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| CITY OF WESTMINSTER | | | |
| PLANNING APPLICATIONS SUB COMMITTEE | Date 24 October 2017 | Classification For General Release | |
| Report of Director of Planning | | Ward(s) involved West End | |
| Subject of Report | 7 Old Park Lane, London, W1K 1QR | | |
| Proposal | Alterations including the removal of a double height mansard at 5 th and 6 th floor levels, a sheer 7 th floor and rooftop plant and replacement with sheer extensions at 5 th and 6 th floors, new double height mansard at 7 th and 8 th floors with rooftop plant to provide additional offices (Class B1); alterations to the existing windows, refurbishment of existing entrance. | | |
| Agent | DP9 Ltd | | |
| On behalf of | Romeo London Ltd | | |
| Registered Number | 17/04221/FULL | Date amended/ completed | 26 May 2017 |
| Date Application Received | 15 May 2017 | | |
| Historic Building Grade | Unlisted | | |
| Conservation Area | Mayfair | | |

1. RECOMMENDATION

Grant conditional planning permission

2. SUMMARY

The application property is an office building (Class B1) on the eastern side of Old Park Lane, which links Park Lane and Piccadilly in the Mayfair Conservation Area.

Permission is sought for a scheme which involves the removal of the top 3 floors plus roof top plant and rebuilding to provide 4 floors plus rooftop plant to provide additional and improved office floorspace (Class B1).

The key issues for consideration are:

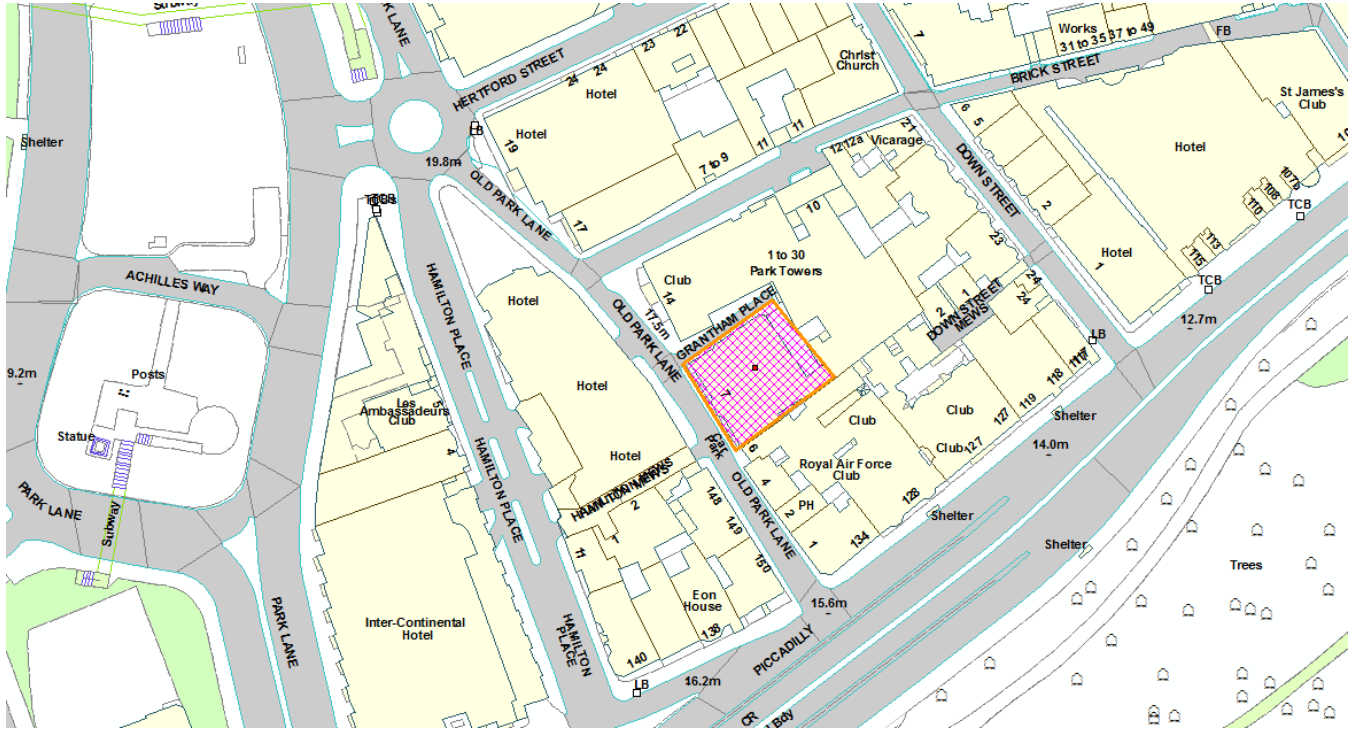
- The impact in land use terms
- The impact on the appearance of the building and the character and appearance of the Mayfair Conservation Area.
- The impact on residential amenity.

