

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 15 August 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Little Venice	
Subject of Report	5 Maida Avenue, London, W2 1TF		
Proposal	Excavate part of rear garden to extend lower ground floor and erect a single storey rear infill extension at lower ground floor level and erection of a two storey glazed staircase enclosure at lower ground and ground floor level.		
Agent	Mr Barnaby Gunning		
On behalf of	Mr & Mrs Simon Walker		
Registered Number	17/03537/FULL	Date amended/ completed	2 May 2017
Date Application Received	25 April 2017		
Historic Building Grade	Unlisted		
Conservation Area	Maida Vale		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The application site is a three storey mid terrace residential dwellinghouse located on the southern side of Maida Avenue. It is not listed or subject to any article 4 directions but is located within the Maida Vale Conservation Area.

Planning permission is sought for the excavation of part of the rear garden to extend the lower ground floor and the erection of a single storey rear extension at lower ground floor level and the erection of a two storey glazed staircase enclosure between lower ground floor and ground floor level.

A previous application for a similar scheme but including a larger extension to the closet wing was refused by the Planning Applications Committee on 16 January 2017 on the grounds that the two storey rear extension would, because of its bulk and height and how close it is to windows of Flat 3A Douglas House, make the people living feel too shut in.

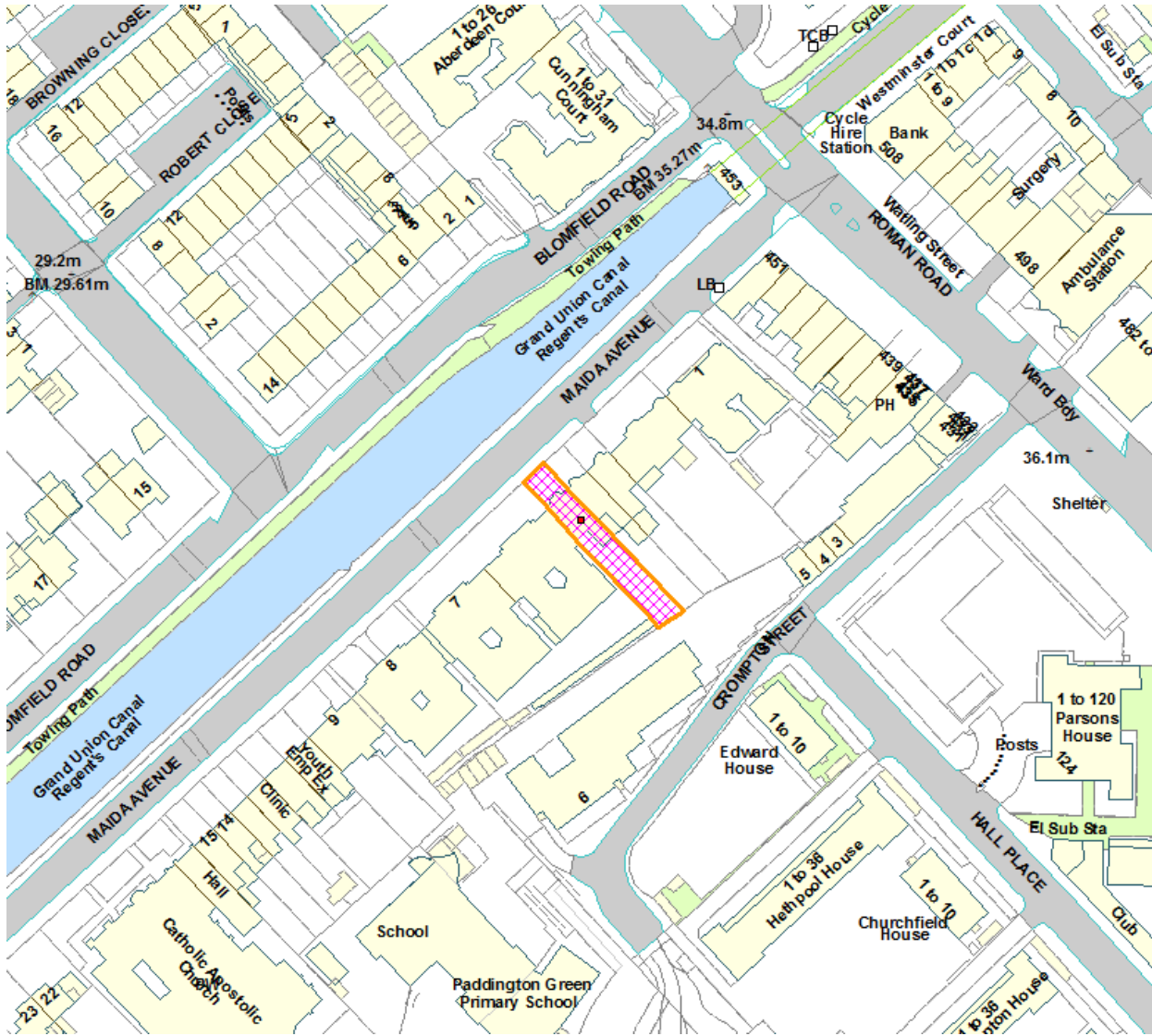
Objections have been received from 10 neighbours to the proposal on design amenity and structural disturbance grounds.

