

CITY OF WESTMINSTER			
PLANNING SUB APPLICATIONS COMMITTEE	Date 6 June 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Hyde Park	
Subject of Report	Sussex Lodge, Sussex Place, London, W2 2SQ,		
Proposal	Demolition of existing boiler room facing Sussex Mews East and erection of two storey building for use as 2 residential houses (Use Class C3).		
Agent	Edward Hunloke		
On behalf of	N/A		
Registered Number	17/00622/FULL	Date amended/ completed	26 January 2017
Date Application Received	26 January 2017		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

Sussex Lodge is a 1930's mansion block of flats, located on Sussex Place, consisting of six floors over a ground floor and basement. The application relates to the existing boiler room situated to the rear of the block facing Sussex Mew East.

Permission is sought for the demolition of this existing boiler room and replacement with 1 x 1 bedroom and 1 x 2-bedroom dwellinghouse, situated over the lower ground and ground floor.

A number of objections have been raised by the occupiers of neighbouring properties on a range of grounds including amenity and parking.

The key issues in this case are:

- The impact of the proposal on the character and appearance of the Bayswater Conservation Area;
- The impact on the proposal on the amenity of neighbouring residents;
- Quality of proposed new residential accommodation;
- Impact on the Highway Network.

The proposed development is considered to comply with the relevant land use, design and amenity

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3

policies in the Unitary Development Plan (UDP) and the City Plan. As such, it is recommended that permission is granted, subject to the conditions as set out in the draft decision letter.

4. PHOTOGRAPHS



Sussex Mews East, view south-east (TOP)

Existing Sussex Lodge boiler room building, Sussex Mews East (Bottom)



North-west elevations of Sussex Lodge boiler room



Existing boiler room building

5. CONSULTATIONS

HYDE PARK ESTATE ASSOCIATION

Any response to be reported verbally.

BUILDING CONTROL

No objections.

EH CONSUTATION

Object to lack of adequate provisions of escape in case of a fire. Concern also raised with regard to the proximity of the proposed bedroom windows to nearby adjacent residential dwellings, resulting in increased risk of noise between dwellings, especially as the windows will need to be openable in order to provide suitable ventilation. The applicant should be advised that the dwellings, if approved, will need to be provided with adequate security measures for the protection of occupiers.

CLEANSING

No objections. The proposed storage arrangements for waste and recyclable materials as shown on the submitted proposed plans are in line with the requirements of the City Council. A relevant condition should be attached requiring them to be made permanently available.

HIGHWAYS PLANNING

No objection raised. Recommend cycle parking be secured by condition.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 51

Total No. of replies: 9

No. of objections: 5

No. in support: 3

Five objections received raising the following issues:

Amenity

- The building will cause loss of light and privacy;
- Increase in height would result in loss of view and light from the ground floor of Sussex Lodge (from a resident of Sussex Mew East).

Highways

- Concern regarding waste and recycling management exacerbating existing issues;
- Additional flow of traffic due to additional houses;
- increased demand on parking.

Construction

- Concern about noise and disturbance due to building works;
- Obstruction and restricted access due to construction vehicles during construction;
- Building works would cause health problems due to their suffering from asthma;

- Blocked drains as a result of building works due to rubble and waste;
- Impact on the cobbled road (Sussex Mews East) due to heavy building work.

Other

- Existing drainage and cleaning issues within the mews would be exacerbated by the new development
- The Mews is already overcrowded, with the rear access from the properties on Sussex Square and access to the parking for the block of flats; concern that children living in the mews as well as dogs and natural wildlife will be in greater danger.
- This would cause problems to the wildlife (birds) which live in this Mews
- Concern that this would lead to further development in the Mews

Three letters of support have been received:

- A resident of Sussex Lodge on behalf of Sussex Lodge Residents' Association states that the residents of Sussex Lodge support the application;
- The conversion makes good sense and the design will enhance the back of the building;
- This is the perfect use of the old boiler room and the upgrading of the area is welcome.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises of a 1930s mansion block of flats known as Sussex Lodge, located on Sussex Place. The application relates particularly to the boiler room situated to the rear of Sussex Lodge which is accessed via Sussex Mews East. The building lies in the Bayswater Conservation Area.

