

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 23 February 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Knightsbridge And Belgravia	
<b>Subject of Report</b>	<b>3-11 Lancelot Place, London, SW7 1DR</b>		
<b>Proposal</b>	Demolition and redevelopment of Nos. 3-11 Lancelot Place to provide five single family dwellinghouses (Class C3) comprising two basement levels (plus sub-basement plant room), ground, first and second floor levels.		
<b>Agent</b>	Savills		
<b>On behalf of</b>	High Point Estates Ltd		
<b>Registered Number</b>	15/10163/FULL	<b>Date amended/ completed</b>	30 October 2015
<b>Date Application Received</b>	30 October 2015		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Adjacent to Knightsbridge		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

The application site is a terrace of five single family dwellings comprising ground and two upper floors located on the west side of Lancelot Place. The buildings are not listed but the application site is immediately adjacent to the Knightsbridge Conservation Area.

Permission is sought for the complete demolition of the existing dwelling houses and for the erection of five replacement dwelling houses comprising a sub-basement plant room, two basement levels, ground and two upper floors.

The key issues in this case are:

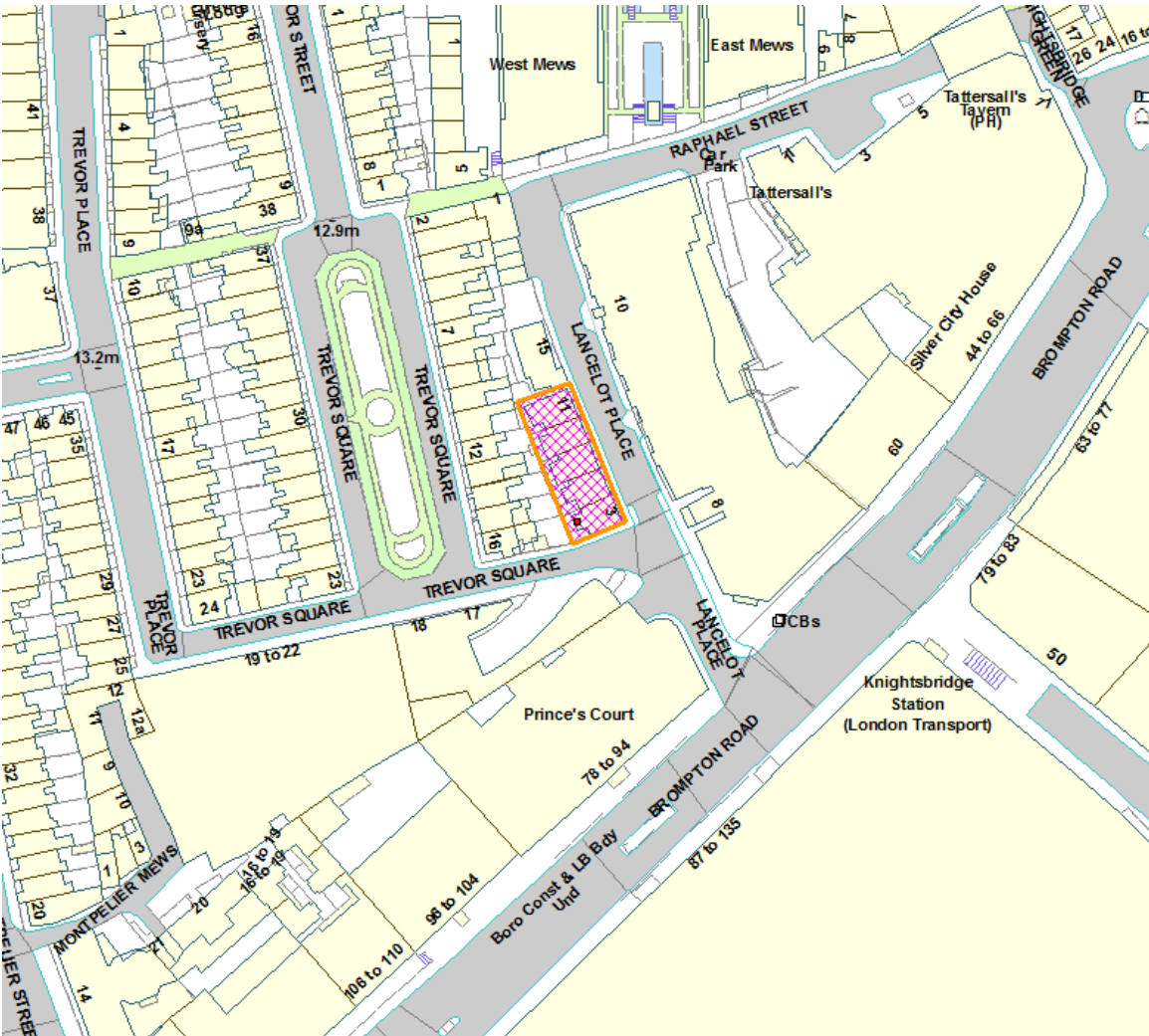
- \* The impact of the development on the character and appearance of the townscape and the setting of the adjacent Knightsbridge Conservation Area and neighbouring listed buildings;
- \* The impact of the development on the amenity of neighbouring properties;
- \* The impact of construction works on Lancelot Place.

A large number of objections have been received to the proposals on the grounds of amenity, design, basement excavation, construction impact and other matters. The Council is also considering a proposal for the redevelopment of a site at 15 Lancelot Place considered as Item 2 on this agenda. The objections raise particular concern of the potential cumulative impact of construction works should both redevelopment proposals be undertaken at the same time.

A Construction Traffic Management Plan (CTMP) has been submitted with the application which has been considered by Highways Licensing as acceptable at this stage. Finer details in relation to building works and construction traffic will be subject to detailed applications to Highways Licensing for approval.