The key issues in this case are:

- The impact of the proposal on the character and appearance of the Maida Vale Conservation Area.
- The impact of the proposal on the amenity of neighbouring residents.

For the reasons set out in this report, the proposed development is considered overcome the previous refusal and accords with relevant policies within the Unitary Development Plan adopted in January 2007 (the UDP) and Westminster's City Plan: Strategic Policies adopted in November 2016 (the City Plan) . As such, it is recommended that planning permission is granted, subject to the conditions set out in the draft decision letters.

3. LOCATION PLAN



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4. PHOTOGRAPHS



View of Infill Extension Location



Rear of Existing Closet Wing



View of rear of 5 Maida Avenue from window in flat in Douglas House

5. CONSULTATIONS

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY

Objection on the grounds of light pollution to neighbouring properties and the ground floor level extension being harmful to the Conservation Area.

BUILDING CONTROL

Structural method statement is satisfactory. Advised on means of escape and fire separation requirements.

HIGHWAYS PLANNING MANAGER

No objection

ARBORICULTURAL SECTION

No objection subject to tree protection conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 66; Total No. of Replies: 11

10 objections received on the following grounds;

Design

- Any change will be out of keeping with the mansion blocks, the road and the wider area.
- Design and scale out of keeping with and not suitable in the conservation area.

Amenity

- Loss of privacy.
- Sense of enclosure/encroachment.
- Loss of light.
- Noise that would emanate from extension adjacent to Douglas House.
- Light pollution.

Other

- Impact on drainage, disturbance of watercourse and foundations of the neighbouring mansion block.
- Disruption of construction works.
- Concern only access for building work is via passageway to Aubrey House causing access issues for occupiers.

1 letter of support received

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is a five storey mid terrace dwellinghouse located on the southern side of Maida Avenue. The building is not listed, but is located within the Maida Vale Conservation Area.

The property forms the south western end of a group of three similarly scaled and detailed Victorian building, which form part of a longer terrace of buildings of a variety of heights, forms and detailed design along the southern side of Maida Avenue, facing the Grand Union Canal. The neighbouring building to the south west of the application site is an Edwardian mansion block, Douglas House, which is taller and bulkier than the application property and its neighbours to the north east.

6.2 Recent Relevant History

16/09049/FULL

Planning permission was refused for the erection of a part single storey and part two storey rear extension at lower ground and ground floor levels on 31 January 2017. The application was refused on the grounds that the two storey rear extension would make the people living Flat 3A Douglas House feel too shut in. This was because of its bulk and height and how close it is to windows in that property.

7. THE PROPOSAL

Planning permission is sought for the excavation of part of the rear garden to extend the lower ground floor and erection of a single storey rear infill extension at lower ground floor level and erection of a two storey glazed staircase enclosure at lower ground and ground floor level.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The enlargement of the existing dwellinghouse would accord with Policy H3 in the UDP and Policy S14 in the City Plan. Accordingly the proposal is acceptable in land use terms.

8.2 Townscape and Design

A number of objections have been received on the grounds of the design of the proposed extension and its impact on the character and appearance of the conservation area. A number of objectors also raise concerns that the development would alter the gap between the terrace and Douglas House and that the design is not in keeping with the host building and the wider conservation area.