The site lies within the Core Central Activities Zone and the increase in offices is considered

acceptable in land use terms and does not trigger a mixed use policy requirement to provide residential. In design terms, rebuilding the 5th – 7th floors and the erection of a new 8th floor will result in a significant increase in bulk. The additional bulk will however only really be apparent in street level from the northern end of Old Park Lane in views south. Given the context it is considered that the alterations and extensions at roof level would not adversely impact on the appearance of the building or the surrounding townscape. The additional height and bulk would not result in a material loss of amenity to the occupants of any of the surrounding properties.

The application accords with adopted policies in the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan), accordingly the application is recommended for approval.

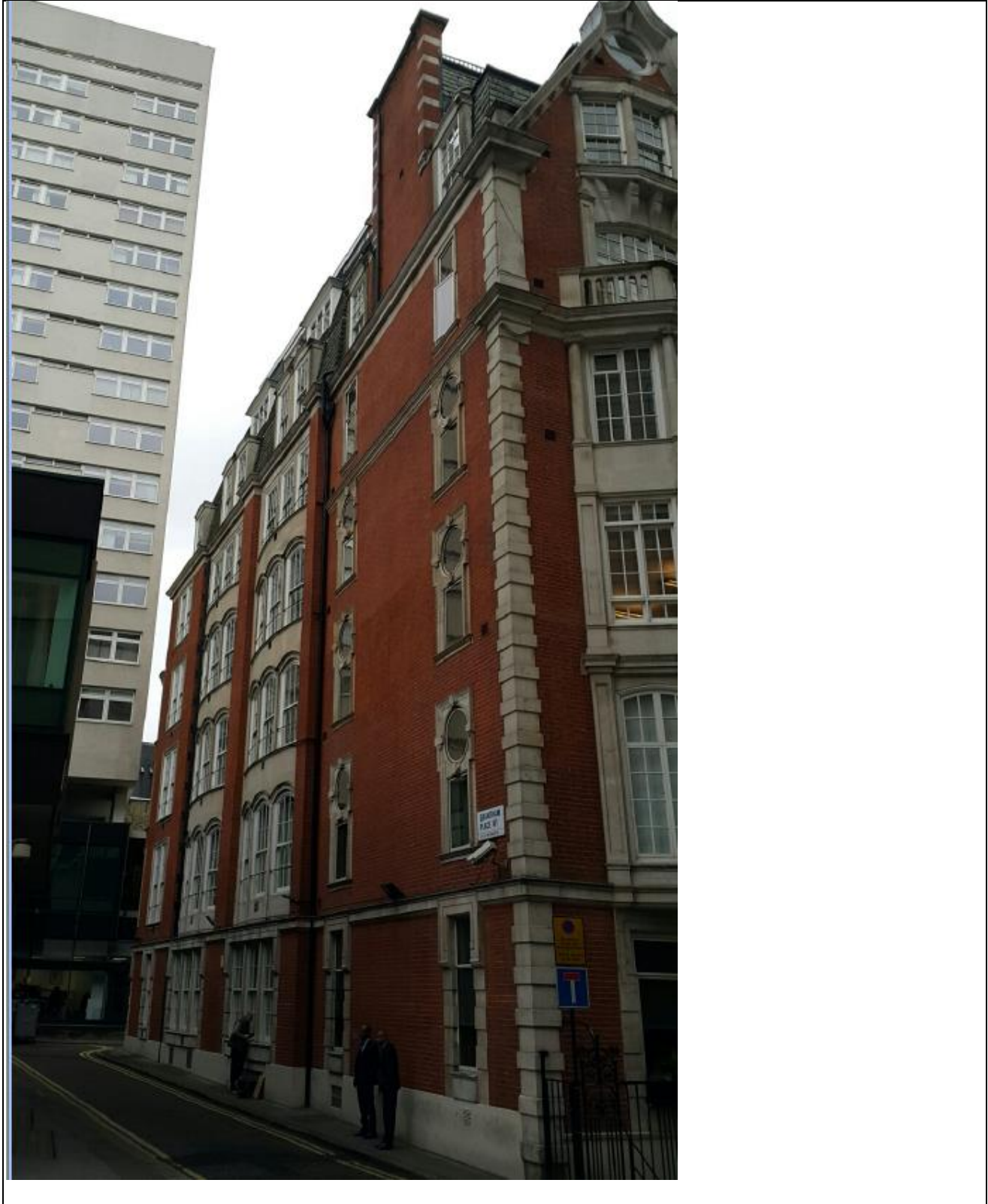
3. LOCATION PLAN



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4. PHOTOGRAPHS





5. CONSULTATIONS

RESIDENTS SOCIETY OF MAYFAIR AND ST JAMES'S:

Objection:

Overdevelopment of the site, overlooking and loss of light.

HIGHWAYS PLANNING MANAGER:

No objection, subject to a conditions requiring cycle parking and waste storage to be provided and no doors opening over the highway.

CLEANSING:

Request that refuse details are secured by condition.

ENVIRONMENTAL HEALTH:

Insufficient information provided, request further acoustic report is provided.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 95

Total No. of replies: 1

1 letter of objection on the following grounds:

Loss of daylight;

Increased height and mass would overpower adjacent properties;

Adverse impact on traffic;

Impact on parking.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

No. 7 Old Park Lane comprises basement, ground and seven upper floors in office use (Class B1) situated on the eastern side of the street. The site is within Mayfair in an area mixed use in character. This includes a number of hotels, including the Four seasons hotel on the western side of Old Park Lane opposite. The Royal Air Force Club is situated to the south in a building that fronts onto Piccadilly. There are a number of other offices and some residential in the vicinity. The closest residential is a tower block –'Park Towers situated to the east directly to the rear of the application premises.

