback from neighbouring properties, particular those forming part of the Abbey Orchard Peabody Estate. As such it is not considered that any perceived increase in sense of enclosure would be so significant to justify refusal.

Privacy

The new building includes roof terraces and balconies on all floor levels. It is unlikely that the terraces and balconies will result in any material loss of privacy or noise nuisance to neighbouring occupiers given their location and distance from neighbouring residential properties.

Noise impact from mechanical plant

Mechanical plant is proposed at sub-basement level and sixth floor levels. An acoustic report has been submitted as part of the application which includes background noise surveys around the site and, from this are set targets for the operation of the new plant which must be below existing background noise levels.

The proposals are acceptable subject to conditions relating to plant noise and vibration. On this basis, it is not considered that the plant operation would adversely affect the amenities of existing, or future, residents.

8.4 Transportation/Parking

Car Parking

UDP Policy TRANS 23 requires sufficient off-street parking to be provided in new residential schemes to ensure that parking pressure in surrounding streets is not increased to 'stress levels'.

The development proposes basement car parking for 9 cars including 1 disabled car parking space. The car park would be accessed directly via a ramp and existing vehicle crossover on Great Peter Street. Given the number of car parking spaces, the use of a single width driveway should not result in significant impact on the safety or operation of the highway. There is adequate pedestrian visibility splays provided for vehicles exiting the car park and onto the highway. The car park includes electric charging points for 20% of the bays which is welcomed. The Highways Planning Manager has no objection to the layout or access to the car park.

The applicant has confirmed that the car parking spaces are to be provided on an unallocated basis and that there will be free lifetime car club membership (25 years) for occupants of the flats. These measures will be secured by S106.

Cycle Parking

The plans show provision for 57 cycle spaces (12 cycle spaces for the affordable units and 45 spaces for the market residential units). This level of provision complies with TRANS 10 of the UDP and the standards set out in the London Plan.

Servicing

Policy S42 of the City Plan and TRANS 20 of the UDP require adequate off-street servicing provision. A refuse collection vehicle is the largest regular service vehicle expected to be associated with the residential development. This will service the building in a similar fashion to nearby residential properties. Waste will be collected from the highway on Great Peter Street.

8.5 Economic Considerations

The proposal is in accordance with the UDP and the economic benefits generated by the proposed residential units are welcomed.

8.6 Access

The replacement building provides step free access. All residential units are served by a wheelchair accessible lift. The entrances to individual dwellings are accessed from corridors designed in accordance with Building Regulations. There is full level access within the building and in all other respects the residential units will meet Lifetime Homes Standards.

8.7 Other UDP/Westminster Policy Considerations

Waste

Waste and recycling storage areas are located at ground floor level and would be accessed via St Anne's Lane. These arrangements are considered to be acceptable and in line with UDP Policy ENV11.

Trees

A London Plane tree is located on street to the front of the site on Great Peter Street which is subject to a Tree Preservation Order (TPO). A nearby Pear tree is also protected by virtue of its location within a conservation area. Revisions were necessary in order to reduce the impact of the development on trees. Balconies on the front elevation have been revised to set them further back from the London plane tree, and a proposed attenuation tank has been relocated to the basement.

The applicant has submitted an Arboricultural Report which indicates the proposed method of tree protection during construction works. Following revision the Arboricultural Manager considers it should be possible, with care, to protect the London Plane tree during construction and thereafter, subject to a number of matters being reserved.

The tree report advises that some measures can be introduced with respect to building design to help to limit the perceived nuisance to future occupiers of the properties as a result of the tree. Details of such measures are reserved by condition.

Excavation for drainage is explained in the tree report and drainage report. This is proposed within the root protection area of the London plane, but it is unlikely to be of

significant harm to the tree. The depth and details of excavation and including details of the methodology are reserved by condition. Conditions are also recommended requiring details of ground protection and tree protection, hard and soft landscaping and arboricultural supervision and monitoring, as the submitted information does not contain sufficient level of detail.

The small pear tree is now proposed to be removed. It is of low amenity value and the Arboricultural Manager would not raise objections subject to replacement. However its removal cannot be agreed as part of this proposal as it is off-site. An informative is suggested, advising that a separate section 211 notice would be required.

Sustainability

A Sustainability Statement and Energy Strategy has been submitted in support of the proposal. The Sustainability Statement sets out in detail the sustainable measures that will be adopted during the construction and operations of the building. The Energy Strategy has been prepared in accordance with the 'Be Lean, Be Clean, Be Green' hierarchy set out in the London Plan and sets out the anticipated carbon reduction methodology. Overall, the development is predicted to result in a 36% reduction in carbon emissions over the benchmark performance (Part L 2013 Building Regulations) which equates to a saving of approximately 12.8 tonnes of CO₂. The measures set out in the Strategy would meet the target of a 35% reduction as set out in the London Plan.

To encourage biodiversity green roofs are proposed at fourth, fifth, sixth and seventh floor levels.

8.8 London Plan

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.9 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

8.10 Planning Obligations

On 6 April 2010 the Community Infrastructure Levy (CIL) Regulations came into force which make it unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development, or any part of a development, whether there is a local CIL in operation or not, if the obligation does not meet all of the following three tests:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development;
- (c) fairly and reasonably related in scale and kind to the development.

Policy S33 of the City Plan relates to planning obligations. It states that the Council will require mitigation of the directly related impacts of the development; ensure the development complies with policy requirements within the development plan; and if appropriate, seek contributions for supporting infrastructure. Planning obligations and any Community Infrastructure Levy contributions will be sought at a level that ensures that the overall delivery of appropriate development is not compromised.

From 6 April 2015, the Community Infrastructure Levy Regulations (2010 as amended) impose restrictions on the use of planning obligations requiring the funding or provision of a type of infrastructure or a particular infrastructure project. Where five or more obligations relating to planning permissions granted by the City Council have been entered into since 6 April 2010 which provide for the funding or provision of the same infrastructure types or projects, it is unlawful to take further obligations for their funding or provision into account as a reason for granting planning permission. These restrictions do not apply to funding or provision of non-infrastructure items (such as affordable housing) or to requirements for developers to enter into agreements under Section 278 of the Highways Act 1980 dealing with highway works. The recommendations and detailed considerations underpinning them in this report have taken these restrictions into account.

The City Council has consulted on the setting of its own Community Infrastructure Levy, which is likely to be introduced later in 2015. In the interim period, the City Council has issued interim guidance on how to ensure its policies continue to be implemented and undue delay to development avoided. This includes using the full range of statutory powers available to the Council and working pro-actively with applicants to continue to secure infrastructure projects by other means, such as through incorporating infrastructure into the design of schemes and co-ordinating joint approaches with developers.

For reasons outlined elsewhere in this report, a S106 legal agreement will be required to secure the following:

- On site affordable housing;
- A financial contribution to the Council's Environmental Inspectorate to monitor compliance with the Construction Environmental Management Plan;
- Unallocated car-parking;

- Free lifetime (25 years) car club membership for residents of the development;
- S106 monitoring payment.

It is considered that the 'Heads of Terms' listed above satisfactorily address City Council policies. The planning obligations to be secured, as outlined in this report, are in accordance with the City Council's adopted City Plan and London Plan policies and they do not conflict with the Community Infrastructure Levy Regulations (2010 as amended).

8.11 Environmental Impact Assessment

Environmental impact issues have been covered elsewhere in this report.

8.12 Other Issues

Basement Excavation

The applicant has provided a structural engineer's report explaining the likely methodology of excavation works. This report has been considered by our Building Control officers who advised that the structural approach appears satisfactory. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

Construction Management

A draft Construction Management Plan (CMP) has been submitted which sets out the proposed measures to minimise the impact of construction vehicle activity in the immediate vicinity of the development site and on the surrounding public highway during the strip out, demolition and construction phases of the proposed redevelopment. A detailed Site Environmental Management Plan will be secured and monitored by the Council's Environmental Sciences team under the terms of the S106.

A condition is recommended to restrict the hours of building works in order to mitigate the impact on nearby residential occupiers. In terms of disturbance from construction works, it is considered that works can be adequately controlled by use of the City Council's standard hours of work condition, which includes additional controls to prevent excavation works at weekends and on bank holidays. It is not reasonable, however, to restrict all construction works to Monday to Friday only.

A highways licence would be required before any construction equipment such as scaffolding or skips can be placed on the road or pavement.

An Informative is recommended to encourage the applicant to join the nationally recognized Considerate Constructors Scheme as well as keeping residents informed concerning the works.

Flood Risk

The application is accompanied by a Flood Risk Assessment report. The Environment Agency have confirmed that the site is at low risk of flooding from the River Thames however they have recommended that the applicant raise finished ground floor levels to

take into account the new 1 in 1000 year flood risk levels. An informative on the decision letter is accordingly recommended.