The application is recommended for approval as it is considered that, subject to conditions, the proposed new dwelling houses comply with policies in our Unitary Development Plan (UDP) and City Plan: Strategic Policies.

3. LOCATION PLAN



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4. PHOTOGRAPHS



View north up Lancelot Place



**View of rear elevation of application site (taken from 11 Trevor Square)**

## 5. CONSULTATIONS

### KNIGHTSBRIDGE ASSOCIATION:

Comment that the replacement houses are an improvement on the existing but raise concerns in relation to their bulk, impact on houses to rear due to height, detailed design and its relationship with the Trevor Square properties. They also note that no details of waste have been provided and request that the proposed green walls at lower ground level are retained.

Comment in relation to the Construction Traffic Management Plan (CTMP) and the importance of considering the impact of the developments at both 3-11 Lancelot Place and the adjacent site at 15 Lancelot Place together. Request that a combined CTMP is secured by condition and is prepared in consultation with neighbours to reduce disruption.

### ROYAL BOROUGH OF KENSINGTON & CHELSEA:

No objection.

### HIGHWAYS PLANNING MANAGER:

No objection.

### CLEANSING:

No objection subject to waste and recyclable storage being provided as shown on the submitted plans.

### ENVIRONMENTAL HEALTH:

No objection subject to conditions to ensure that the internal noise levels are acceptable, for the plant equipment and in relation to noise transfer between the properties from the proposed lifts.

### BUILDING CONTROL:

No objection.

### HIGHWAYS LICENSING:

Any response to be reported verbally.

### ARBORICULTURAL OFFICER:

Proposals are likely to have a negative impact on a sycamore, an ash and a eucalyptus tree located within the rear gardens of Trevor Square adjacent to the site. The arboricultural report considered that these trees will survive the development, which is not considered likely by officers. It is recommended that an agreement is made between the developer and the owners of properties on Trevor Square for the removal of the trees. No objection is raised in principle to the loss of trees subject to an undertaking with the Council, outside of the planning process, to provide suitable replacements.

### ADJOINING OWNERS/OCCUPIERS

No. Consulted: 207; No. of replies: 59

The 59 letters of representation raise objections on some or all of the following issues:

**Design:**

- The design of the buildings does not enhance or fit within the neighbourhood.
- The proposals add limited 'greening' to the area.

**Amenity:**

- Increased sense of enclosure and loss of light to surrounding properties due to additional bulk.
- Loss of privacy due to reduced gap between the Trevor Square and Lancelot Place properties.

**Construction works**

- Access to Lancelot Place during construction would be limited.
- Loss of Respark spaces during construction.
- Harrods depot to the south receives 100-150 deliveries a day which may be delayed due to construction vehicles. This is not adequately discussed within the submitted CTMP
- Insufficient information in terms of traffic management during construction.
- Noise and disruption from building works.
- The CTMP does not identify the vehicle types to allow WCC to model emissions from vehicles.
- Cumulative construction impact should the development at 15 Lancelot Place be undertaken at the same time.
- Publically accessible roads and pavements will need to be maintained by the developer as they will be utilised by the public.

**Basement:**

- The basement excavation may have a negative impact on the structural integrity of the adjacent listed buildings.
- The basements will impact on water flows and may result in flooding to adjacent properties.
- The basement excavation is in excess of the council's basement policy which only allows one basement level.
- The application was validated on 2 November and should be considered in line with revised basement policies.

**Other**

- Insufficient consultation with neighbours and stakeholders due to application being submitted in a rush.
- Safety concerns in relation potential accidents such as recent gas leaks at adjacent sites.
- The proposals will impact on trees within rear gardens of Trevor Square.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

The application site comprises an unlisted terrace of five dwelling houses. The site backs onto grade II listed houses on Trevor Square and the boundary with the Knightsbridge Conservation Area. The existing buildings appear to date from the 1950s, constructed in a neo-Georgian style, they comprise ground floor and two upper storeys. No 15 Lancelot Place adjoins the site to the north and is the subject of a separate planning application considered as Item 2 on this agenda. (see section 6.2).

The immediate townscape is of a mixed character and scale. The conservation area and listed buildings to the west are in residential use with buildings mainly dating from the early/mid-nineteenth century period. To the east and south the scale of development is substantially different, with larger buildings providing a mix of uses in predominantly late twentieth century buildings. As such the smaller buildings on the west side of Lancelot Place, including within the application site, can very much be viewed as the interface between the larger modern buildings to the east and the older and more modestly scaled properties to the west.

### **6.2 Recent Relevant History**

3-7 Lancelot Place (excludes Nos. 9 and 11):

Permission refused in 2013 for the demolition and redevelopment of 3, 5, and 7 Lancelot Place to provide three dwelling houses comprising two basement levels, ground, first and second floors. The replacement buildings were considered unacceptable due to their bulk, height, detailed design and the impact on the character and appearance of the adjacent conservation area and due to the impact on the amenity of the adjoining property at 9 Lancelot Place. The subsequent appeal was dismissed.

3 Lancelot Place:

In 1991, permission was granted for the partial reconstruction of the house to include an additional mansard storey and rear extension.

In 1992, permission was granted for the amalgamation of Nos. 3 and 5 into one dwelling house. Subsequent to this, permission was granted for various alterations to the roof in connection with the use of No. 3 and No. 5 as a single house.

In 1993, permission was granted for rear extensions and roof alterations in connection with the continued use of three and five as two separate dwellings.

7 Lancelot Place:

In 1994, permission was granted for a roof extension with dormer windows and a new rear conservatory at ground floor level.

Subsequently, in December 1994, permission was then granted for a full width ground floor extension and first floor extension along with a revised mansard design to the roof extension.



**9 Lancelot Place:**

In 1995, permission was granted for a two storey rear extension with single storey conservatory extension.