6.2 Recent Relevant History

14/05849/FULL

Excavation beneath existing access ramp at rear of Sussex Lodge to create a new underground boiler plant room with installation of replacement boilers.

Application Permitted 28 October 2014

7. THE PROPOSAL

Permission is sought for the demolition of the existing boiler room to the rear of Sussex Lodge, situated on Sussex Mews East, and the erection of a replacement building to provide two dwelling houses, 1 x 1 bedroom and 1 x 2 bedroom,- each with living accommodation over two floors; lower ground and ground. Lightwells are proposed to

each dwelling adjacent to Sussex Lodge to provide light to bedrooms at lower ground level. The proposed dwelling houses would create a combined gross internal area of 162m².

8. DETAILED CONSIDERATIONS

8.1 Land Use

The existing boiler house has been used to store the boilers associated with Sussex Lodge. This will now be surplus to requirements due to the boiler plant equipment being relocated into the basement of Sussex Lodge, as approved by planning permission referenced 14/05849/FULL.

Policy S14 of the City Plan and Policy H3 of the UDP seek to encourage the provision of more residential floorspace, including the creation of new residential units.

Policy S15 of the City Plan and Policy H5 (a) require a range of housing sizes to be provided. Given the constraints of the site the proposed 2 houses are considered acceptable to optimise the number of units on this site.

In terms of the quality of the internal space for occupants, the houses will meet the internal space standards of the London Plan and the Government's Technical Housing Standards (March 2015). As such the residential accommodation provided would be of an acceptable standard. Accordingly, the proposed additional dwelling houses on this site are supported in land use terms.

8.2 Townscape and Design

This section of Bayswater was transformed in the mid-20th century with the redevelopment of the properties on the west side of this block including those to the west side of Sussex Mews East which face towards the application site, and also the slightly earlier creation of Sussex Lodge to the east. The street environment created to the east side of this part of Sussex Mews East is not of significant quality, with various parking spaces as the main street frontage, although the neat run of mid-20th century houses on the west side of the street are of better quality, and the cobbled street surface adds some interest. Given this context, and that Sussex Mews East was originally conceived as a mews street and as such would be anticipated to have accommodated two storey mews buildings to each side of the street, the creation of a new structure of approximately one storey high in place of the boiler house to the east side of the street is considered acceptable in townscape terms.

The building proposed adopts a distinctive form, with sheer elevation to the street and roof curving down behind, with this curving form readily visible in views from street level. The principal facing materials are brickwork facing to the elevations and with lead to dormers and with a green roof to the main roof, which will help the building integrate well with its surroundings. The front elevation is designed with a series of three ground floor windows which break through the main roofline to form projecting dormer features giving a distinctive rhythm to the front of the building. The two windows below principally lighting the staircase to lower ground are well integrated into this arrangement. The building is

simply detailed which sits comfortably in this mews context, though with some small scale interest from brickwork detailing to window reveals and with the distinctive detailing to the steel windows to the front elevation.

Overall, the proposals are considered in line with policies DES 1, DES 4 and DES 9 in the UDP and policies S25 and S28 in the City Plan and are considered acceptable in design and townscape terms.

8.3 Residential Amenity

Policies S29 within the City Plan and ENV 13 within the UDP seek to protect residential amenity in terms of light, privacy and sense of enclosure and are therefore relevant in considering this application.

The existing building has a flat roof to a height of 2.25m from ground level, when viewed from the rear elevation facing Sussex Mews East. The maximum height of the new building, measured from ground level and as viewed from the rear elevation would be 3.4m to the top of the windows on the rear elevation. This height is reduced where immediately adjacent to rear facing windows to flats within Sussex Lodge due to the curved design of the roof.

8.3.1 Daylight and Sunlight

The applicant has undertaken a Daylight and Sunlight Assessment in support of the current application to assess the daylight, sunlight and overshadowing impacts on properties in the vicinity of the application site. The properties assessed include: windows on Sussex Lodge facing the proposed development; 14 and 15 Stanhope Terrace; and 1, 2, 3 and 4 Sussex Mews East.

The report is based on the BRE Guidance: Site Layout Planning for daylight and sunlight (2011) and concludes that overall, the proposed development is not expected to cause any significant negative impact to daylight and sunlight access for surrounding properties and amenity spaces.