9. BACKGROUND PAPERS

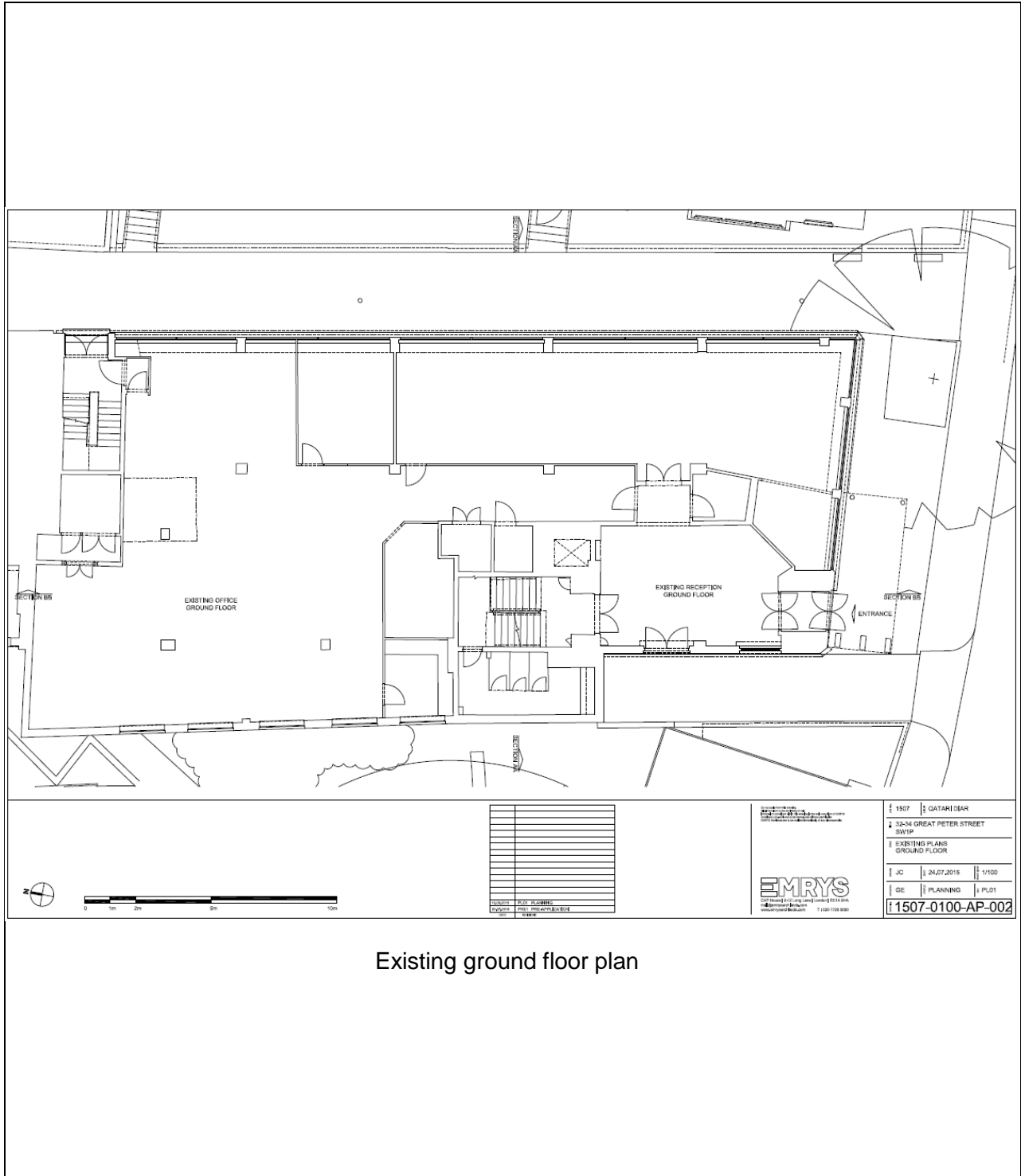
1. Application form.
2. Letter from the Westminster Society dated 22.09.2015.
3. Memo from The Thorney Island Society received 11.09.2015
4. Email from Head of Affordable and Private Sector Housing dated 08.09.2015.
5. Memo from Highways Planning Manager dated 01.10.2015.
6. Memo from Building Control dated 09.11.2015.
7. Memos from Environmental Health dated 25.11.2015 and 03.12.2015.
8. Memo from Arboricultural Manager dated 04.01.2016.
9. Letter from Environment Agency dated 16.09.2015.
10. Email from Thames Water dated 28.08.2015.
11. Letter from School Business Manager at St. Matthew's School dated 08.09.2015.
12. Email from the owner/ occupier of Apt. 23, 73 Great Peter Street dated 10.09.2015.

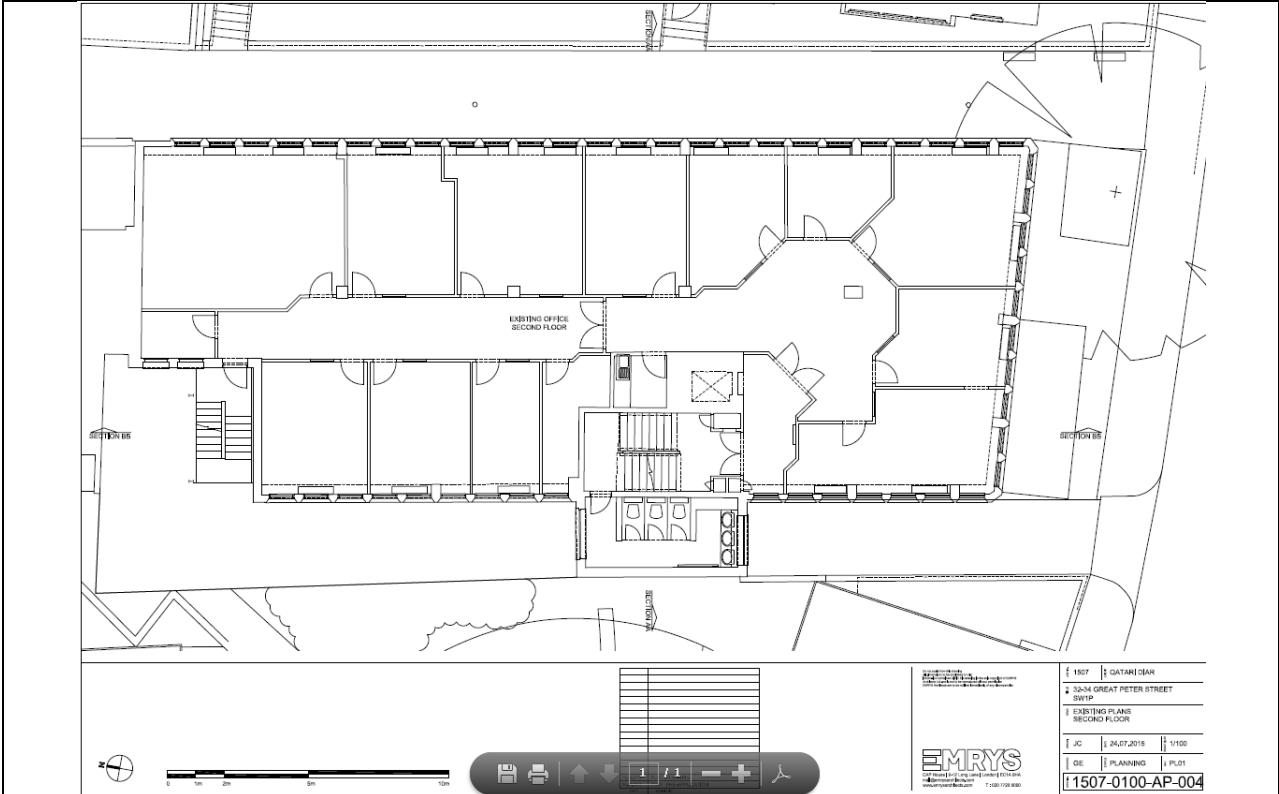
Selected relevant drawings

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

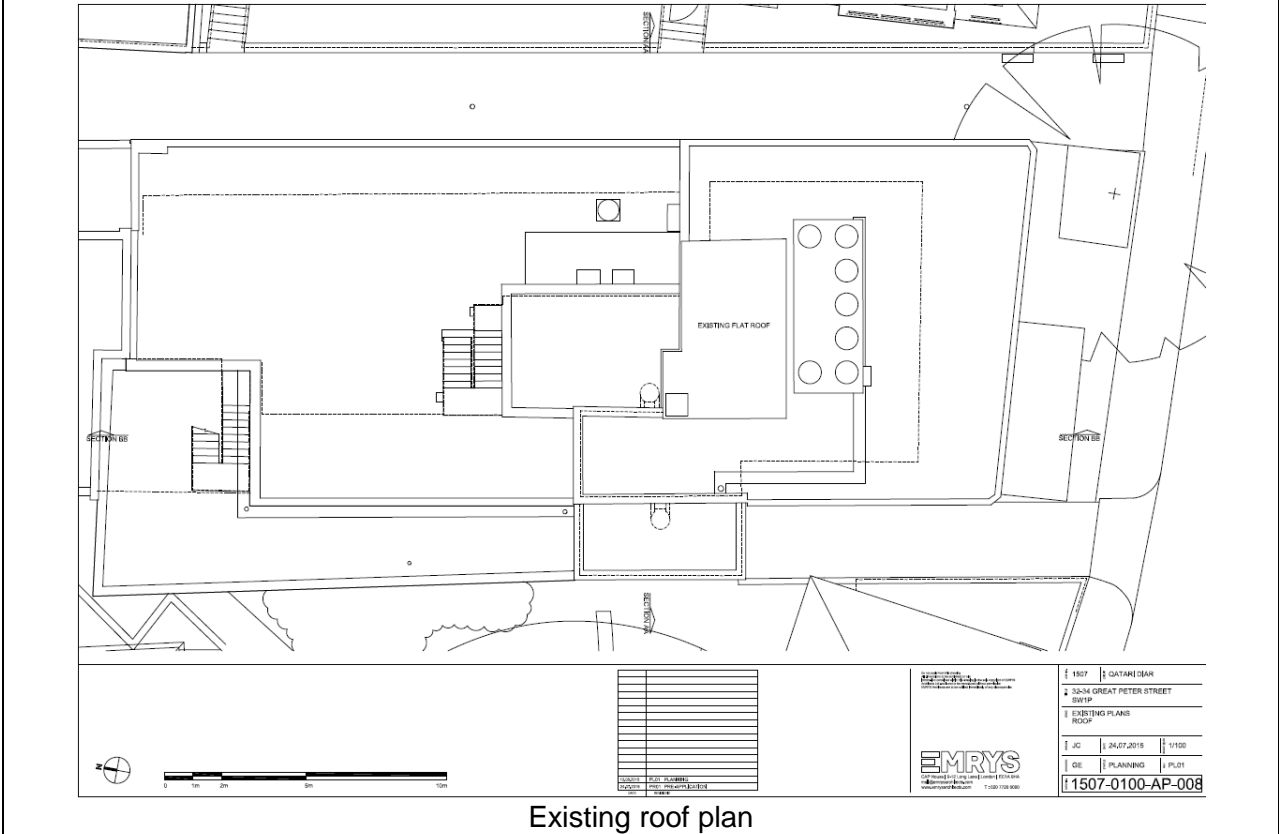
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT DAVID DORWARD ON 020 7641 2408 OR BY EMAIL AT ddorward@westminster.gov.uk

