

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 10 January 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Lancaster Gate	
<b>Subject of Report</b>	<b>9 Chapel Side, London, W2 4LG</b>		
<b>Proposal</b>	Details of a construction management plan pursuant to Condition 3 of planning permission dated 23 August 2016 (RN: 16/05301/FULL).		
<b>Agent</b>	Ms Joanna Espin-Silvester		
<b>On behalf of</b>	Mr Luke Quinn		
<b>Registered Number</b>	16/10669/ADFULL	<b>Date amended/ completed</b>	8 November 2016
<b>Date Application Received</b>	8 November 2016		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Bayswater		

## 1. RECOMMENDATION

Approve details.

## 2. SUMMARY

The application seeks approval of a Construction Management Plan (CMP) pursuant to Condition 3 of planning permission for excavation of a basement floor beneath the existing dwelling house with internal lightwells as well as alterations at roof level and to the front elevation fenestration, which was granted permission by the Planning Applications Committee on 23rd August 2016.

The key issue in this case is the compliance of the CMP that has been submitted with the requirements of Condition 3 (a full copy of the submitted CMP is provided in the background papers). Condition 3 states that:

"Pre Commencement Condition. No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:

- (i) A construction programme including a 24 hour emergency contact number;
- (ii) Parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- (iii) Locations for loading/unloading and storage of plant and materials used in constructing the

development;

- (iv) Erection and maintenance of security hoarding's (including decorative displays and facilities for public viewing, where appropriate);
- (v) Wheel washing facilities and measures to control the emission of dust and dirt during construction; and
- (vi) A scheme for recycling/disposing of waste resulting from demolition and construction works. You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details."

The submitted CMP provides two 24 hour emergency contact numbers in compliance with (i) above. The construction programme is projected to be 30 weeks, of which the excavation and construction of the basement will take 10 weeks. These timescale's are considered to be reasonable given the scope of the proposed works and the need to comply with the restrictions on hours of works imposed by Condition 2 of the August 2016 permission.

There is to be no on site parking for site operatives or visitors both of whom will be expected to use public transport or metered parking. Delivery vehicles will be attended to at all times so they can be moved if causing an obstruction. This is considered to satisfactorily address (ii).

Materials are bought into site by hand and stored inside the building. The applicant owns a garage within Chapel Side and this will be used for skips to accommodate site waste and for site storage. The garage at 21 sqm and at a height of approximately 2.1 metres is of a sufficient size to accommodate a skip, despite the neighbours concern. In response to the limited garage space the skip may be used as a storage vessel and then loaded and unloaded by hand. A further skip is proposed on Moscow Road. The application building's facade is being retained therefore security hoarding's are not required. This is in accordance with (iii) and (iv).

Before vehicles or plant travels away from the application site, wheel washing will be undertaken, excavated material will be moved by a small dumper to the skip on Moscow Road. It is not envisaged that the site itself will generate a great deal of dust until the roof is removed and damping down measures will be employed when necessary. These measures are considered to be sufficient to address part (v) of the condition.

The skip in the applicant's garage will be used to receive waste and this will be disposed of in accordance with a Waste Management Plan and in line with Duty of Care Regulations. Given the limited space available this approach is considered to be appropriate and in accordance with part (vi) of the condition.

The Highways Planning Manager is happy that the CMP addresses the requirements of the condition satisfactorily in highways and transport terms. Whilst Chapel Side is an unadopted road, should the applicant require the skip on Moscow Road, all necessary highways licenses are still required and will be dealt with by Highways Licensing.

In conclusion the proposed CMP is considered to be acceptable and addresses the requirements of Condition 3 of the planning permission dated 23rd August 2016. It is therefore recommended that the approval of details application is approved.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



Chapel Side Looking North

Front Elevation



Applicants Garage

## 5. CONSULTATIONS

### WARD COUNCILLORS FOR LANCASTER GATE

No response.

### HIGHWAYS PLANNING

No objection provided the applicant works with Highways Licensing to obtain the required highways licenses.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 30

Total No. of replies: 1

One neutral response querying whether the size of the applicant's garage is sufficient to accommodate a skip.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

### 5.1 Recent Relevant History

#### 16/05301/FULL

Excavation of a basement beneath the footprint of the original dwelling incorporating an internal lightwell; alterations to windows and doors in the front elevation; replacement of roof, including increased roof pitch, new tiles, rooflights and vents.

Application Permitted                      2 September 2016

## 6. BACKGROUND PAPERS

1. Application form.
2. Copy of Construction Management Plan Rev B dated 8th November 2016
3. Memorandum from the Highways Planning Manager dated 1st December 2016.
4. Letter from occupier of 28 Chapel Side dated 6 December 2016

### Selected relevant drawings

None relevant. A copy of the CMP is attached.

(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 THE PRESENTING OFFICER: KIMBERLEY DAVIES BY EMAIL AT KDAVIES1@WESTMINSTER.GOV.UK

**DRAFT DECISION LETTER**

**Address:** 9 Chapel Side, London, W2 4LG

**Proposal:** Details of construction management plan pursuant to Condition 3 of planning permission dated 23 August 2016 (RN: 16/05301/FULL).

**Reference:** 16/10669/ADFULL

**Plan Nos:** Construction Management Plan Rev B Dated 08.11.16.

**Case Officer:** Anna Mayers

**Direct Tel. No.** 020 7641 5966

**Recommended Condition(s) and Reason(s)****Informative(s):**

- 1 This permission fully meets condition 3 of the planning permission dated 23 August 2016. (I11AA)
- 2 You are reminded of the need to comply with the Construction Management Plan throughout the construction period. In particular, you have undertaken to display a 24 hour emergency contact number on the site at all times.

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.