The building forms part of a short terrace with front and rear gardens. The rear of the application site is surrounded by mature trees and vegetation. However, it is overlooked by the properties which form part of Douglas House to the west. The rear of 5 Maida Avenue comprises a 3-4 storey rear closet wing and the basement is largely obscured and contained within a rear lightwell between the closet wing and the neighbouring mansion block. The rear garden is located between lower ground and ground floor levels and is accessed via a short external staircase from the closet wing.

The ground and lower ground floor extension will project 2.4 metres from the rear face of the closet wing and be fully glazed on the rear and side elevations. The lower ground floor infill will only be appreciated by its obscure glazed flat roof and shallow rear elevation; the majority of the structure is contained within the garden level. The ground floor extension will be appreciated as a single storey addition due to its positioning on a half-landing. It will be fully obscure glazed on all elevations with a pitched roof.

UDP policy DES 5 seeks to ensure the highest standards of design in alterations and extensions. It specifically states that development should not visually dominate the existing building, be in scale with the existing building and its surroundings and reflect the style and detailing of the host building. Furthermore DES 9 seeks to preserve or enhance the character and appearance of Conservation Areas and states in Part (c) that alterations or extensions to unlisted buildings can, in locally appropriate situations, use modern or other atypical facing materials or innovative forms of building design.

The infill extension at lower ground floor level is not contentious in design terms and is considered to be in accordance with DES 5. Given the limited visibility of the rear of the building, especially at this level given the high boundary wall adjacent to Douglas House, its discreet location and the lightweight nature of the structure the impact on the character and appearance of the Conservation Area is considered to be limited. Furthermore due to its scale and positioning the extension is not considered to be visually dominant.

The ground floor extension is considered to be appropriate in terms of its form, scale and detailed design. The rear elevation and roof are proposed to be glazed and the side elevations are to be obscure glazed; the application form states the doors on the rear elevation will be metal framed, however the framing of the extension itself has not been specified and therefore details of this are requested by condition. Nevertheless, due to the slim nature of the frame and large amount of glazing the extension will appear as a lightweight addition which is clearly subordinate in scale and which does not compromise the dominance or strong solidity of the host building. The extension is therefore in accordance with UDP Policy DES 5.

The setting is considered to be appropriate for modern additions as that the detailed design of the extension allows for the interpretation of the original plan form of the building to remain, preserving the character and appearance of the host building; therefore being in accordance with DES 9. Furthermore its scale and materiality allows for it to appear as a subservient addition, which does not detract from the architectural character of the existing building.

The design and quality of the extensions are of a high standard. Given the simple design, subordinate scale and limited views private views from surrounding neighbouring buildings. In this particular circumstance, the proposal would not detrimentally impact on

the character and appearance of the Maida Vale Conservation Area and is considered acceptable in design terms.

Given the above, the proposed development would be consistent with policies S25 and S28 of the City Plan and policies DES 1, DES 5 and DES 9 of the UDP.

8.3 Residential Amenity

Policy ENV13 of the UDP relates to protecting amenities, daylight and sunlight, and environmental quality. Policy ENV 13 (D) states that the City Council will resist proposals which result in a material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. Policy ENV 13 (E) goes on to state that developments should not result in a significant increase in sense of enclosure, overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space or on adjoining buildings, whether in residential or public use. Policy S29 of the City Plan states that the council will resist proposals that result in an unacceptable material loss of residential amenity.

Sense of Enclosure

The previous application for rear extensions at the property (in January 2017) was refused on the grounds that the two storey rear extension would make the people living Flat 3A Douglas House feel too shut in. This was because of its bulk and height and how close it is to windows in that property.

The upper ground floor extension has been significantly reduced in height and bulk in the current application. Whereas the previous application projected 3.5 metres from the closet wing of the property, the proposal now under consideration projects 2.4 metres.

The impact is further reduced by the fact the extension now incorporates a pitched “lean to” roof, rather than a flat roof as previously refused. Although the highest part of the roof pitch is the same height at the refused scheme, the lowest part is some 0.75 metres lower.

It is considered that the current proposals impact in terms of sense of enclosure on the windows of flats in Douglas House and particularly those of Flat 3A is significantly reduced and is no longer sufficient to justify a ground for refusal.