10. KEY DRAWINGS





Existing second floor plan (a typical upper floor plan)

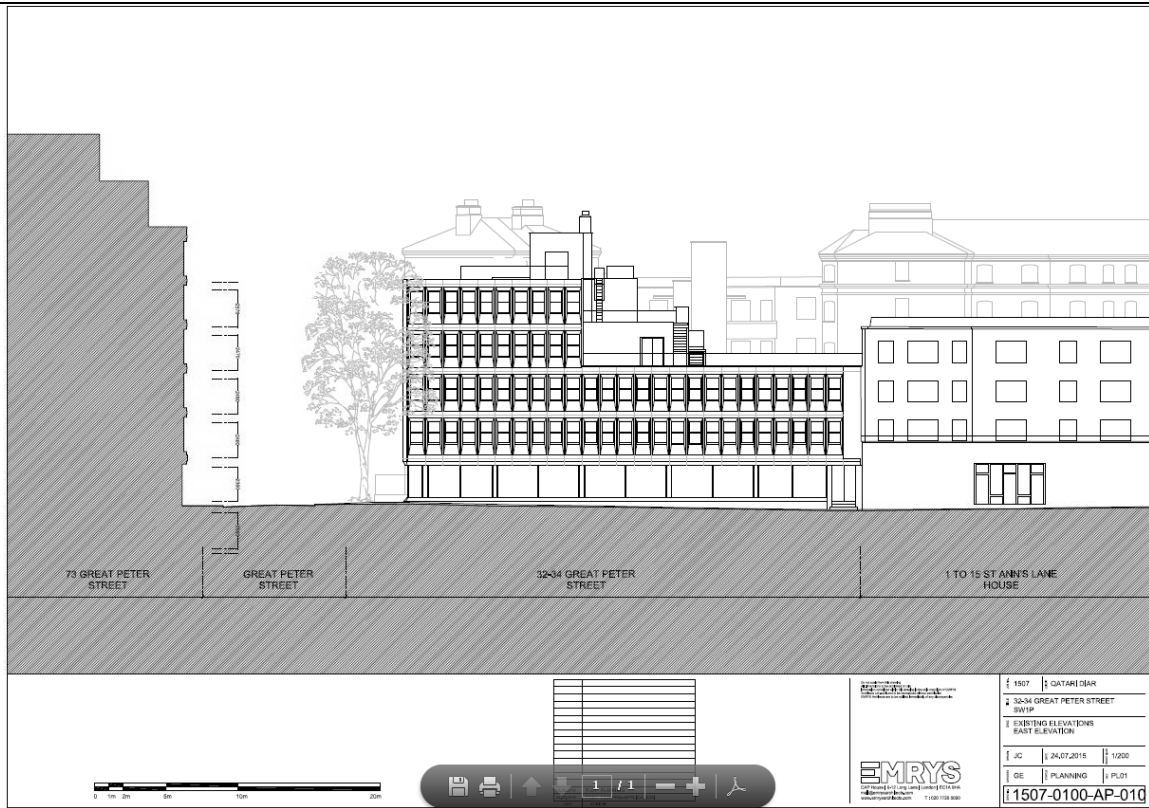


Existing roof plan

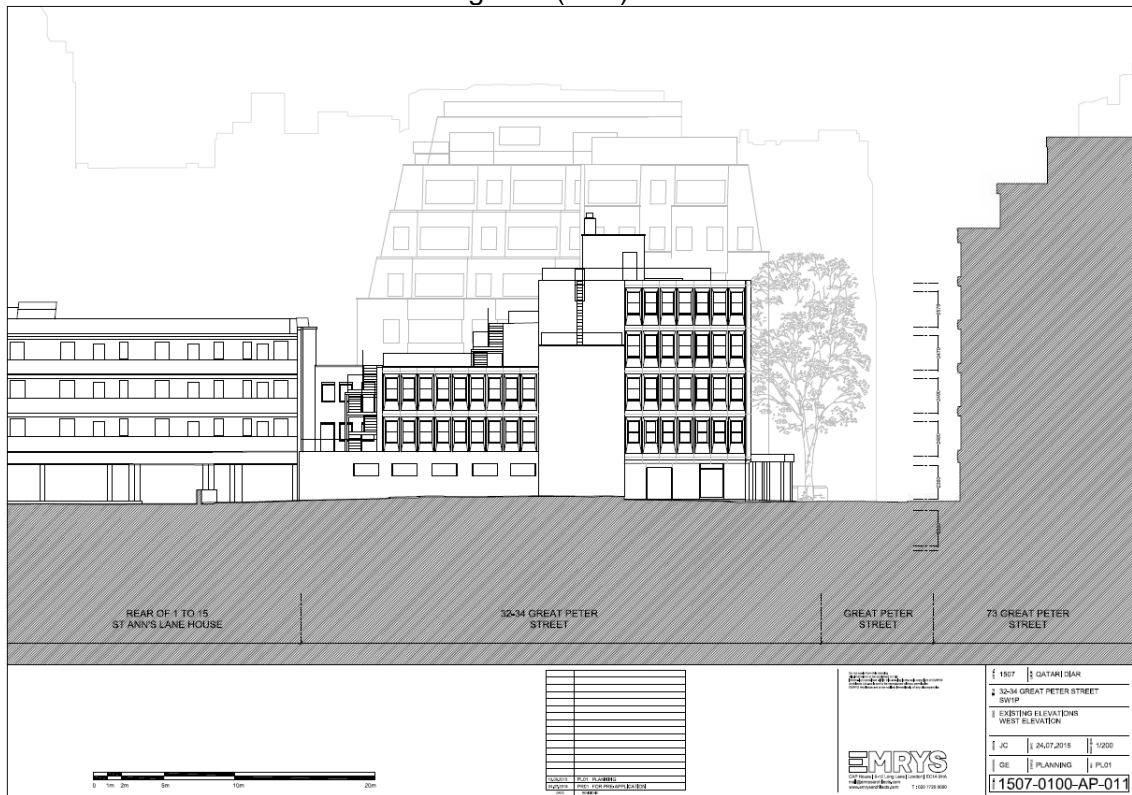


1907	GATARI QAR
32-34 GREAT PETER STREET	SUIP
EXISTING ELEVATIONS SOUTH ELEVATION	
JC	24.07.2015 1/200
OE	PLANNING PL01
1507-0100-AP-009	