8.3.2 Sense of Enclosure

The new building will be sited over 8.0m from the frontage of dwellings which would face it on Sussex Mews East. The boiler house is to be increased in height from 2.25m to 3.4m (maximum). The additional height is not considered to result in any significant harm to the properties on the other side of the mews, given the moderate increase in height and their separation. The closest windows of the flats within Sussex Lodge, immediately adjacent to the roof of the new building will experience a greater impact. This is mitigated by the curved design of the roof, which means the height of the roof is reduced where immediately adjacent to these windows. The height of the roof is in fact lower than the existing height where immediately adjacent to the closest windows to Sussex Lodge facing the roof, with the existing height being 2.2m measured from ground level and the proposed height starting at 1.3m and rising (due to the curved design) to 2.8m before the further increased height of 3.4m due to the proposed rear facing windows on the new building and the sedum roof.

It is considered that the proposed new building would not result in a significant harmful impact on these windows in terms of sense of enclosure. It should also be noted that no objections have been received from the residents within Sussex Lodge.

8.3.3 Overlooking/Privacy

The residential windows to Sussex Lodge which are directly adjacent to the roof of the existing building would directly overlook the new building. The proposed windows which face Sussex Lodge are at lower ground level and serve bedrooms, in the case of both new dwellings. These windows have an outlook onto new lightwells to each respective dwelling and given their set down location are more overlooked than resulting in overlooking upwards towards the windows to Sussex Lodge and are therefore considered acceptable. There are no ground floor windows on the elevation (North-East) facing Sussex Lodge.

The large windows on the new front elevation (South-West) facing the dwellings at 1-4 Sussex Mews East at ground floor level are adjacent to internal staircases to the new dwellings. The new dwellings are sited over 8m from the frontage of the dwellings at 1-4 Sussex Mews East and therefore, on balance, the windows to the new dwelling are not considered to result in undue harm in terms of overlooking or privacy, particularly given the large number of existing windows in the rear of Sussex Lodge, which already overlook this areas.

8.3.4 Noise disturbance

A condition requiring the submission of details of sound insulation to prevent noise nuisance to existing and future occupiers is recommended. A condition is also recommended preventing the use of the lightwells and the main roof for sitting out, to protect neighbouring amenity.

8.3.4 Conclusion

The proposed scheme is not considered to have a significant impact on the amenities of neighbouring properties, subject to the inclusion of appropriate conditions. It is considered that the development would comply with policies ENV6 and ENV13 of Westminster's Unitary Development Plan and S29 and S32 of Westminster's City Plan.

8.4 Transportation/Parking

No off-street parking is provided for the proposed new dwellings.

On the basis of the Council's data on on-street car parking and car ownership levels in the area, any additional on-street parking generated by the proposal can be absorbed into the surrounding street network. Therefore the development is consistent with TRANS23.

The London Plan requires 1 cycle parking space per 1 bed residential dwelling and 2 for all others. The applicants have stated in their Design and Access Statement that cycle parking for the proposed new dwellings will be provided within the basement of Sussex Lodge. A condition requiring a basement plans showing where this is to be provided will be attached.

8.5 Economic Considerations

Any economic benefits resulting from the development proposals are welcomed.

8.6 Access

Access to the site will be via Sussex Mews East to the rear of Sussex Place. Access into each dwelling will be level access via main entrance doors, located on either side of the proposed building; north-west and south-east elevations. These access arrangements are considered to be acceptable.

The Environmental Health Officer objects to the proposal, due to the lack of adequate provisions of escape in case of a fire for the proposed bedrooms, due to their proximity to the kitchen. However, this may be addressed by devising an escape strategy with Building Control to overcome this, and will be subject to separate building regulations; and is therefore not a reason for refusal.

8.7 Other UDP/Westminster Policy Considerations

Waste storage is indicated which should minimise the chance of waste being left on the public highway. The proposed waste and recycling storage as shown on the submitted proposed plan will be required to be provided and secured by condition.

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. However, the application is CIL liable, based on 162sqm of additional residential GIA in Westminster's Residential Core area.