**11 Lancelot Place:**

In 2013, permission was allowed at appeal for works including the excavation of a basement, creation of lightwells and erection of extensions. This application has not been implemented.

In 1998, permission was granted for the erection of a mansard roof extension.

**15 Lancelot Place**

Application submitted for the demolition and redevelopment of the existing buildings to provide two replacement buildings at ground and two upper levels and excavation of part two/ part three storey basements, to create 1 x 5 bedroom unit and 2 x 1 bedroom units with associated roof gardens and terraces, car parking and cycle parking. This application is considered as Item 2 on this agenda.

**7. THE PROPOSAL**

The proposal is to demolish the existing five dwelling houses and replace them with five larger dwellings comprising a small sub-basement, two full basement levels, ground floor, first floor and a second floor set within a mansard roof.

**8. DETAILED CONSIDERATIONS****8.1 Land Use**

No change is proposed to the existing use as five single family dwellings. The proposals will result in a net increase in residential floorspace of 900sqm (GEA). Such a sum does not trigger any requirements in terms of affordable housing

**8.2 Townscape and Design**

The key design issue is whether the proposed dwelling houses are of appropriate design and architectural quality and whether they preserve the setting of nearby listed buildings and the Knightsbridge Conservation Area.

**Height, Bulk and Massing:**

In terms of height, the proposed new buildings are very similar to the existing buildings and would certainly complement the scale of the remaining buildings on this side of Lancelot Place. The main additional floorspace is created by the two basement storeys and by additional bulk at the rear of the site. Upon completion of the development the basement levels will have no visual impact beyond the proposed pavement lights to the front and the lightwell to the rear. It is considered that these features would have no adverse impact on the appearance of the building or the wider setting and as such are considered acceptable.

In terms of general massing, the proposed design, which features a mansard storey at second floor level, is considered acceptable.

The most perceptible change in scale is the additional bulk to the rear. The existing buildings measure approximately 7.5m from front to back with the two storey rear wings projecting a further 2.9m from the rear wall. With the replacement buildings, there are no rear wings and the distance from front to back is 10m. So, while the overall depth of development is largely the same (indeed the proposed scheme is 0.4m shallower), because the massing is not broken down by the rear wings, the new buildings do have greater bulk at the rear. This additional bulk is perhaps most readily appreciated in the new flank façade viewed from the south; and in the non-street level views from the properties to the rear in Trevor Square (which are listed buildings). While this additional bulk is clearly apparent, it is not considered that it causes harm in terms of the impact on the townscape, or upon the setting of the adjacent conservation area and listed buildings. The additional bulk that would be visible in the flank façade (and viewed from Lancelot Place), would be viewed as an isolated end wall, so the change in scale would not affect an established street pattern. While the flank facade can be seen in the context of the conservation area and the listed buildings in Trevor Square, the additional bulk would not compromise these views, and would not obscure any more of the rear of the listed terrace than has already been obscured by the various rear extensions which now notably characterises its rear elevation.

There are oblique views of the rear of the application site from Trevor Square and from the properties within Trevor Square. While the additional bulk in these views will be noticeable, with the new development appearing larger than the existing, as the proposals would represent a wholesale redevelopment of the application site once complete this would not appear out of place. The resulting additional bulk is not considered to be such that it would merit refusal on design or heritage setting grounds.

#### **Detailed Design:**

The proposed new buildings adopt a consistent modern terrace design approach, principally constructed in red brick with reconstituted stone detailing, painted metal windows and a standing-seam metal mansard roof. It is an overall generally comfortable composition although some design issues do remain. Some of these are recommended to be resolved through amending conditions, but overall the issues are not considered to harm the amenity of the area, or the setting of the listed buildings and conservation area.

The doors and windows, including the dormers, would be distinctly modern in character and larger than traditional windows for small-scaled houses such as this. These are perhaps a little over-sized, and the proposed stone clad dormers would appear particularly out of place at that level and contextually wrong for a modest terrace of this scale.

The designs of the flank elevation and roof form to the southern end of the proposed terrace (fronting the junction with Trevor Square) are similarly unresolved. The blind windows are considered to be oversized and excessive in number, with an odd inclusion of small lancet windows at first and second floor levels. An amending condition is proposed to deal with this.

Meanwhile, the roof is an awkward compromise between a traditional mansard roof form (which otherwise characterises the proposed design) and a traditional double-pitched

gable end. However this does not in itself cause it to be poor design or cause harm to the neighbouring listed buildings or conservation area.

The concerns raised from the Knightsbridge Association to the additional bulk and detailed design of the new houses and from neighbours who consider that the proposals would not enhance or fit in with the surrounding area and that they do not introduce adequate greening to the area are noted. However for the reasons set out above it is considered that the proposals would preserve the setting of the adjacent conservation area and listed buildings, and would represent a good quality new design which would complement the character and appearance of the surrounding areas.

Subject to the amendments proposed to be secured by condition, these design issues are not such that they would represent poor design, nor would they cause the new terrace to have a negative impact on the setting of the conservation area or listed buildings when compared to the design-neutrality of the existing terrace

As such the proposal is considered to accord with City Plan Policies S25 and S28, and with UDP Policies DES 1, DES 4, DES 9 and DES 10. The proposals would also comply with the guidance given by the NPPF, Sections 7 and 12, and by the City Council's SPG 'Design Matters in Westminster'.

The site is immediately adjacent to 15 Lancelot Place, which is the subject of a separate application for redevelopment for three new dwellings. Whilst the consideration of this application might reasonably bear in mind the design interactions between the two sites, and in particular the cumulative impact on the setting of the listed buildings and conservation area, each proposal has been assessed and should be determined on its own merits. It should also be noted that the adjacent application site (which includes both 15 Lancelot Place and 1 Trevor Walk) benefits from an extant, partly implemented permission for complete redevelopment which could lawfully still be completed, whereas this application site does not.