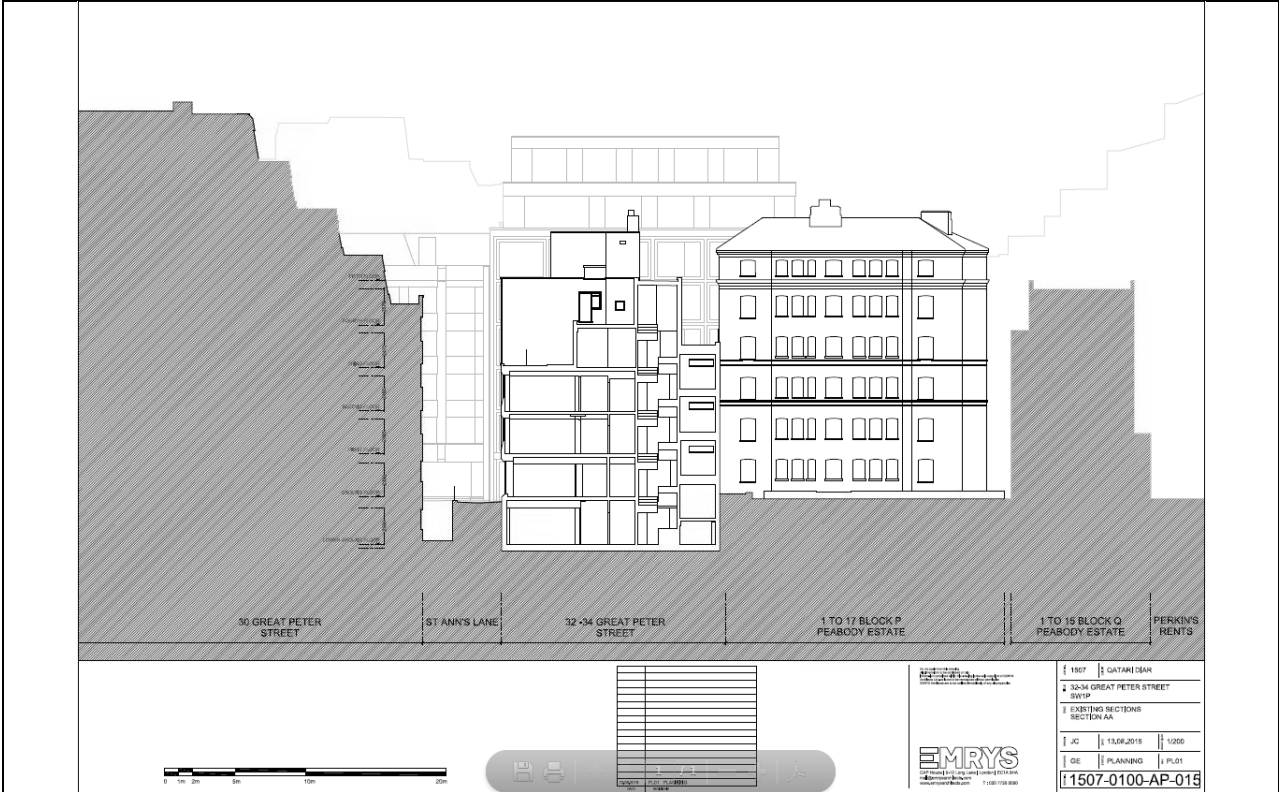
Existing front elevation



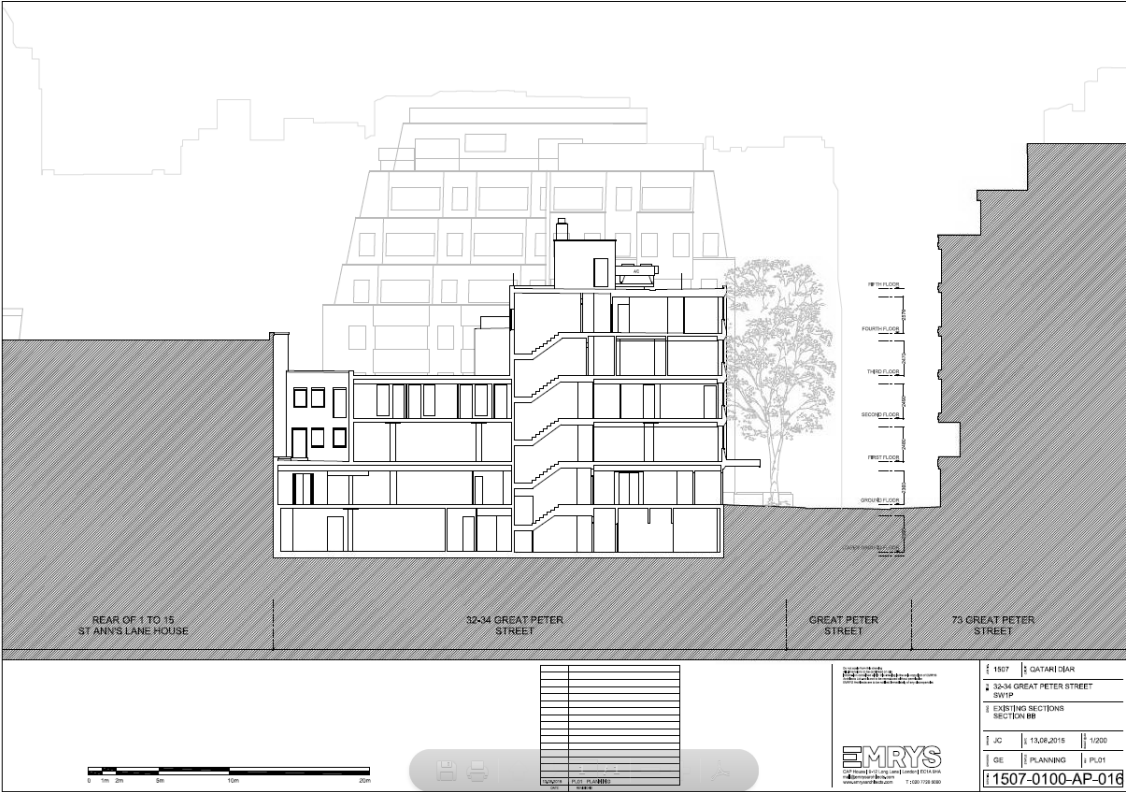
Existing side (east) elevation



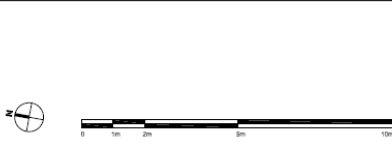
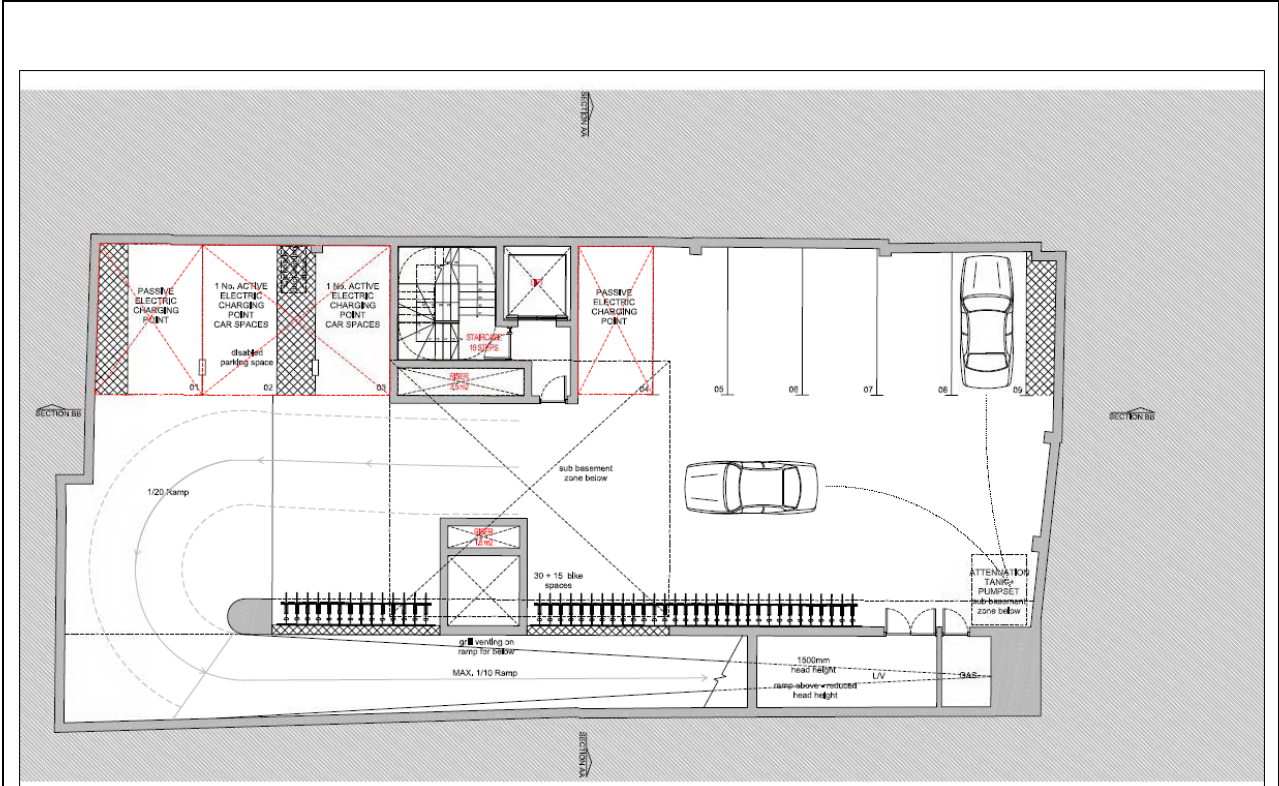
Existing side (west) elevation



Existing section AA



Existing section BB

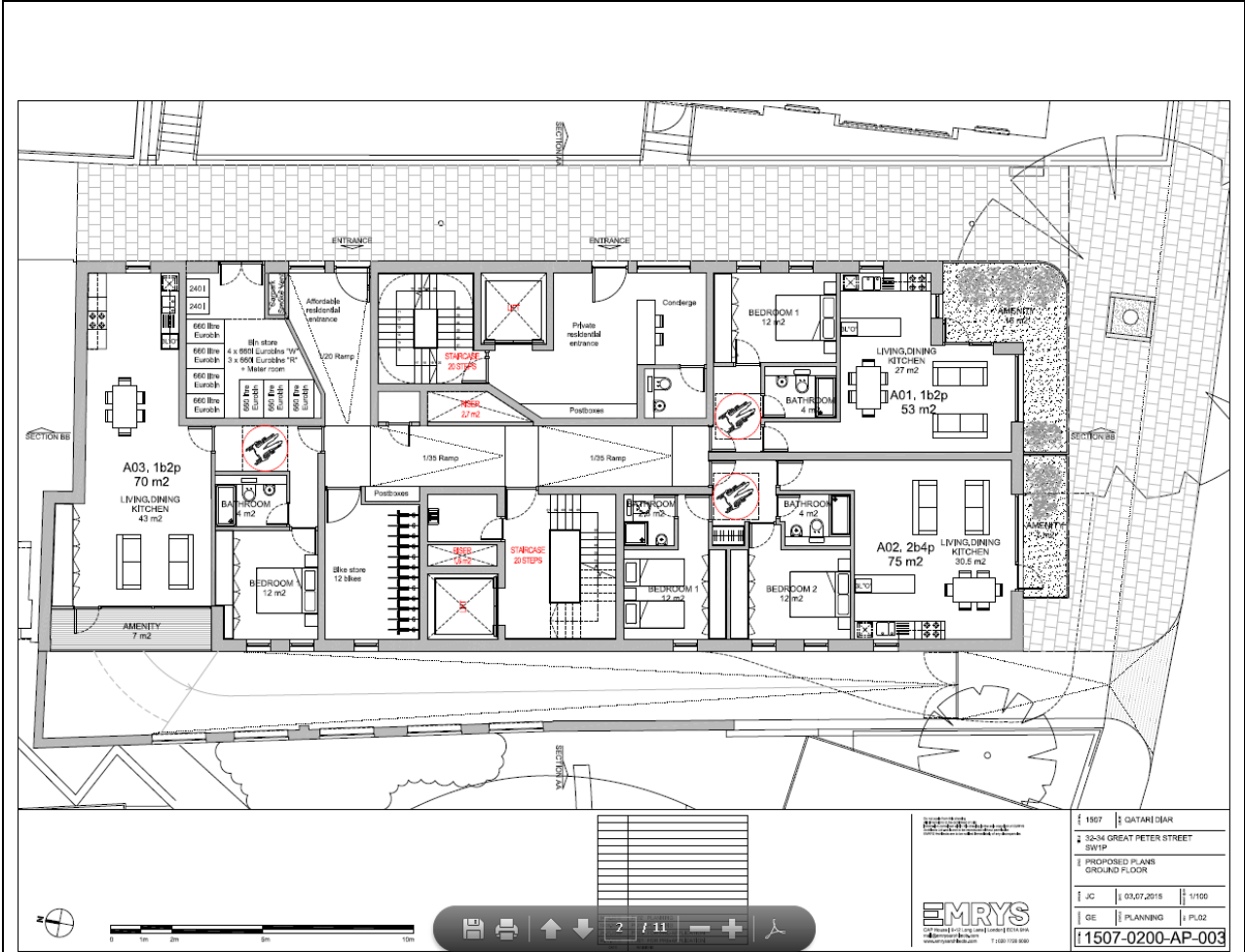


Navigation and control icons including a grid, arrows, a page indicator '1 / 11', and a search icon.