The building is not listed but is located within the Mayfair Conservation Area.

6.2 Recent Relevant History

A lawful development certificate was issued in 1998 which confirmed the lawful use of the premises as offices (Class B1) (98/04700/CLEUD).

7. THE PROPOSAL

Permission is sought for roof extensions which would provide an additional 922m² (GIA) office floorspace within the core CAZ. The application seeks to rebuild existing 5th and 6th floor mansard as a sheer extension, the removal of the existing modern seventh floor roof storey and plant area and replacement with a two storey mansard roof with a recessed plant room on top. The proposal also includes the alterations to the existing windows, refurbishment of the existing entrance and associated external alterations.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Increase in Offices

Policy S20 of the City Plan identifies the need for significant additional office floorspace (Class B1) within Westminster to retain and enhance Westminster's strategic role in London's office sector and support London's global competitiveness. The Core CAZ is identified as a suitable location for office floorspace in Policies S6 and S20 of the City Plan as it contributes to the unique and varied mixed use character of the Core CAZ which will ensure the continued vitality, attraction and continued economic success of Central London. The scheme

The scheme will result in the provision of an additional 922 m² of office floorspace on a site within the Core Central Activities Zone.

Mixed Use Policy

Policy S1 is applicable for developments within the Core CAZ, which include net additional office (B1) floorspace. However part (3) of the policy states that residential floorspace, or an equivalent payment in lieu will not be required if the net additional B1 office floorspace, less 30% of the existing building floorspace. In this case the existing building is 5,558m² GIA. The net increase in office (Class B1) floorspace is 922m² GIA an increase of 16 %. As therefore the net increase in office floorspace is less than 30% of the existing, the scheme does not trigger a requirement to provide residential to offset the increase in offices.