It should be highlighted that although there is an existing boiler building which is to be demolished, it is classed as a building in which people do not usually go into, or only go into intermittently for the purposes of inspecting or maintaining plant or machinery. It is therefore not CIL liable. Consequently, the existing floor space of this building, whilst it is to be lost, cannot be deducted from the proposed floor space when assessing how much floor space is CIL liable.

The estimated CIL payment is: £72,900.00; comprising of £8,100.00 Mayoral CIL and £64,800.00 WCC CIL (Residential Core)

8.11 Environmental Impact Assessment

The development is of insufficient scale to require the submission of an Environmental Impact Assessment.

8.12 Other Issues

The concern raised by a neighbour with regard to this proposal leading to other development in this area is not something that can be considered when assessing this application. Each application submitted is assessed on its merit and within its context. It is therefore not appropriate to consider what may or may not happen in the future when assessing the current proposal.

The proposal if implemented is likely to result in noise and other associated disturbance due to construction works. This is part of any such development and permission cannot be withheld on this basis. A relevant condition reminding the restricted times for construction work will be attached as standard if the application is supported. An informative advising the applicants that they may join the Considerate Contractor's Scheme will also be attached, as well as details of the Council's 24 Hour Noise Team to ensure they are aware of their regulations.

The extent of the excavation works proposed are not significant and therefore it is not considered to that the works trigger the requirement for a condition in relation to construction works (Code of Construction Practice). Structural information was however submitted with the application, and the Building Control Officer has raised no objection in relation to the proposals.

The Environmental Health Officer raised concerns regarding noise between dwellings due to openable windows in the new dwellings. This is likely to be an existing issue between the existing dwellings and flats which are already in proximity to each other. It is therefore not considered that this proposal for two additional dwellings in this location would result in unduly harming the residential amenities of existing residents and future occupants of the new dwellings. As previously mentioned a condition is recommended to ensure that the new rear lightwells are not used for sitting out.

The issues raised by an objector with regard to damage to the road, in terms of impact on the cobbled road (Sussex Mews East) due to heavy building work, is a Highways matter. Any works that affect the highway would require a Highway Licence. An appropriate informative will be attached to the decision advising the applicant of this.

Issues relating to health concerns due to dust arising from building works, such as asthma is not a planning matter. Nor is the impact of the development on dogs and wildlife in this location a planning matter.