### **8.3 Residential Amenity**

Policy ENV13 of the UDP and S29 of Westminster's City Plan: Strategic Policies aim to safeguard the amenity of residents from the effects of new development with particular regard to overlooking, sense of enclosure and loss of daylight and sunlight.

Objections have been received in relation to loss of light, increased sense of enclosure and loss of privacy from residents to the east and west of the site as a result of the increased depth of the replacement buildings (as discussed in section 8.2) and the increase in height by approximately 1.1m compared to the existing buildings.

#### **Sunlight and Daylight**

The applicant has carried out a daylight and sunlight assessment in line with Building Research Establishment (BRE) guidelines, analysing the windows of the affected residential properties in Trevor Square and Lancelot Place.

The assessment notes that of the 87 windows tested, 4 windows (2 each at 13 and 15 Trevor Square) will experience an adverse impact as a result of the development in line with the VSC criteria (Vertical Sky Component). The BRE guide states that development

which results in reduction by 20% or more will have an adverse impact. The assessment indicates that 13 Trevor Square will experience a reduced VSC to a basement living room of 29.3%, 30.8% and 1.4% (average of 20.5%) and 15 Trevor Square will experience a reduced VSC of 22.8%, 23.9% and 12% (average reduction of 19.6%) also to a basement living room. Due to this breach, a further study of the daylight distribution within the main habitable rooms has been undertaken. The report confirms that all rooms pass the criteria as set out within the daylight distribution method of assessing daylight.

It is worth noting that permission has been granted for alterations to 13 Trevor Square, which is currently being implemented, which includes the provision of a rear extension with additional rooflights, meaning that the impact in terms of daylight may not be as severe. These rooflights will provide additional light to the rear rooms within the property. Records indicate that the most affected windows to No 15 serve a family room/dining room. Given the VSC criteria has only just been breached to this property and as the proposals pass the criteria in terms of daylight distribution to the properties, it is not considered that refusal on these grounds could be sustained.

### **Sense of Enclosure**

The rear building line is to be unified so that it is flush at both ground and first floor levels. The second floor mansard is to increase in depth to sit over the full depth of the building. The main impact in terms of sense of enclosure is therefore the increased depth to the mansard, the increased bulk at first floor level and the increase in height of the terrace by approximately 1.1m.

The worst affected property in terms of sense of enclosure is likely to be No 13 Trevor Square, as this property has extended the furthest into the rear garden. This property is currently being altered with new rear additions which benefit from large rooflights and a fully glazed side infill, which will give this space a considerable openness.

At the northernmost end of the site the space between the main rear elevation of Trevor Square and the development site narrows. An officer site visit to No.11 indicated that the main rooms at both ground and first floor levels are dual aspect with windows facing both the front and rear. It is not considered that the existing habitable rooms on these levels will experience such a significant increase in terms of sense of enclosure to justify a refusal.

The mansard has been traditionally designed with a pitched roof and inset dormers set back from the building line, limiting its impact. The increased bulk at first floor level is not considered to be significant, given the existing mass of the building. Whilst this increased bulk will be apparent in views from the rear rooms along the Trevor Square, it is not considered that this will result in an increased sense of enclosure sufficient to justify refusal.

Given the separation from the application site by the road, it is not considered that the properties opposite the site (on the east side of Lancelot Place) will experience a significant impact as a result of the proposed development.

**Privacy**

Objections have also been received from adjoining residents on the grounds of overlooking. It is considered the most sensitive part of the site in this respect is the rear elevation, where the proposals include windows and Juliet balconies at first floor level and windows in the rear of the extended mansard at second floor level. The rear of properties on Trevor Square which back onto the application site will be most affected by these new windows. Given that there are windows in the rear elevation of the existing properties at first and second floor levels at approximately the same distance away as the proposed rear elevation there is already mutual overlooking. In relation to the new windows at second floor window which serve the mansard level, as these windows serve bathrooms and are set closer to the properties on Trevor Square than the existing windows at this level, a condition is recommended for these windows to have obscure glazing and to be fixed shut. Subject to this condition and given the existing mutual overlooking, the proposals are considered to be acceptable in terms of privacy.

**8.4 Transportation/Parking**

An objection has been received on the grounds that the proposed enlarged dwelling houses will increase highways stress. There is no off street parking spaces serving the existing dwellings. Whilst it would be desirable to have off street parking with any new development, it is not considered that the parking situation would be made significantly worse as a result of the replacement dwelling houses.

The plans indicate that cycle parking is to be provided at basement level. A condition is recommended to ensure that this cycle parking is provided.

**8.5 Economic Considerations**

No economic considerations are applicable for a development of this size.

**8.6 Access****8.7 Other UDP/Westminster Policy Considerations****Noise:**

The environmental health officer has requested for further details to be submitted to confirm that the proposed lift will not cause disturbance to adjacent occupiers as a result of noise and vibration from the proposed lifts. A condition is recommended to secure this information.

**Plant:**

The applicant has submitted a noise survey as part of the application in relation to noise from mechanical plant installed within the basement and ventilated to the rear of the properties. The noise report indicates that the units are likely to be inaudible at the nearest residential premises over the proposed operational period. Environmental Health has no objections to the proposal subject to standard City Council noise conditions. Subject to these conditions it is considered the units will not result in a loss of residential amenity.

**Refuse /Recycling:**

A condition is recommended to secure details of waste and recyclable materials as shown on the submitted plans.