8.2 Townscape and Design

The building dates from 1903 and was originally a block of flats. It is unlisted but it makes a positive contribution to the character and appearance of this part of the Mayfair Conservation Area. However, the building has been much altered (notably in the early 1970's). The roof was altered and extended and is a negative feature. The rear facade is utilitarian and the interior is modern.

The proposal involves extensive works at roof level and at the rear. The modern roof storey and plant area are removed and replaced with a larger, modern roof, although one which relates better to the retained building below. The roof extension comprises two floors of accommodation with a recessed plant room on top. The pitches of the roof match the existing roof pitches.

On the north side two sheer storeys are added above the existing facade, with the new two storey roof on top of these. The sheer storeys are again modern, but relate to the existing facades below.

The building will have a large roof and this is visible in views from street level. However, these views are rather limited to small sections of the pavement, partly because of the narrowness of the street and because of the taller buildings adjacent. The impact on longer views, including from Green Park is negligible.

The alterations to the existing top row of dormers, to increase their height, are carried out in the style of the existing, and will not harm the appearance of the roof. The removal of the central, boxy dormer (a later alteration) is an improvement. The existing entrance is modern, in a traditional style. Its replacement with a simpler, modern, design is considered acceptable in principle.

Objections have been received from the local amenity society and from a resident (not in the locality) that the proposal would be an overdevelopment of the site and the height and massing would overpower adjacent properties. There is a significant increase in both height and bulk. In other more sensitive locations a new roof of this massing would be considered unacceptable. However, due to the higher buildings adjacent, to the north, west and east, and given the poor condition of the existing roofscape, it is considered that the proposed extensions are acceptable in conservation area terms.

The scheme complies with the City Council's urban design and conservation policies, including strategic policies S25 and S28, and Unitary Development Plan policies including DES 1, DES 5, DES 6 and DES 9.

8.3 Residential Amenity

Policy S29 of the City Plan relates to health, safety and wellbeing and states that the Council will resist proposals that would result in an unacceptable material loss of amenity. Policy ENV13 of the UDP aims to safeguard residents' amenities, and states that the City Council will resist proposals which result in a material loss of daylight/sunlight, increase in the sense of enclosure to windows or loss of privacy or cause unacceptable overshadowing to neighbouring buildings or open spaces.

Sunlight and Daylight

Policy S29 of the City Plan aims to improve the residential environment of Westminster whilst UDP Policy ENV13 aims to protect and improve residential amenity, including sunlighting and daylighting to existing properties. In implementing Policy ENV13 the advice of the Building Research Establishment (BRE) with regard to natural lighting values is used.

Under the BRE guidelines the amount of daylight received to a property may be assessed by the Vertical Sky Component which is a measure of the amount of sky visible from the centre point of a window on its outside face. If this achieves 27% or more, the window will have the potential to provide good levels of daylight. The guidelines also suggest that reductions from existing values of more than 20% should be avoided as occupiers are likely to notice the change.

In terms of sunlight, the BRE guidance states that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH where the total APSH is 1486 hours in London), including at least 5% during winter months (21 September to 21 March) then the room should receive enough sunlight. If the level of sunlight received is below 25% (and 5% in winter) and the loss is greater than 20% either over the whole year or just during winter months, then the loss would be noticeable. Only those windows facing within 90 degrees of due south require testing.

A daylight and sunlight report has been submitted as part of the application which assesses the impact of the development on residential properties at Park Towers, 2 Brick Street, 10 Brick Street and 14 Old Park Lane, 2 Old Park Lane, 134 Piccadilly and 1 Old Park Lane, 3 Down Street Mews, 118-119 Piccadilly, 22 Down Street, 23 Down Street, 148-149 Old Park Lane and Queensbury Court..

With the exception of a single window at 22 Down Street the report demonstrates that in all other cases any losses to either daylight or sunlight are within BRE guidelines. The single breach to BRE guidelines is to the VSC level. An existing VSC of 1.6% would be reduced to 0.5%. The actual reduction is therefore very low, but there is a disproportionately high percentage reduction of 68 %. Although this technically breaches BRE guidelines the loss of light is not considered to be significant. Furthermore, the room this window serves will adhere to the BRE Guidelines for daylight distribution (NSL

Overlooking / loss of privacy

City plan policy S29 seeks to protect the health and well- being of Westminster residents and UDP policy ENV13 states that developments should not result in a significant increase in overlooking.