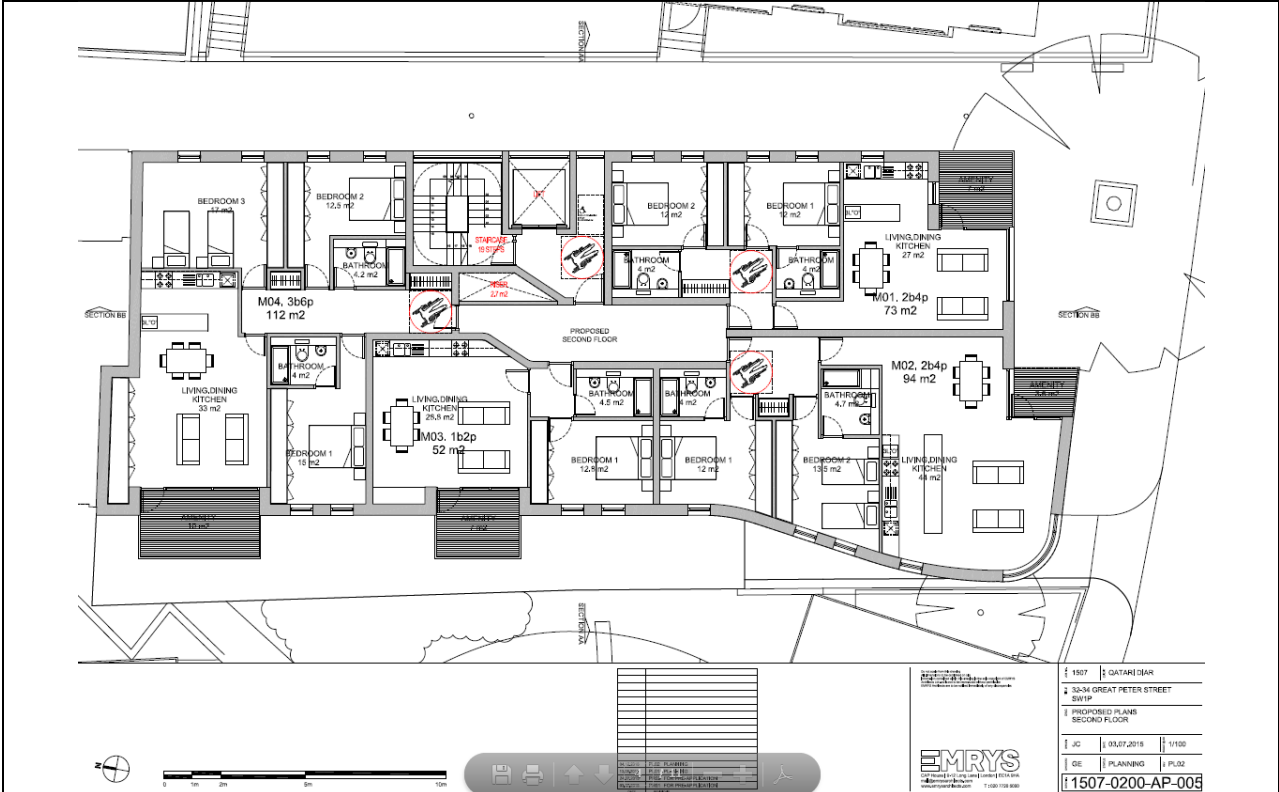
EMRYS
 CONSULTING ENGINEERS
 1100 1100 800

1907	QATAR DIBAR
32-34 GREAT PETER STREET	DUBAI
PROPOSED PLANS LOWER GROUND FLOOR	
JC	03.07.2015 1/100
GE	PLANNING PL02
1507-0200-AP-002	