Sunlight and Daylight

A number of objections to the proposal have been received from residents of Douglas House on the grounds of loss of daylight. There is a lightwell to Douglas House at the boundary with 5 Maida Avenue which drops down to basement/ lower ground floor level. The windows within this lightwell would be vulnerable to any significant increase in height at this boundary. However, the height of the boundary will remain as existing and whilst the infill extension proposed at lower ground floor level would be marginally higher than the boundary wall (by 10cm) it would be set back behind it such that this would not result in the loss of any daylight to the windows in Douglas House at basement/ lower ground floor level. The proposed extension at upper ground floor level projecting from the rear of the closet wing would be approximately 2.5 metres from the boundary with Douglas House

and at this distance the upper ground floor level extension would not cause a material loss of daylight to any of the flats in that property.

The upper ground floor extension abuts the boundary with No 4 Maida Avenue however it would only project 2.4 metres from the existing building and would only be 1 meter above the existing boundary height, at its highest point nearest to the building, sloping down to 0.25 meters at its lowest point as it projects from the building. There would therefore be no significant impact on the sunlight or daylight levels to that property.

In summary, the impact in terms of daylight and sunlight loss would not be so significant so as to warrant withholding permission and the proposals accord with Policy S29 in the City Plan and Policy ENV13 in the UDP.

Privacy

Objections have been received on the grounds of loss of privacy. The Design and Access Statement states that frosted glass is proposed for the roof of the lower ground floor infill extension and the side wall of the stair enclosure. It is recommended that a condition requiring obscure glazing on both side elevations of the stair enclosure and the roof of the infill extension is attached to any permission. Subject to such conditions there would be no unacceptable levels of overlooking from the proposed extensions.

Light Pollution

Objections have been received from the Paddington Waterways and Maida Vale Society and neighbours on the grounds of light pollution from the extensions. The windows to some of the flats in Douglas House face directly onto the rear of number 5 and it is considered that light spill from the side wall of the glazed staircase enclosure would have the potential to cause disturbance to those flats. It is therefore considered reasonable to attach a condition to any permission requiring that the side elevation of the stair enclosure facing Douglas House is opaque so as not to allow external light spill. Subject to this condition it is considered that neighbouring resident's amenity will not be detrimentally affected by light pollution from the proposal.

Noise

One objection received refers to the risk of noise emanating from the extension due to its close proximity to the boundary wall with Douglas House. There is no reason why the extensions position adjoining the boundary should result in any more noise disturbance than that which occurs between the existing house and Douglas House. The separation provided by its location adjacent to a lightwell, rather than the building itself, should in fact mean noise transference to flats in Douglas house would be significantly less than that that exists between the house and flats in Douglas House.

8.4 Transportation/Parking

The proposal does not raise any transportation or parking issues and the Highways Planning Manager does not raise objection to the application.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The application does not propose any changes to the existing means of access to this private dwellinghouse.

8.7 Other UDP/Westminster Policy Considerations

Structural/ground condition matters

The proposal involves some excavation works, which have attracted objection on structural impact grounds and raised concerns about the impact on drainage, disturbance of watercourse and the impact on the foundations of the neighbouring mansion block. However, Building Control have confirmed that the structural method statement is satisfactory and have raised no concerns about the ground conditions or flood risk/drainage. There are therefore no grounds to withhold permission on the basis of the structural impact of the proposals on neighbouring properties.

Basement excavation

In terms of the application of the basement policy, CM28.1 in the City Plan, the extensions proposed at lower ground floor level would not be below the existing ground floor level of the building (in this case the lower ground floor) and would not be fully below garden level. Therefore the basement policy is not applicable in this case as the proposal comprises an extension to the lower ground floor, which would involve some modest excavation within part of the rear garden and is not a fully subterranean addition wholly below the existing ground floor and garden level.

Trees

The City Council's Arboricultural Officer has assessed the proposal and has no objection, subject to a tree protection condition being imposed on any permission granted

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. The application is of insufficient scale to be CIL liable.

8.11 Environmental Impact Assessment

The application is of insufficient scale to require an environmental impact assessment.