9. BACKGROUND PAPERS

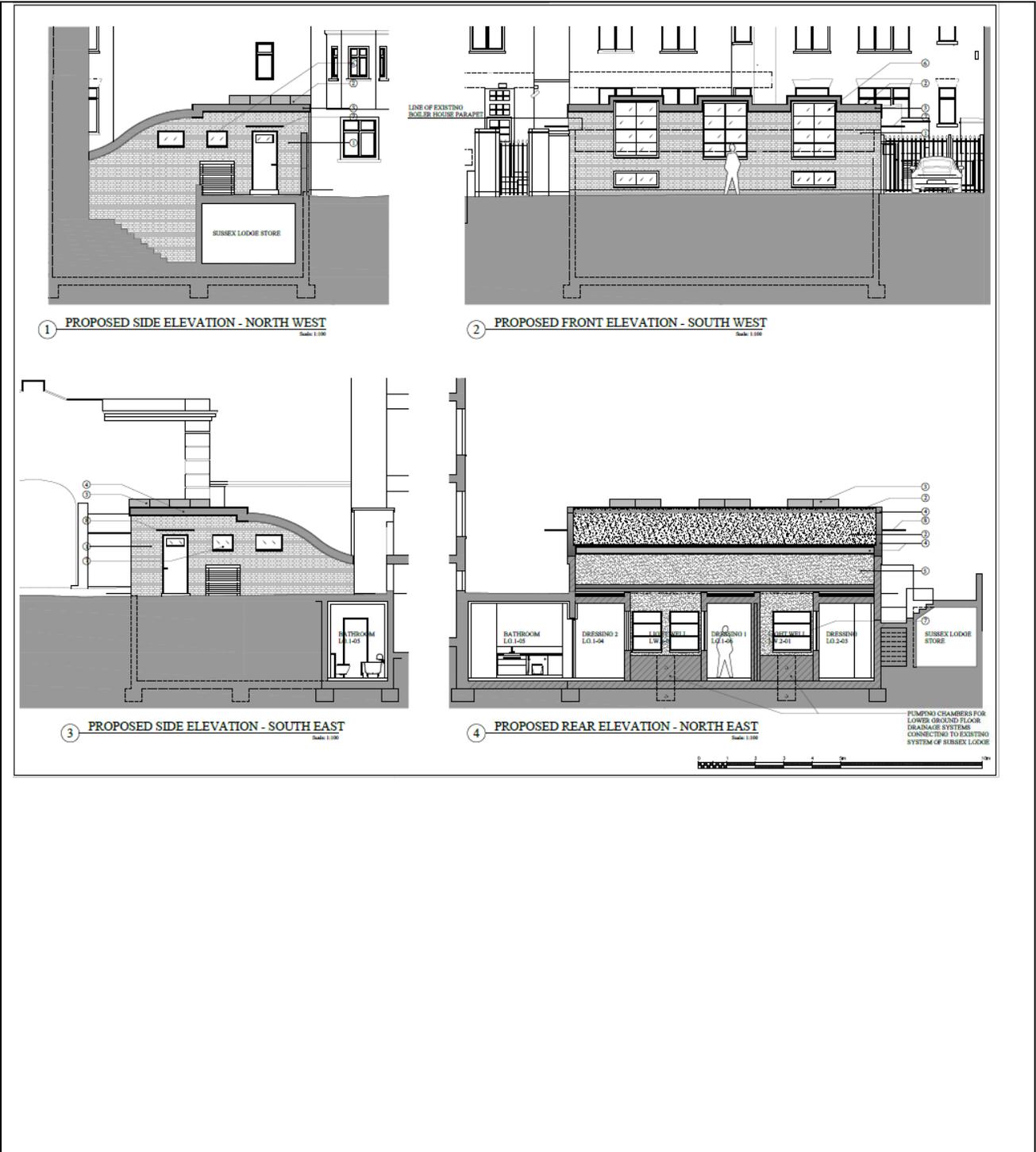
1. Application form
2. Response from EH Consultation, dated 13 February 2017
3. Response from Highways Planning - Development Planning, dated 28 March 2017