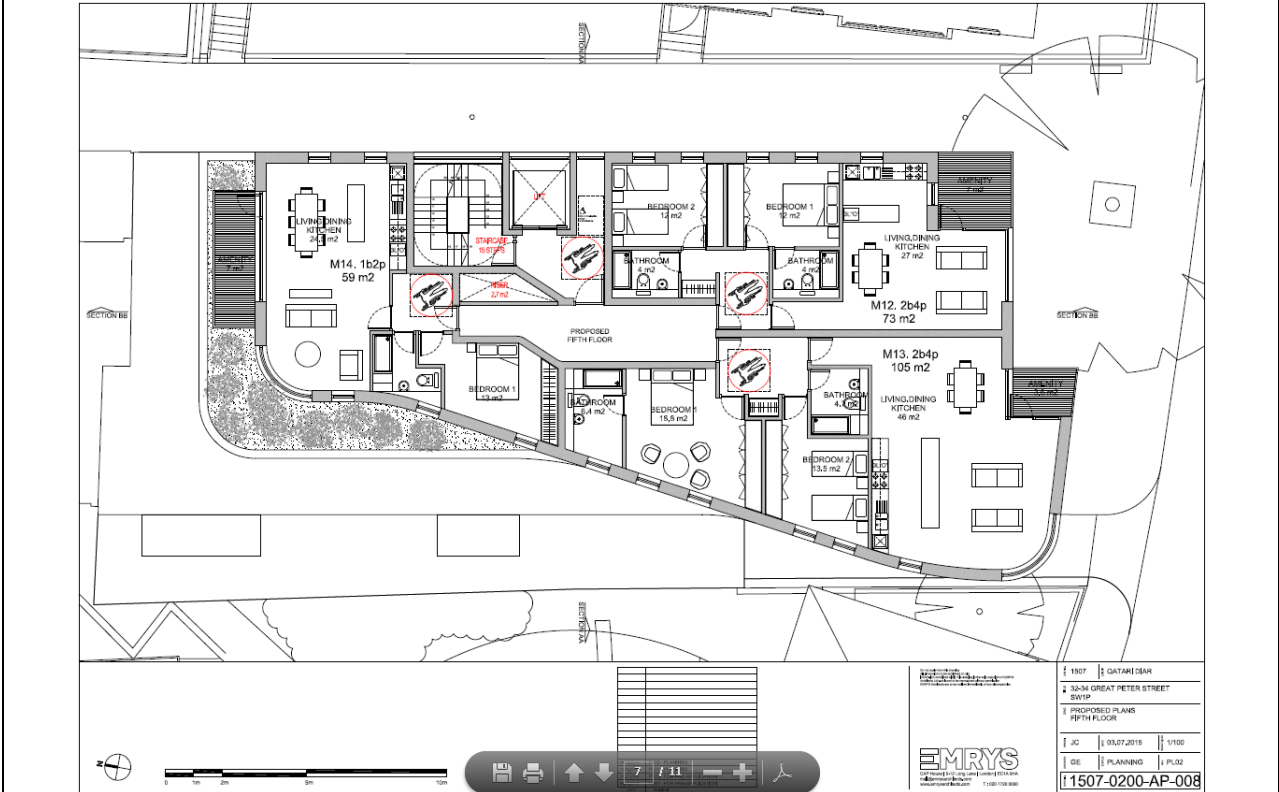
Proposed lower ground floor plan



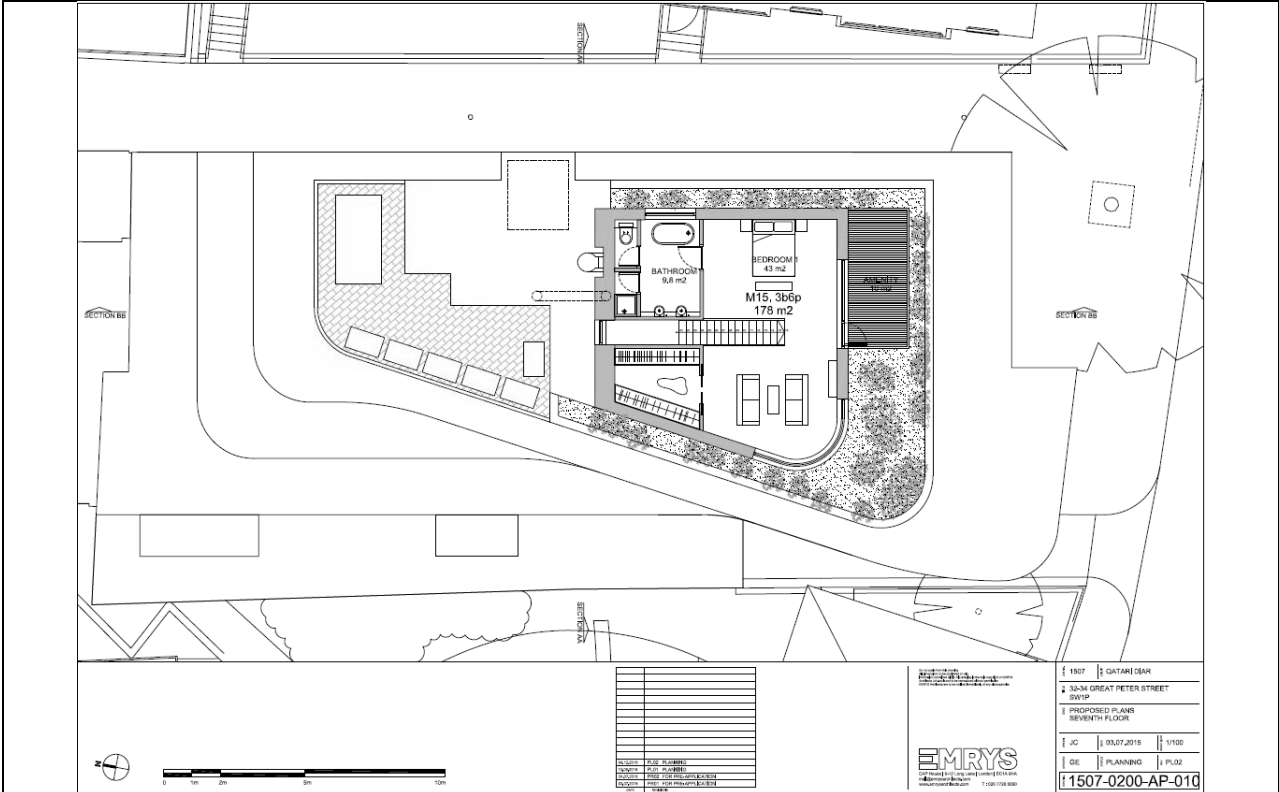
Proposed ground floor plan



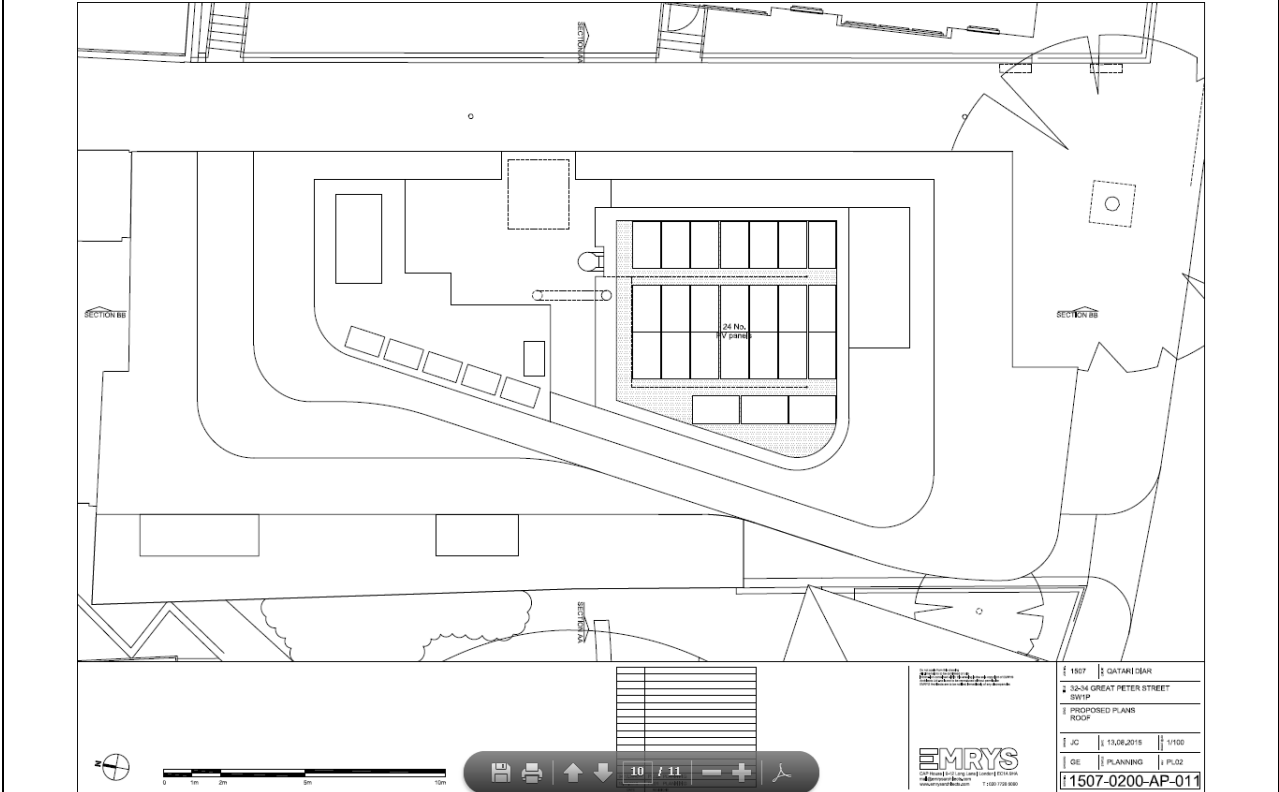
Proposed second floor plan (a typical upper floor plan)