**Trees:**

The proposals will potentially impact on three trees located in the rear gardens of properties on Trevor Square; a sycamore, an ash and a eucalyptus tree. As the trees are located within a conservation area they are protected. The applicant has confirmed that they currently seek to retain the trees. Westminster tree officers do not consider the loss of the trees to be contentious, indeed they indicate the ash and the sycamore trees are likely to need to be removed at some point in the future due to their close proximity to the surrounding residential properties. Should the trees be required to be removed as a result of the development, the applicant will need to come to an arrangement with their respective owners and the relevant application made to the City Council for their approval.

**Biodiversity:**

The proposals include the provision of green walls within the rear basement lightwells. An objection has requested that these be secured by condition. It is not considered that such features can be insisted upon and will be at the discretion of future occupiers if they are to be installed / retained.

**Sustainability:**

The proposals are of insufficient scale to require the provision of any environmental / sustainability features. Given the proposals are for a full demolition rebuild, the development will need to meet the requirements outlined within building regulations.

**8.8 London Plan**

This application raises no strategic issues.

**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**

Planning obligations are not relevant in the determination of this application.

**8.11 Environmental Impact Assessment**

Not applicable to developments of this size.

**8.12 Other Issues****Basement:**

Objections have been received over the level of excavation proposed and in relation to the structural information provided.

This issue is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings and occupiers. Many also cite potential effects on the water table and the potential increase in the risk of flooding.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

While the Building Regulations determine whether the detailed design of buildings and their foundations will allow the buildings to be constructed and used safely, the National Planning Policy Framework March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

The NPPF goes on to state that in order to prevent unacceptable risks from land instability, planning decisions should ensure that new development is appropriate for its location. It advises that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

The NPPF advises that planning decisions should ensure that a site is suitable for its new use taking account of ground conditions and land instability and any proposals for mitigation, and that adequate site investigation information, prepared by a competent person, is presented.

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures. To address this, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

Comments have been received on the grounds that the investigation works, the hydrological assessment and details of ground movements are inadequate.

The applicant's documents have been considered by our Building Control officers who advised that the structural approach appears satisfactory. We are not approving this

report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter. It is considered that this is as far as we can reasonably take this matter under the planning considerations of the proposal as matters of detailed engineering techniques and whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but through other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

From the 1 November 2015 applications which include basement excavation will be assessed in line with Westminster's Draft Basement Policy, which limits basement excavations under residential dwellings to a single storey. As this application was submitted on the 30 October, it will be assessed in line with previous policy and not the new basement specific policy. On this basis the principle of a double basement, with small sub-basement plant room is considered acceptable.

**Construction impact:**

Neighbouring occupiers have raised considerable concerns in relation to the impact from construction vehicles and in particular in relation to the cumulative impact from the development site at 15 Lancelot Place. Neighbours are concerned that the construction impact will be exacerbated if both schemes are granted permission and constructed at the same time. Harrods has raised a specific concern relating to access to their depot to allow for a large number of daily deliveries. The concerns of the neighbouring residents and businesses are understandable, particularly given the potential cumulative impact of both developments proceeding at the same time.

The applicant has submitted a Construction Traffic Management Plan (CTMP) with the application. The topics covered in the CTMP relate the timetable and programming of works, management and neighbour liaison, site logistics and environmental impacts. The document sets out the logistical requirements in a broad sense as the applicant has not yet formally appointed a building contractor. The report specifically notes the presence of the proposed development next door and that a full construction consultation would take place with local business, residents and parties as necessary to discuss and advise on the redevelopment process. The document has been considered by Westminster Highway's Licensing Officer, who confirms that the programme of work appears acceptable. Should permission be granted for both schemes and each scheme is implemented simultaneously, it will be the responsibility of Highways Licensing to manage the development and ensure that they are implemented in accordance with their Construction Contracts, which will need to be agreed in consultation with the Council Highways Licensing team prior to commencement. This may include Highways Licensing securing funding from the applicant to manage the development and to enforce against any breaches of contract. A condition is recommended to ensure that the development is carried out in accordance with the CTMP at all times. On this basis it is not considered that a refusal on construction impact, including the cumulative impact, could be justified.

With regard to the impact in terms of noise and disruption of the works during construction, a standard condition to control hours of building work is recommended which includes specific restrictions for basement excavation work which can only be carried out between



08.00 and 18.00 Monday to Friday and not at all on Saturdays, Sundays and bank holidays. The applicant will also be advised by way of an informative suggesting the builders are part of the Considerate Constructors Scheme.