8.12 Other Issues

An objection has been received from a resident at Aubrey House, 7 Maida Avenue regarding the restriction to access to that property which would be caused by the proposed works. The submission makes no reference to using this property for access to the site and the applicants agent has confirmed that access to the rear of the property will be through the lower ground floor of the subject premises via Maida Avenue and that there is no intention to use 7 Maida Vale as a site access.

The City Council's Building Control officer has provided advice regarding providing adequate means of escape and fire separation. It is recommended that this information is included as an informative on the planning decision letter.

9. BACKGROUND PAPERS

1. Application form
2. Response from Paddington Waterways & Maida Vale Society, dated 25 May 2017
3. Response from Building Control - Development Planning, dated 17 May 2017
4. Response from Highways Planning, dated 22 May 2017
5. Response from Arboricultural Officer, dated 12th June 2017
6. Letter from occupier of Flat 18A Aubrey House, 7 Maida Avenue, dated 23 May 2017
7. Letter from occupier of 4 Douglas house, 6 Maida Avenue, dated 31 May 2017
8. Letter from occupier of 3a Douglas House, 6 Maida Avenue, dated 31 May 2017
9. Letter from occupier of 3 Parklands Close, Barnet, dated 31 May 2017
10. Letter from occupier of 1A Douglas House, London, dated 31 May 2017
11. Letter from occupier of Flat 7a Douglas House, 6 Maida Avenue, dated 31 May 2017
12. Letter from occupier of 8 Stafford House, Maida Avenue, dated 31 May 2017
13. Letter from occupier of 10A Douglas House, 6 Maida Avenue, dated 31 May 2017
14. Letter from occupier of 9A Douglas House, 6 Maida Avenue, dated 31 May 2017
15. Letter from occupier of 5a Douglas House, 6 Maida Avenue, dated 1 June 2017
16. Letter from occupier of 4 Maida Avenue, London, dated 3 June 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: RICHARD LANGSTON BY EMAIL AT rlangston@westminster.gov.uk

10. KEY DRAWINGS

Existing Section AA

Existing Section CC

Existing Section DD

Existing Upper Ground Floor Plan

Existing Lower Ground Floor Plan

NOTES

1. To be used in conjunction with the following drawings:

- 101.01 - Site Plan
- 101.02 - Floor Plans
- 101.03 - Section AA
- 101.04 - Section CC
- 101.05 - Section DD
- 101.06 - Upper Ground Floor Plan
- 101.07 - Lower Ground Floor Plan

KEY

- Existing Structure
- Proposed Structure
- Excavated Area
- Excavated Area (see Note 1)