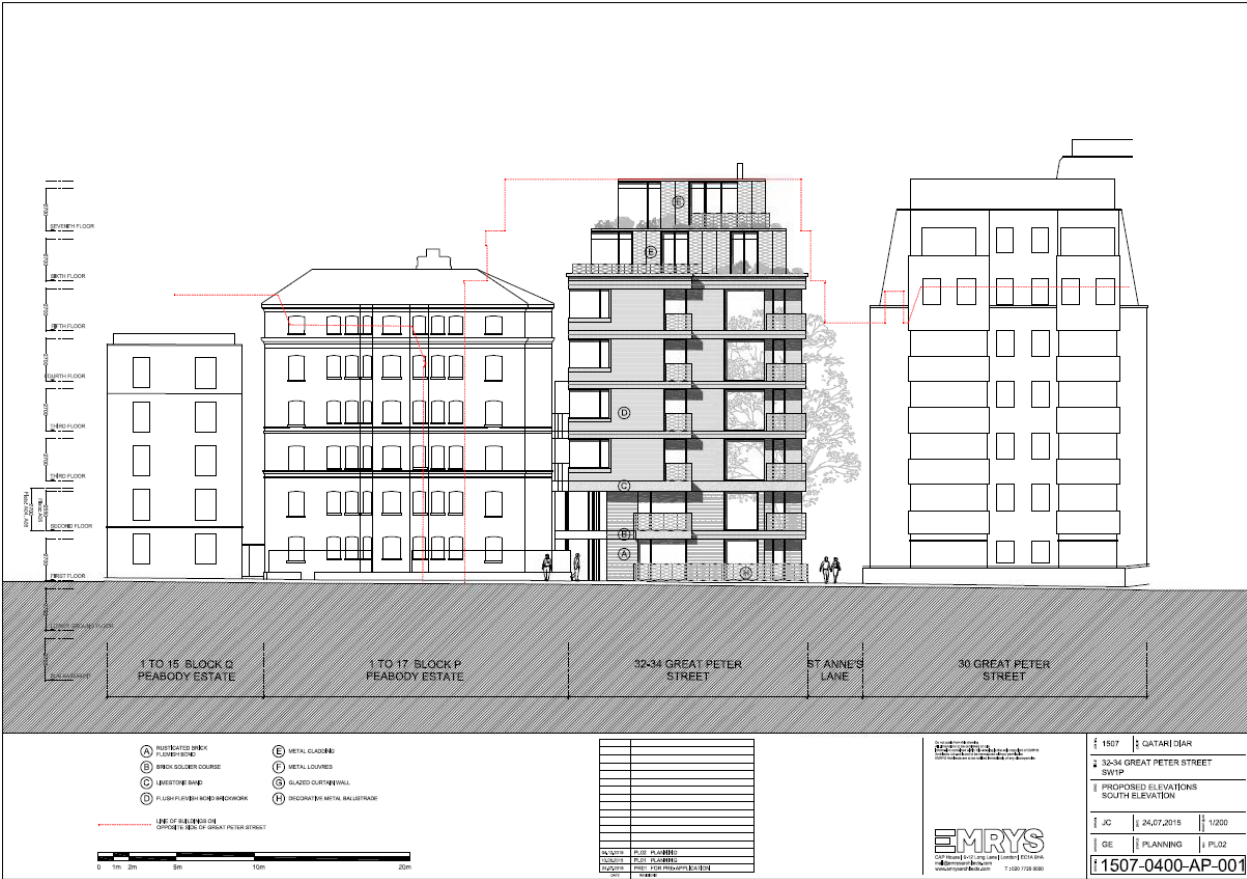
Proposed fifth floor plan



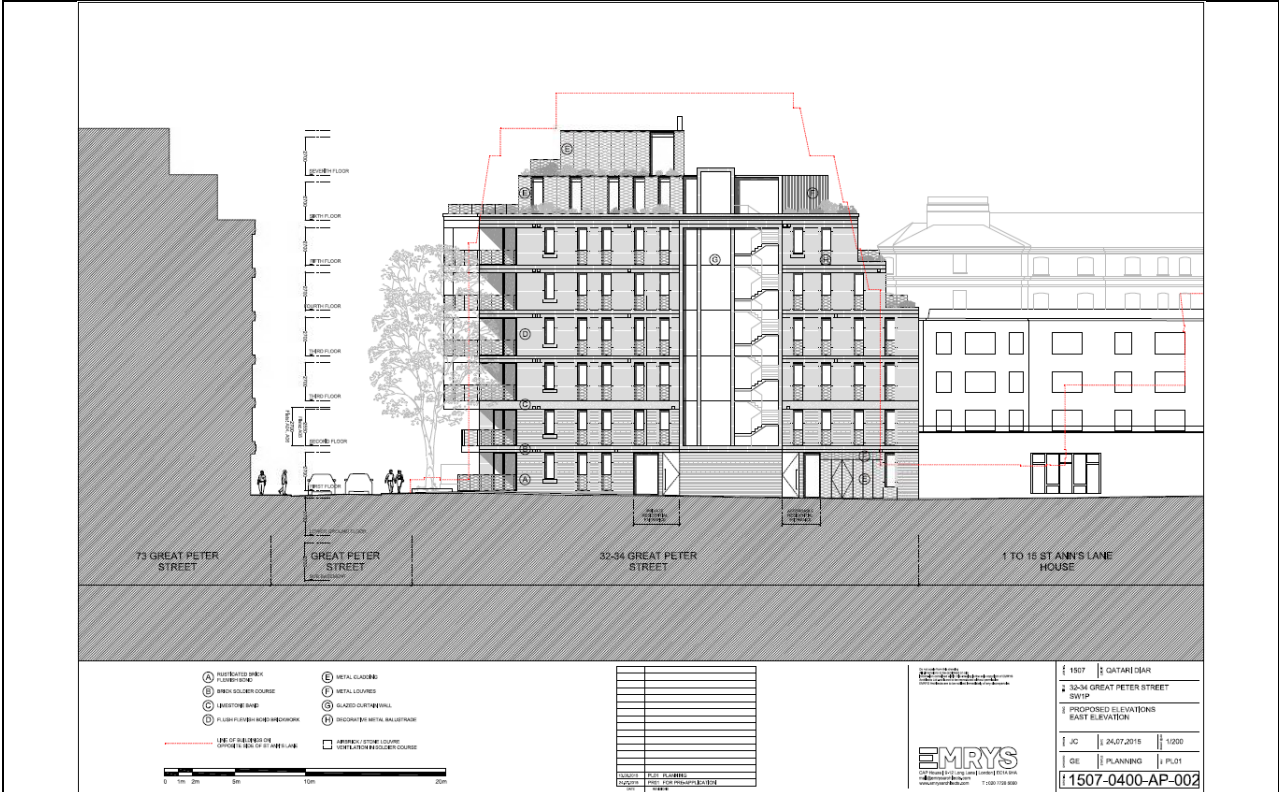
Proposed seventh floor plan



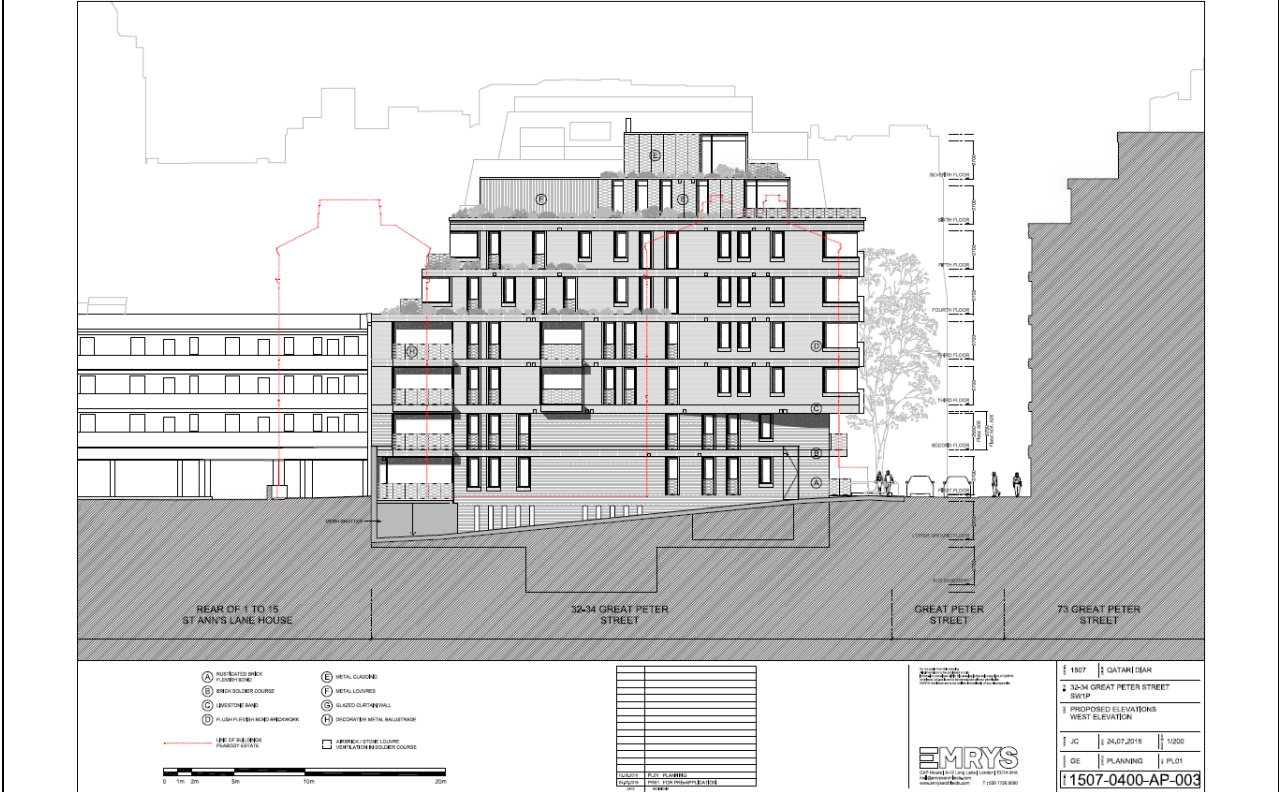
Proposed roof plan



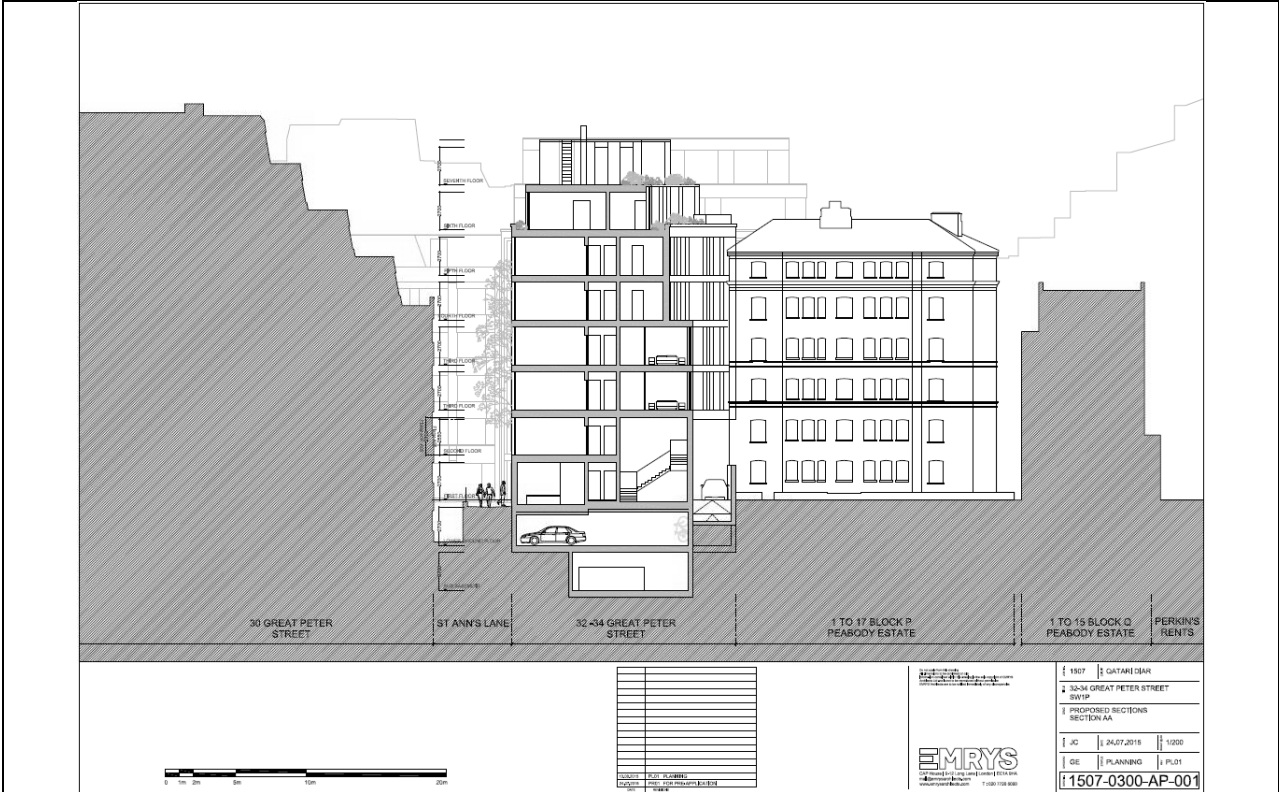
Proposed front elevation



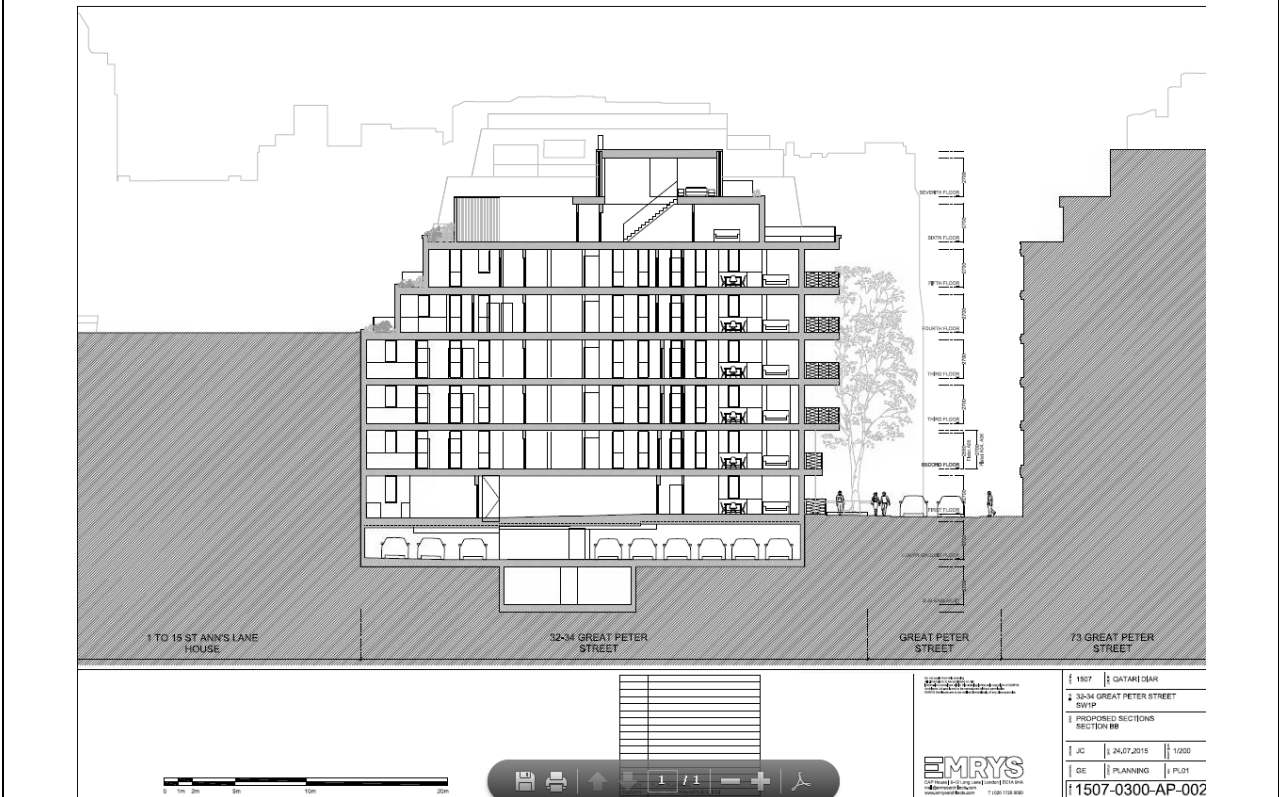
Proposed side (east) elevation



Proposed side (west) elevation



Proposed section AA



Proposed section BB



Existing View



Proposed View



Existing View



Proposed View

Existing and proposed visuals

DRAFT DECISION LETTER

Address: 32-34 Great Peter Street, London, SW1P 2DB,

Proposal: Demolition of the existing building and redevelopment of the site to provide 21 residential units (15 x private residential units and 6 x affordable residential units) (Class C3) in a new eight storey building (basement with sub basement, ground plus seven upper floors) with the provision of car parking, plant and associated works.