## 9. BACKGROUND PAPERS

1. Application form
2. Responses from Knightsbridge Association, dated 16 December 2015, 22 & 29 January 2016.
3. Response from Royal Borough of Kensington & Chelsea, dated 10 December 2015
4. Response from Highways Planning - Development Planning, dated 2 December 2015
5. Response from Cleansing - Development Planning, dated 1 December 2015
6. Response from EH Consultation, dated 2 December 2015
7. Response from Building Control - Development Planning, dated 14 December 2015
8. Response from Arboricultural Section - Development Planning, dated 27 January 2016
9. Letter from occupier of 16 Trevor Square, London, dated 5 February 2016.
10. Letter from occupier of 123 the Knightsbridge, London, dated 8 December 2015
11. Letter from occupier of 199 Knightsbridge, London, dated 12 December 2015
12. Letter from occupier of 199 Knightsbridge, London, dated 11 December 2015
13. Letter from occupier of Flat 606, The Knightsbridge, 199 Knightsbridge, dated 11 December 2015
14. Letter from occupier of Apartment G3, 10 Lancelot Place, dated 11 December 2015
15. Letter from occupier of 11 Trevor Square, London, dated 14 December 2015
16. Letter from occupier of Apartment 9.2, 10 Lancelot Place, dated 11 December 2015
17. Letter from occupier of Apartment 4.4, 10 Lancelot Place, dated 11 December 2015
18. Letter from occupier of Apartment 3.2, 10 Lancelot Place, dated 11 December 2015
19. Letter from occupier of Apartment 5.1, 10 Lancelot Place, dated 11 December 2015
20. Letter from occupier of 10 Lancelot Place, London SW7 1DR, dated 16 November 2015
21. Letter from occupier of 10 Lancelot Place, London, dated 9 December 2015
22. Letter from occupier of Apartment 3.8, 10 Lancelot Place, dated 11 December 2015
23. Letter from occupier of Apartment 3.9, 10 Lancelot Place, dated 11 December 2015
24. Letter from occupier of Flat GA11, 199 Knightsbridge Apartments, dated 8 December 2015
25. Letter from occupier of 199 Knightsbridge, London, dated 11 December 2015
26. Letter from occupier of The Knightsbridge, 199 Knightsbridge # 5.14, dated 7 December 2015
27. Letter from occupier of 199 Knightsbridge, London, dated 11 December 2015
28. Letter from occupier of 13 Trevor Square, London, dated 25 January 2016
29. Letter from occupier of Apt 121, The Knightsbridge Apartments, 199 Knightsbridge, dated 11 December 2015
30. Letter from occupier of 10 Lancelot Place, London, dated 10 December 2015
31. Letter from occupier of Apartment 1.3, 10 Lancelot Place, dated 11 December 2015
32. Letter from occupier of 199 Knightsbridge, London, dated 11 December 2015
33. Letter from occupier of 199 Knightsbridge - Apt.G.15, London, dated 11 December 2015
34. Letter from occupier of 199 Knightsbridge - Apt.5.09, London, dated 11 December 2015
35. Letter from occupier of Apartment 3.6, 10 Lancelot Place, dated 11 December 2015
36. Letter from occupier of Apartment 7.2, 10 Lancelot Place, dated 11 December 2015
37. Letter from occupier of 199 Knightsbridge - Apt.122, London, dated 11 December 2015
38. Letter from occupier of Apartment 8.3, 10 Lancelot Place, dated 11 December 2015

39. Letter from occupier of Apartment 6.2, 10 Lancelot Place, dated 11 December 2015
40. Letter from occupier of 199 Knightsbridge, London, dated 11 December 2015
41. Letter from occupier of Apartment G4, 10 Lancelot Place, dated 11 December 2015
42. Letter from occupier of Apartment G2, 10 Lancelot Place, dated 11 December 2015
43. Letter from occupier of Apartment 5.2, 10 Lancelot Place, dated 11 December 2015
44. Letter from occupier of Apartment G1, 10 Lancelot Place, dated 11 December 2015
45. Letter from occupier of Apartment 7.3, 10 Lancelot Place, dated 11 December 2015
46. Letter from occupier of Knightsbridge, London, dated 25 November 2015
47. Letter from occupier of 87-135 Brompton Road, , dated 27 November 2015
48. Letter from occupier of 10.01, The Knightsbridge Apartments, dated 18 December 2015
49. Letter from occupier of Apartment 2.7, 10 Lancelot Place, dated 11 December 2015
50. Letter from occupier of The Knightsbridge Apartments, 199 Knightsbridge, dated 17 November 2015
51. Letter from occupier of Apartment 1.4, 10 Lancelot Place, dated 11 December 2015
52. Letter from occupier of 199 Knightsbridge, London, dated 11 December 2015
53. Letter from occupier of Turley, 17 Gresse Street, dated 7 December 2015
54. Letter from occupier of Apartment 2.6, 10 Lancelot Place, dated 11 December 2015
55. Letter from occupier of Flat 607, The Knightsbridge, 199 Knightsbridge, dated 11 December 2015
56. Letter from occupier of 6 - 8 Montpelier Street, London, dated 16 December 2015
57. Letter from occupier of Apartment 4.14 Knightsbridge Apartments, 199 Knightsbridge, dated 12 December 2015
58. Letter from occupier of 199 Knightsbridge, London, dated 11 December 2015
59. Letter from occupier of Apartment 6.5, 10 Lancelot Place, dated 11 December 2015
60. Letter from occupier of Apartment 6.1, 10 Lancelot Place, dated 11 December 2015
61. Letter from occupier of Apartment 4.2, 10 Lancelot Place, dated 11 December 2015
62. Letter from occupier of Apartment 4.1, 10 Lancelot Place, dated 11 December 2015
63. Letter from occupier of 10 Trevor square, London, dated 27 January 2016
64. Letter from occupier of 10 Trevor square, London, dated 30 November 2015
65. Letter from occupier of Apartment 6.4, 10 Lancelot Place, dated 11 December 2015
66. Letter from occupier of Apartment 5.4, 10 Lancelot Place, dated 11 December 2015
67. Letter from occupier of Apartment 7.4, 10 Lancelot Place, dated 11 December 2015
68. Letter from occupier of Apartment 4.3, 10 Lancelot Place, dated 11 December 2015