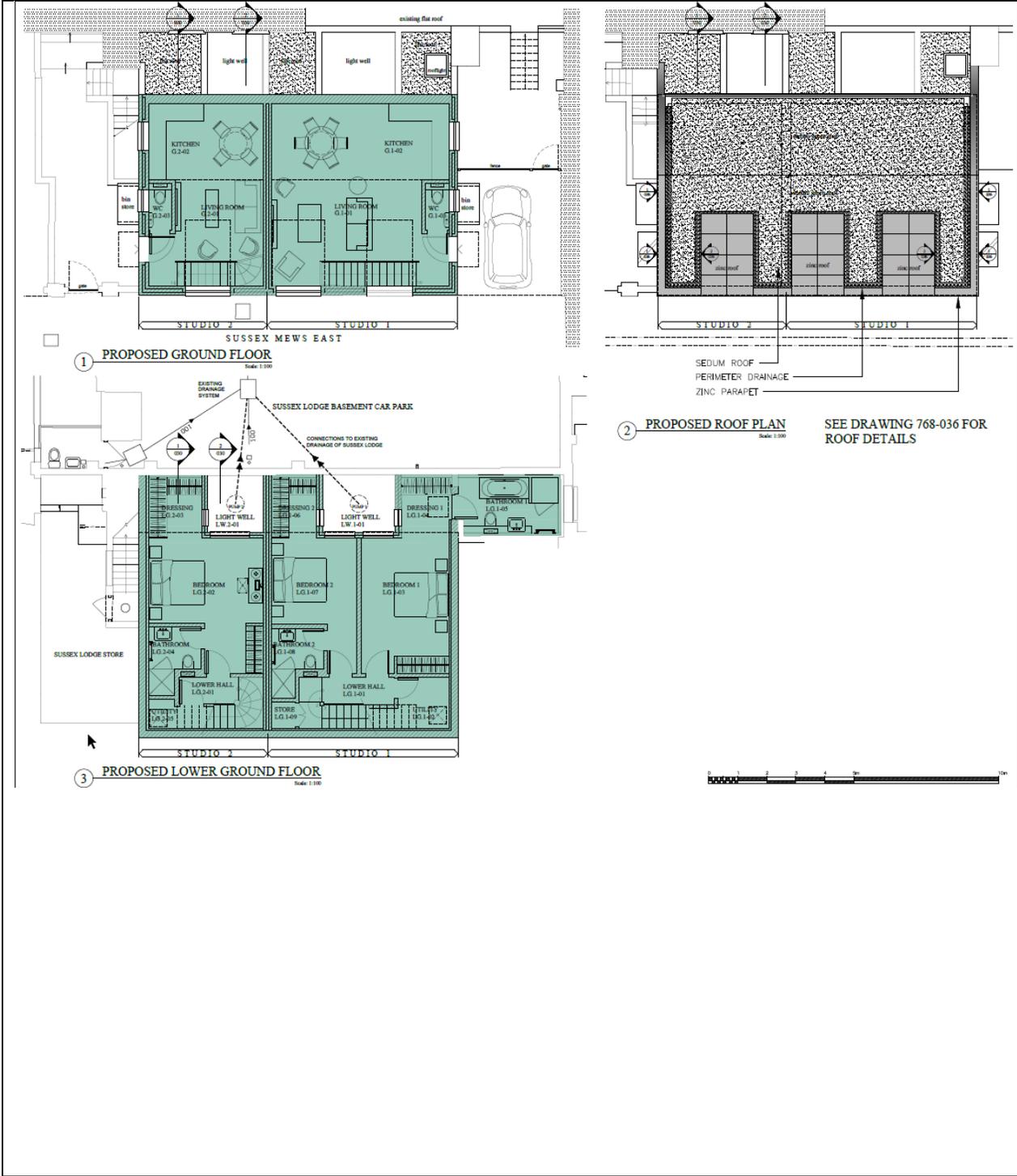
4. Response from Cleansing - Development Planning, dated 14 February 2017
5. Response from BC Consultation, dated 16 May 2017
6. Letter from occupier of 4 Sussex Mews EAST, London, dated 7 March 2017
7. Letter from occupier of 4 Sussex Mews EAST, London, dated 7 March 2017
8. Letter from occupier of 7, Sussex Mews East, dated 20 March 2017
9. Letter from occupier of 3 Sussex Mews East, London, dated 20 March 2017
10. Letter from occupier of 1 Sussex Mews East, London, dated 21 March 2017
11. Letter from occupier of 2 Sussex Mews East, London, dated 22 March 2017
12. Letter from occupier of 9, Sussex Mews East, dated 22 March 2017
13. Letter from occupier of Flat 2, Stanhope Terrace, dated 28 March 2017
14. Letter from occupier of 16 Stanhope Terrace, Flat 8, dated 29 March 2017
15. Letter from occupier of 11 Sussex Lodge, Sussex Place, dated 7 April 2017

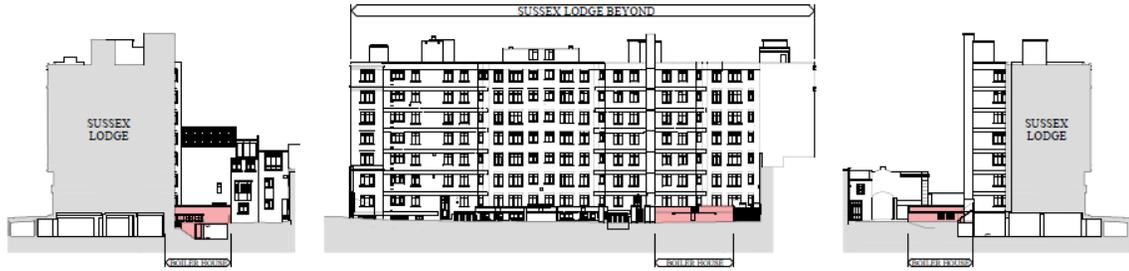
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: RUPERT HANDLEY BY EMAIL AT rhandley@westminster.gov.uk