Plan Nos: Existing Plans 1507-0100-AP-000 PL01 , 100 PL01, 001 PL01, 002 PL01, 003 PL01, 004 PL01, 005 PL01, 006 PL01, 007 PL01, 008 PL01, 009 PL01, 010 PL01, 011 PL01, 015 PL01, 016 PL01; Demolition Plans 1507-0140-AP-001 PL01, 002 PL01, 003 PL01, 004 PL01, 005 PL01, 006 PL01, 007 PL01, 008 PL01, 009 PL01, 010 PL01, 011 PL01; Proposed Plans 1507-0200-AP-001 PL01, 002 PL02, 003 PL02, 004 PL02, 005 PL02, 006 PL02, 007 PL02, 008 PL02, 009 PL02, 010 PL02, 011 PL02; 1507-0300-AP-001 PL01, 002 PL01; 1507-0400-AP-001 PL02, 002 PL01, 003 PL01; Design and Access Statement by Emrys Architects; Planning Statement by Gerald Eve LLP; Transport Assessment by Milestone Transport Planning; Framework Travel Plan by Milestone Transport Planning; Energy Strategy by Norman Disney and Young; Sustainability Statement by Norman Disney and Young; Statement of Community Involvement by Four Communications; Noise Survey Report by Hilson Moran; Historic Environment Assessment by MOLA; Flood Risk Assessment by Price and Myers; Construction Management Plan by Buro Four; Air Quality Assessment by Air Quality Consultants; Drainage Strategy Analysis by Heyne Tillett Steel; Phase I Habitat Survey by Hone Ecology; Tree Survey by Chalice Consulting; Daylight and Sunlight Report by Gordon Ingram Associates; (For Information purposes: Structural Methodology Statement and Basement Impact Assessment by Heyne Tillett Steel).

Case Officer: David Dorward

Direct Tel. No. 020 7641 2408

Recommended Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 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, bank holidays and public holidays. , , Noisy work
must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 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 Peabody Estates: South Westminster Conservation Area Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and 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. (R26BE)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

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 Peabody Estates: South Westminster Conservation Area Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and 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. (R26BE)

- 5 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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 Peabody Estates: South Westminster Conservation Area Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and 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. (R26BE)

- 6 You must apply to us for approval of detailed drawings of the following parts of the development:
i) Provision of an over sailing horizontal capping detail to ease the vertical proportions of the upper two floors.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to these approved drawings.

- 6 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 Peabody Estates: South Westminster Conservation Area Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and 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. (R26BE)

- 7 You must provide the waste stores shown on drawing 1507-0200-AP-003 PL02 before anyone moves into the residential units. You must clearly mark it and make it available at all times to everyone using the residential units. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose.

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 8 You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development. The residential car parking space must not be sold, leased or allocated to individuals on either a temporary or permanent basis or to be used on any other basis other than on a first come first served basis without the prior written consent of the local planning authority.

Reason:

To provide parking spaces for people using the development as set out in TRANS 23 of our Unitary Development Plan that we adopted in January 2007.

- 9 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

- 10 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 11 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:, (a) A schedule of all plant and equipment that formed part of this application;, (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;, (c) Manufacturer specifications of sound emissions in octave or third octave detail;, (d) The location of most affected noise sensitive receptor location and the most affected window of it;, (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;, (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;, (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;, (h) Measurement evidence and

any calculations demonstrating that plant and equipment complies with the planning condition;, (i)
The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 12 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 13 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

- 14 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the

related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

- 15 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 11 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 16 You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the residential units will comply with the Council's noise criteria set out in Condition 13 and 14 of this permission. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and thereafter retain and maintain.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

- 17 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terraces and balconies. (C26NA)

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 Peabody Estates: South Westminster Conservation Area Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and 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. (R26BE)

- 18 **Pre Commencement Condition.** Notwithstanding the details submitted in the tree report, you must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the trees and the character and appearance of this part of the Peabody Estates: South Westminster Conservation Area Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 19 Notwithstanding the details submitted in the tree report, you must apply to us for approval of measures relating to building design, management and maintenance to show how you will limit interference with the building or inconvenience for the future occupiers from the London plane tree. You must not start any work until we have approved what you have sent us. You must then carry out the measures at all times that the building is in use.

Reason:

To protect the trees and the character and appearance of this part of the Peabody Estates: South Westminster Conservation Area Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 20 Notwithstanding the details submitted in the floor plans you must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within one of completing the development (or within any other time limit we agree to in writing). If you remove any trees or find that they are dying, severely damaged or diseased within five of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To protect the trees and the character and appearance of this part of the Peabody Estates: South Westminster Conservation Area Conservation Area. This is as set out in S25, S28 and S38 of

Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 21 (a) You must arrange for an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered, to supervise the development. You must apply to us for our approval of the details of such supervision including:
- o identification of individual responsibilities and key personnel.
 - o induction and personnel awareness of arboricultural matters.
 - o supervision schedule, indicating frequency and methods of site visiting and record keeping,
 - o procedures for dealing with variations and incidents.
- You must not start any work until we have approved what you have sent us. You must then adhere to the approved supervision schedule.
- (b) You must produce written site supervision reports as detailed in part (a) after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/ amelioration must be included. You must send copies of each written site supervision record to us within five days of the site visit.

Reason:

To protect the trees and the character and appearance of this part of the Peabody Estates: South Westminster Conservation Area Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 This permission is governed by a legal agreement between the applicant and us under Section

106 of the Town and Country Planning Act 1990. The agreement relates to:

- i. provision of affordable housing on-site;
 - ii. the applicant to comply with the Council's Code of Construction Practice, provide a Site Environmental Management Plan prior to commencement of development and provide a financial contribution of £26,000 per annum during demolition and construction to fund the Environmental Inspectorate and monitoring by Environmental Sciences officers.
 - iii. unallocated parking;
 - iv. costs of monitoring the S106 agreement.
- 3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 4 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 5 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 6 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 7 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)

- 8 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work. Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974., 24 Hour Noise Team, Environmental Health Service, Westminster City Hall, 64 Victoria Street, London, SW1E 6QP, Phone: 020 7641 2000, Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)
- 9 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 10 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)
- 11 Conditions 11 and 12 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 12 Condition 18 requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:
- * the order of work on the site, including demolition, site clearance and building work;
 - * who will be responsible for protecting the trees on the site;
 - * plans for inspecting and supervising the tree protection, and how you will report and solve problems;
 - * how you will deal with accidents and emergencies involving trees;
 - * planned tree surgery;
 - * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
 - * how you will remove existing surfacing, and how any soil stripping will be carried out;
 - * how any temporary surfaces will be laid and removed;
 - * the surfacing of any temporary access for construction traffic;
 - * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
 - * site facilities, and storage areas for materials, structures, machinery, equipment or piles of

soil and where cement or concrete will be mixed;

- * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
- * the place for any bonfires (if necessary);
- * any planned raising or lowering of existing ground levels; and
- * how any roots cut during the work will be treated.

- 13 Please let our arboricultural team (020 7641 2922) know when you are going to start work on the site. It would be useful if you could give us at least five working days' notice of this date. This will allow us to inspect your tree-protection measures during the work. (I92BA)
- 14 You must protect the trees during demolition and building work (as set out in your arboricultural method statement), and you must make sure that people working on the site know that the trees are protected and the methods that have been agreed. If you do not keep to this condition, we may take enforcement action. You may also be prosecuted for damaging or destroying protected trees, under section 210 and 211 of the Town and Country Planning Act 1990. (I92DA)
- 15 The London plane tree on the site protected by a Tree Preservation Order. You must obtain our consent before you carry out any tree works. The Town and Country Planning (Tree Preservation)(England) Regulations 2012 allow for exception from the need to obtain consent, so far as such work is necessary to implement a planning permission, but for the avoidance of doubt any tree work not necessary to implement the planning permission will require a separate tree works application on the standard application form.
- 16 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. Notwithstanding the proposal in your tree report, we cannot agree removal of the off-site pear tree (2) in order to implement the planning permission as the tree(s) are outside the site boundary. You must make a separate section 211 notification at least six weeks prior to doing so. You are advised to obtain the permission of the owner of the tree prior to submission to the section 211 notification, and include proposals for replacement with your submission.
- 17 Condition 16 requires the submission of sound insulation measures and Noise Assessment Report to predict internal noise levels with the proposed residential units. Your assessment should include a BS8223 façade calculation using the glazing and ventilation specification to demonstrate that the required internal noise levels are achievable. (I93AA)
- 18 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge., If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> , Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/> . **You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**

- 19 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 20 Your attention is drawn to the advice contained in the Environment Agency letter dated 16 September 2015 which recommends that finished floor levels are raised to the 2100 breach of 4.91mAOD.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.