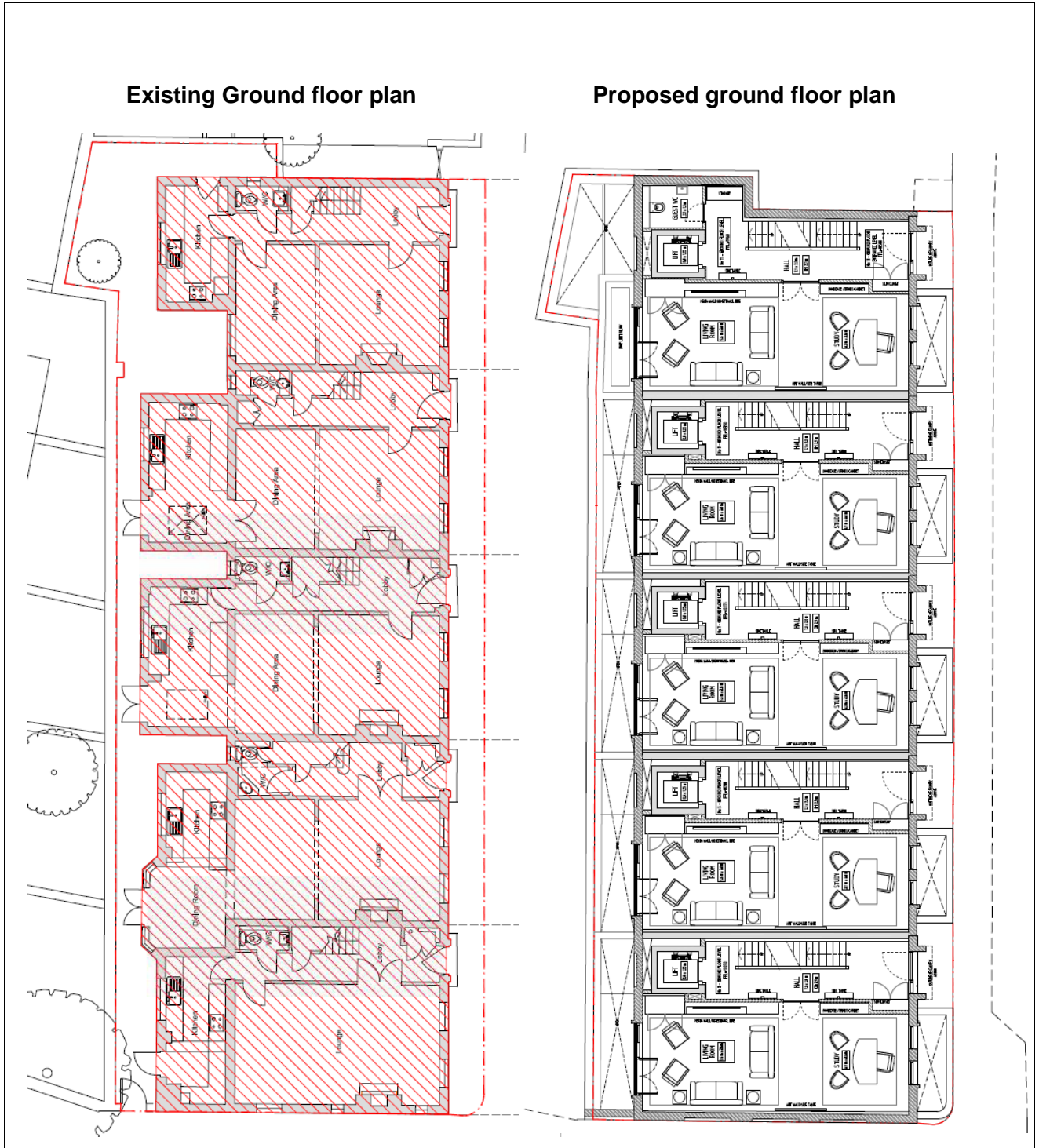
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY EMAIL AT [mmason@westminster.gov.uk](mailto:mmason@westminster.gov.uk)