10. KEY DRAWINGS





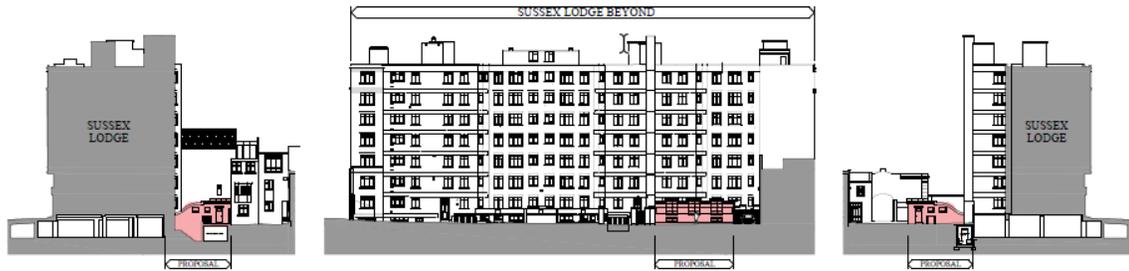


NORTH WEST ELEVATION

SOUTH WEST ELEVATION

SOUTH EAST ELEVATION

① EXISTING ELEVATIONS IN CONTEXT
Scale: 1:500



NORTH WEST ELEVATION

SOUTH WEST ELEVATION

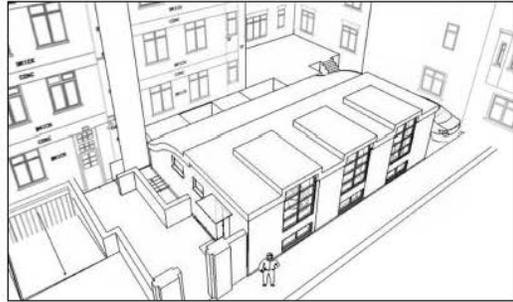
SOUTH EAST ELEVATION

② PROPOSED ELEVATIONS IN CONTEXT
Scale: 1:500





13 MODEL VIEW
573



14 MODEL VIEW
573



15 VIEW OF BOILER HOUSE
573



16 PHOTOMONTAGE OF PROPOSAL
573

DRAFT DECISION LETTER

Address: Sussex Lodge, Sussex Place, London, W2 2SQ

Proposal: Demolition of existing boiler room facing Sussex Mews East and erection of two storey building for use as 2 residential houses (Use Class C3).

Plan Nos: 768-005; 768-006; 768-015 Rev A; 768-020; 768-023; 768-024; 768-026 Rev A; 768-028; 768-029; 768-030; 768_035; 768_036; 768-100 Rev A; Langley Green Roof Systems Specifications Guide; 1663-SK01 Rev B; 1663-SK200; Daylight and Sunlight Report by Malcolm Hollis dated 15 August 2016; Planning Report dated November 2016; Design and Access Statement Revision A;

Case Officer: Avani Raven

Direct Tel. No. 020 7641 2857

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 piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

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

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) 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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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 including brickwork, 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. The brickwork facing shall be formed of complete bricks and not brick slips or other panelised brick faced systems and it shall not be painted, rendered or otherwise overclad. (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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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 provide the following bio-diversity features before you start to use any part of the development, as set out in your application.

Green roof

You must not remove any of these features. (C43FA)

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 6 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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 not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials

on the roof, except those shown on the approved drawings. (C26PA)

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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) 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)

- 8 You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building or carry out any other alterations without our permission. This is despite the provisions of Classes A, B, and C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To protect the appearance of the property and the character of the area and protect the environment of people in neighbouring properties. This is as set out in S25, S28 and S32 of Westminster's City Plan (November 2016), paras 10.108 to 10.128 and policies ENV6 and ENV13 of our Unitary Development Plan that we adopted in January 2007. (R21DC)

- 9 You must provide the waste store shown on drawing 768-026 Rev A before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the dwellings hereby approved. 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. (C14DC)

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 (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 10 You must apply to us for approval of details of secure cycle storage for the residential use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 11 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.

- 12 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.

- 13 You must not use the lightwell areas to the new dwelling houses as outside amenity space, or for any other purpose. You can however use them to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 14 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

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 (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

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 (November 2016), 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 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.

- 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. (150AA)

- 4 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: www.westminster.gov.uk/cil

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form** **immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**

CIL forms are available from the planning on the planning portal:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Forms can be submitted to CIL@Westminster.gov.uk

Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.

- 5 You need to speak to our Highways section about any work which will affect public roads. This includes any impact/damage to cobbles or setts, 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)

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.