Scale: 1:50

Architect: Bamboo Consulting

101.02.01 - Upper Ground Floor Plan

101.02.02 - Lower Ground Floor Plan

101.02.03 - Section AA

101.02.04 - Section CC

101.02.05 - Section DD

101.02.06 - Upper Ground Floor Plan

101.02.07 - Lower Ground Floor Plan

101.02.08 - Section AA

101.02.09 - Section CC

101.02.10 - Section DD

101.02.11 - Upper Ground Floor Plan

101.02.12 - Lower Ground Floor Plan

101.02.13 - Section AA

101.02.14 - Section CC

101.02.15 - Section DD

101.02.16 - Upper Ground Floor Plan

101.02.17 - Lower Ground Floor Plan

101.02.18 - Section AA

101.02.19 - Section CC

101.02.20 - Section DD

101.02.21 - Upper Ground Floor Plan

101.02.22 - Lower Ground Floor Plan

101.02.23 - Section AA

101.02.24 - Section CC

101.02.25 - Section DD

101.02.26 - Upper Ground Floor Plan

101.02.27 - Lower Ground Floor Plan

101.02.28 - Section AA

101.02.29 - Section CC

101.02.30 - Section DD

101.02.31 - Upper Ground Floor Plan

101.02.32 - Lower Ground Floor Plan

101.02.33 - Section AA

101.02.34 - Section CC

101.02.35 - Section DD

101.02.36 - Upper Ground Floor Plan

101.02.37 - Lower Ground Floor Plan

101.02.38 - Section AA

101.02.39 - Section CC

101.02.40 - Section DD

101.02.41 - Upper Ground Floor Plan

101.02.42 - Lower Ground Floor Plan

101.02.43 - Section AA

101.02.44 - Section CC

101.02.45 - Section DD

101.02.46 - Upper Ground Floor Plan

101.02.47 - Lower Ground Floor Plan

101.02.48 - Section AA

101.02.49 - Section CC

101.02.50 - Section DD

101.02.51 - Upper Ground Floor Plan

101.02.52 - Lower Ground Floor Plan

101.02.53 - Section AA

101.02.54 - Section CC

101.02.55 - Section DD

101.02.56 - Upper Ground Floor Plan

101.02.57 - Lower Ground Floor Plan

101.02.58 - Section AA

101.02.59 - Section CC

101.02.60 - Section DD

101.02.61 - Upper Ground Floor Plan

101.02.62 - Lower Ground Floor Plan

101.02.63 - Section AA

101.02.64 - Section CC

101.02.65 - Section DD

101.02.66 - Upper Ground Floor Plan

101.02.67 - Lower Ground Floor Plan

101.02.68 - Section AA

101.02.69 - Section CC

101.02.70 - Section DD

101.02.71 - Upper Ground Floor Plan

101.02.72 - Lower Ground Floor Plan

101.02.73 - Section AA

101.02.74 - Section CC

101.02.75 - Section DD

101.02.76 - Upper Ground Floor Plan

101.02.77 - Lower Ground Floor Plan

101.02.78 - Section AA

101.02.79 - Section CC

101.02.80 - Section DD

101.02.81 - Upper Ground Floor Plan

101.02.82 - Lower Ground Floor Plan

101.02.83 - Section AA

101.02.84 - Section CC

101.02.85 - Section DD

101.02.86 - Upper Ground Floor Plan

101.02.87 - Lower Ground Floor Plan

101.02.88 - Section AA

101.02.89 - Section CC

101.02.90 - Section DD

101.02.91 - Upper Ground Floor Plan

101.02.92 - Lower Ground Floor Plan

101.02.93 - Section AA

101.02.94 - Section CC

101.02.95 - Section DD

101.02.96 - Upper Ground Floor Plan

101.02.97 - Lower Ground Floor Plan

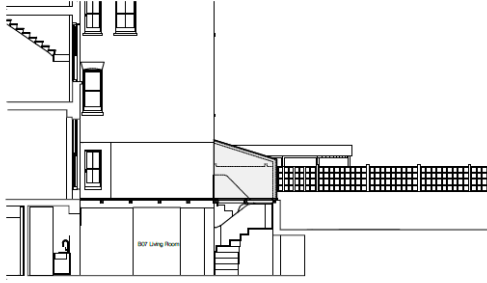
101.02.98 - Section AA

101.02.99 - Section CC

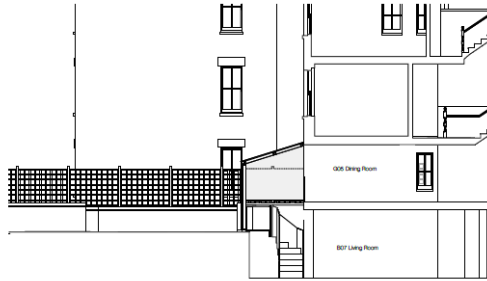
101.02.100 - Section DD



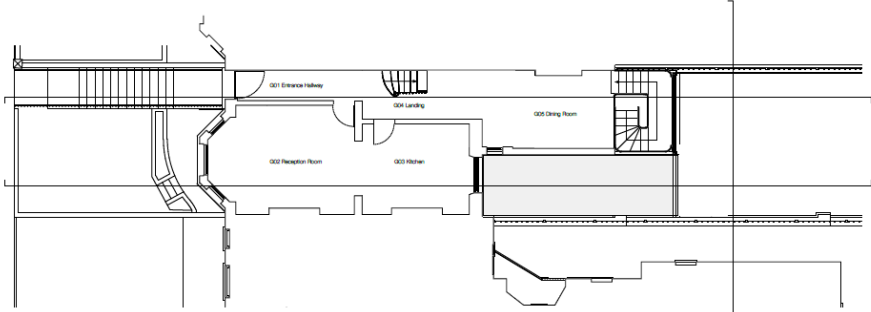
Proposed Section AA



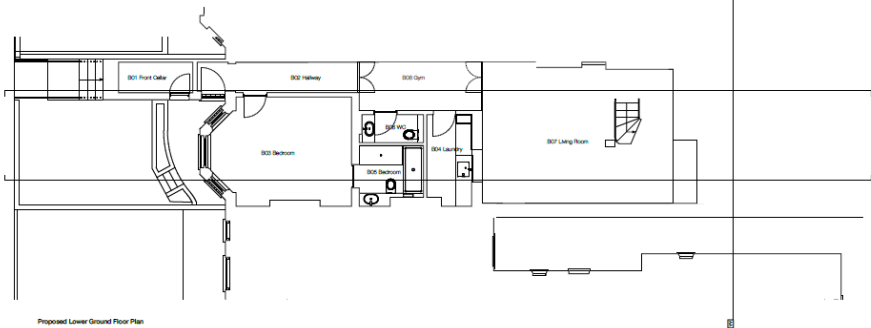
Proposed Section CC



Proposed Section DD



Proposed Upper Ground Floor Plan



Proposed Lower Ground Floor Plan

NOTES

- 1. The design is subject to planning approval.
- 2. The design is subject to building regulations approval.

REVISIONS

Rev	Description	Date
1	Issue for planning	10/01/2017
2	Issue for building regulations	10/01/2017
3	Issue for planning	10/01/2017

ARCHITECTURE

03 Louder/R/L London 1400 000, Ltd
44-52 Fitz St, London, W1T 4EJ
020 7323 2434
020 7323 2435
020 7323 2436

Scale

0 2.5 5 7.5 10 12.5 15 17.5 20 22.5 25 27.5 30

Legend

- Architectural
- Structural
- MEP
- Proposed Sections
- Existing
- Future

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Legend

- Architectural
- Structural
- MEP
- Proposed Sections
- Existing
- Future

DRAFT DECISION LETTER

Address: 5 Maida Avenue, London, W2 1TF