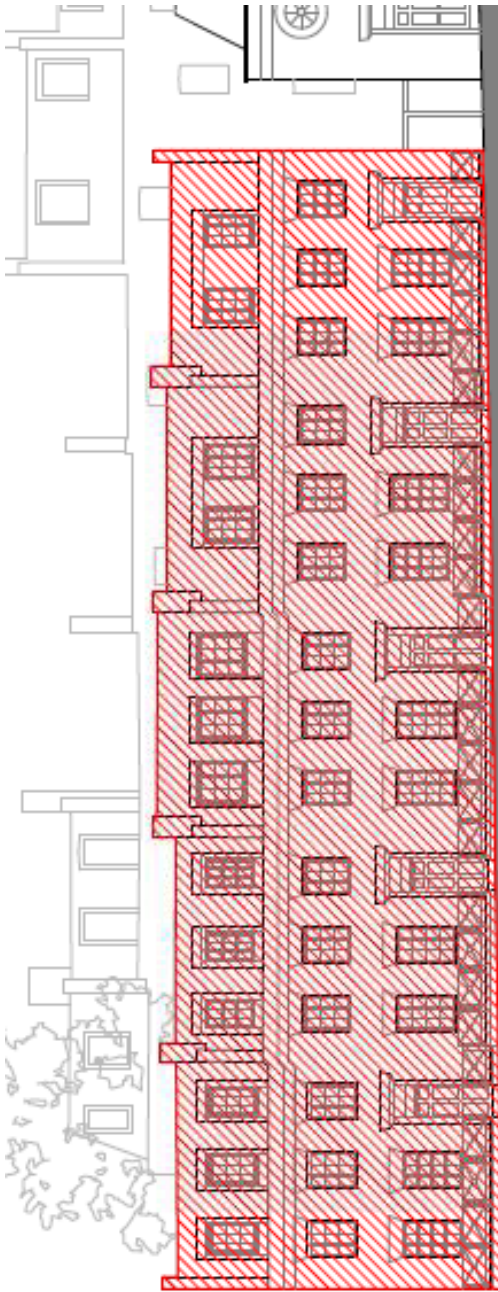
10. KEY DRAWINGS

Existing Ground floor plan

Proposed ground floor plan



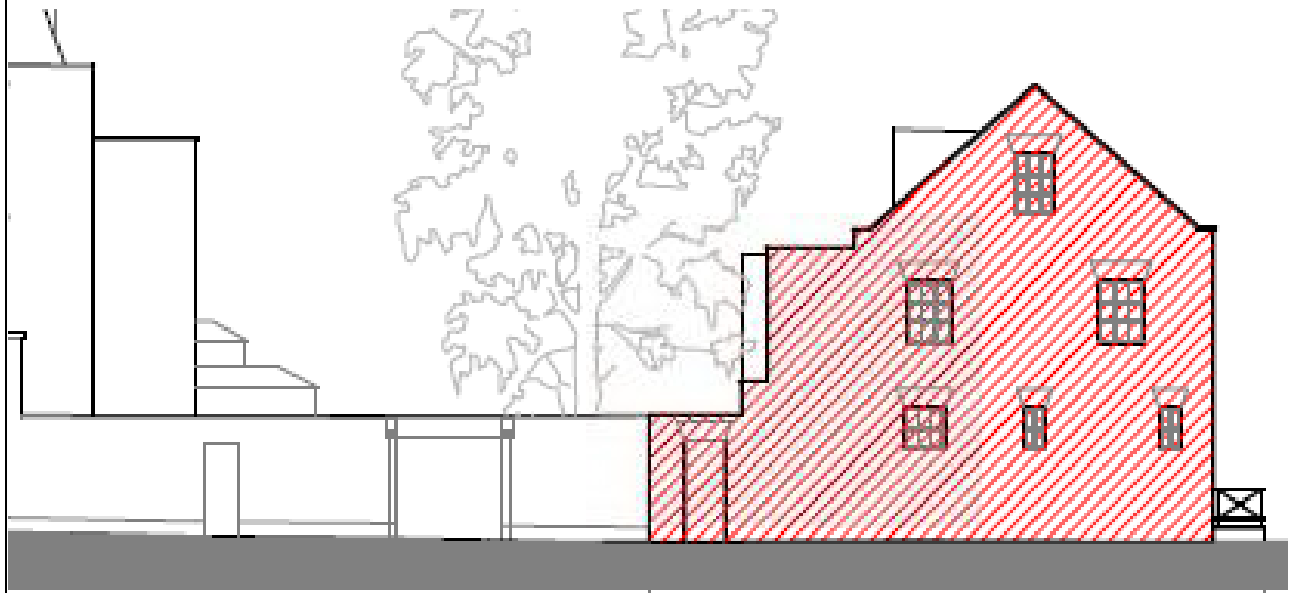
Existing front elevation



Proposed front elevation



Existing south elevation



Proposed south elevation



**DRAFT DECISION LETTER**

**Address:** 3 Lancelot Place, London, SW7 1DR,

**Proposal:** Demolition and redevelopment of Nos. 3-11 Lancelot Place to provide five single family dwelling houses (Class C3) comprising two basement levels (plus sub-basement plant room), ground, first and second floors levels.

**Plan Nos:** Construction Traffic Management Plan dated October 2015; Acoustic Assessment Report by PC Environmental; (01)001 B; (01)100 B; (01)101 B; (01)102 B; (01)103 B; (01)200 B; (01)201 B; (01)202 B; (01)600 F; (01)601 E; (01)602 F; (01)603 G; (01)604 G; (01)605 G; (01)606 E; (01)607 B; (01)700 L; (01)701 F; (01)800 B.

**Case Officer:** Rupert Handley

**Direct Tel. No.** 020 7641 2497

**Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:**

- 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 Except for basement excavation work, 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.

You must carry out basement excavation work only:

- \* between 08.00 and 18.00 Monday to Friday; and
- \* not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11BA)

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 You must not carry out demolition work unless it is part of the complete development of the site for which we have given planning permission. You must carry out the demolition and development without interruption and according to the drawings we have approved.

Reason:

To maintain the character and appearance of the area as set out in S28 of Westminster's City

Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007.

- 4 The Construction Traffic Management Plan dated October 2015 shall be adhered to throughout the construction period.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 5 The glass that you put in the windows in the rear elevation of the second floor must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 6 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 795(01)600 Rev F and 795(01)601 Rev E. You must clearly mark them and make them available at all times to everyone using the residential properties. (C14FB)

Reason:

To protect the environment and provide suitable storage for waste 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. (R14BD)

- 7 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.

- 8 (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.

- 9 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.

- 10 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.

- 11 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.

- 12 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 Conditions 10 and 11 of this permission. You must not occupy any of the dwellinghouses 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:

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.

- 13 You must apply to us for approval of material 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 the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 14 You must apply to us for approval of detailed drawings of the following parts of the development:
- (a) windows, doors, and rooflights, including surrounding reveals (scale 1:5);
  - (b) railings / balustrades (scale 1:10);
  - (c) parapet profile, dormers and bay windows (scale 1:10).

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 according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 15 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 16 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:
- (a) revised design of dormers to be amended to metal-clad (not reconstituted stone);
  - (b) revised design of south elevation, to omit window blanks from ground floor level, and improve design of inset lancet windows to first and second floors.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 17 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted

Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B or C of Part 1 or Class C of Part 2 of Schedule 2 of the Order shall be carried out on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

**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 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)
- 3 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)

- 4 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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 5 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.
- 6 The design and structure of the development shall be of such a standard that the dwelling is free from the 29 hazards listed under the Housing Health Safety Rating System (HHSRS). However, any works that affect the external appearance may require a further planning permission. For more information concerning the requirements of HHSRS contact:  
  
Residential Environmental Health Team  
4th Floor East, Westminster City Hall  
64 Victoria Street  
London SW1E 6QP  
[www.westminster.gov.uk](http://www.westminster.gov.uk)  
Email: [res@westminster.gov.uk](mailto:res@westminster.gov.uk)  
Tel: 020 7641 3003 Fax: 020 7641 8504.
- 7 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)
- 8 The noise report required by condition 12 should include details to confirm that the proposed lifts will be sufficiently insulated to prevent noise or vibration transfer between the buildings.
- 9 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.**

- 10 The trees within the rear gardens of Trevor Square are within a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 11 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.
- 12 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:
- \* Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;
  - \* This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at [www.hse.gov.uk/risk/index.htm](http://www.hse.gov.uk/risk/index.htm).

It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.