Proposal: Excavate of rear garden to extend lower ground floor and erection of a single storey rear extensions at lower ground floor level and glazed staircase enclosure at ground floor level.

Reference: 17/03537/FULL

Plan Nos: 248_G_001RevB; 248_G_010RevD; 248_G_013RevC; 248_G_015RevA; 248_G_110RevE; 248_G_111RevE; 248_G_112RevE; 248_G_113RevE; Design and Access Statement; Structural Methodology (for information only); Construction Management Plan (for information only).

Case Officer: Richard Langston

Direct Tel. No. 020 7641 7923

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 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 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

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)

- 4 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 Maida Vale 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 apply to us for approval of the facing materials you will use annotated on elevations and roof plans to show where the materials are to be located including glazing and framing materials to be used. 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.

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 Maida Vale 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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Maida Vale 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 The glass that you put in the north-east side elevation of the stair enclosure (facing 4 Maida Avenue) and the roof of the lower ground floor infill extension must not be clear glass, and must be permanently fixed 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.

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)

- 8 The glass that you put in the south-west side elevation of the stair enclosure (facing Douglas House) must be opaque and must be permanently fixed 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 opaque glass we have approved and must not change it without our permission

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 ENV 10 and ENV 13 of our Unitary Development Plan that we adopted in January 2007

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

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

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 To comply with condition 8 the glass must be opaque to ensure that no light spill can occur or overlooking can take place through the glass.

- 3 You are advised that to maintain enclosure around the staircase for means of escape, fire separation is required between the staircase and the dining room (upper ground floor). An alternative means of escape is required to serve the living room (lower ground floor). If the external door in the front lightwell leads to street level, this will be acceptable.
- 4 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 5 Condition requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:
 - , * the order of work on the site, including demolition, site clearance and building work;
 - * who will be responsible for protecting the trees on the site;
 - * plans for inspecting and supervising the tree protection, and how you will report and solve problems;
 - * how you will deal with accidents and emergencies involving trees;
 - * planned tree surgery;
 - * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
 - * how you will remove existing surfacing, and how any soil stripping will be carried out;
 - * how any temporary surfaces will be laid and removed;
 - * the surfacing of any temporary access for construction traffic;
 - * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
 - * site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
 - * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
 - * the place for any bonfires (if necessary);
 - * any planned raising or lowering of existing ground levels; and
 - , * how any roots cut during the work will be treated.
- 6 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.

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.