No objections have been received from neighbours in relation to increased overlooking; however it has been raised as a concern by the residents association. Although the scheme would result in the erection of an additional floor at new 8th floor level there is no change to the existing building line. The proposal involves a change in the style of windows, however it will not result in a significant increase in the number of windows in the rear eastern elevation which faces towards Park Towers the nearest residential block. The scheme is not therefore considered to create new overlooking issues.

The application is considered acceptable in amenity terms and in compliance with policies S29 of the City Plan and ENV13 of the UDP.

8.4 Transportation/Parking

Car parking

The existing building has 6 off street car parking spaces at lower ground floor level accessed via a car lift from Grantham Place. The car lift and car parking spaces will be removed. The existing car parking is not secured by a condition on a planning permission. The loss of commercial car parking is acceptable under UDP policy TRANS 21. The Highways Planning Manager has confirmed that this is acceptable and that that the scheme would be unlikely to have a significant impact on on-street parking in the area.

Cycle parking

The London Plan requires the provision of 1 cycle space per 90 m² of office (B1) accommodation. The provision of 13 cycle parking spaces at lower ground floor level would comply with policy. It is recommended that they are secured by condition

Servicing

A transport statement has been submitted as part of the application which estimates that the increased floorspace is anticipated to generate less than one additional delivery vehicle visit per day. The Highways Planning Manager advises that the servicing requirements of the building can be adequately accommodated on street without detriment to the highway.

8.5 Economic Considerations

The economic benefits of the scheme are welcomed. .

8.6 Access

Other than the removal of the vehicular access to the lower- ground floor parking the proposal will not materially change existing access arrangements.

8.7 Other UDP/Westminster Policy Considerations

Plant

The proposed scheme includes a new plant room at ninth floor roof level, which will replace the existing 8th floor plant room. An acoustic report has been submitted which details the existing background noise levels and the design criteria which the proposed plant should operate at, in order to comply with the normal noise criteria. Details of the proposed plant has not however been submitted.

Environmental Health advise that acoustic specifications for the proposed plant is required to demonstrate that the plant would operate at an acceptable level. Normal practice is that this information is assessed in advance of permission being granted. The new plant will be in a dedicated plant enclosure which will be located further away from the nearest residential property than the existing plant it would replace. In the light of this it is recommended that permission is granted for the development in advance of having the details of the plant, but that the plant is secured by condition. A condition is recommended requiring an acoustic report to be submitted and approved demonstrating that the plant would comply with normal noise criteria prior to it being installed and operated.

Refuse /Recycling

It is recommended that details of refuse are 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.

8.11 Environmental Impact Assessment

The proposed development is of insufficient scale to require an Environmental Impact Assessment. Where relevant, the environmental impact of the development has been assessed in earlier sections of this report.

8.12 Other Issues

The Code of Construction Practice was published in July 2016 and is designed to monitor, control and manage construction impacts on sites throughout Westminster. It applies to all major developments from September 2016. Although in this case the additional floorspace is 922 m² and is not a major development (as it is less than 1000 m²), Environmental Health advise that taking into account the demolition works proposed the development should be bound by the Code of Construction Practice.

The publication of the Code represents a fundamental shift in the way the City Council deals with the construction impacts of developments. Before September 2016, developments of this scale used legal agreements to fund the Environmental Inspectorate (EI) and required Site Environmental Management Plans to be submitted to and approved by the City Council.

In recognition that there is a range of regulatory measures available to deal with construction impacts and that planning is the least effective and most cumbersome of these, the new approach is for a condition to be imposed requiring the applicant to provide evidence that any implementation of the scheme (by the applicant or any other party) will be bound by the Code. Such a condition is recommended.

9. BACKGROUND PAPERS

1. Application form
2. Response from Residents Society Of Mayfair & St. James's, dated 4 July 2017
3. Response from Highways Planning Manager, dated 27 July 2017
4. Response from Cleansing, dated 20 July 2017
5. Response from Environmental Health, dated 8 June 2017
6. Letter from occupier of 24 Hophurst Drive, Crawley Down, dated 27 June 2017

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

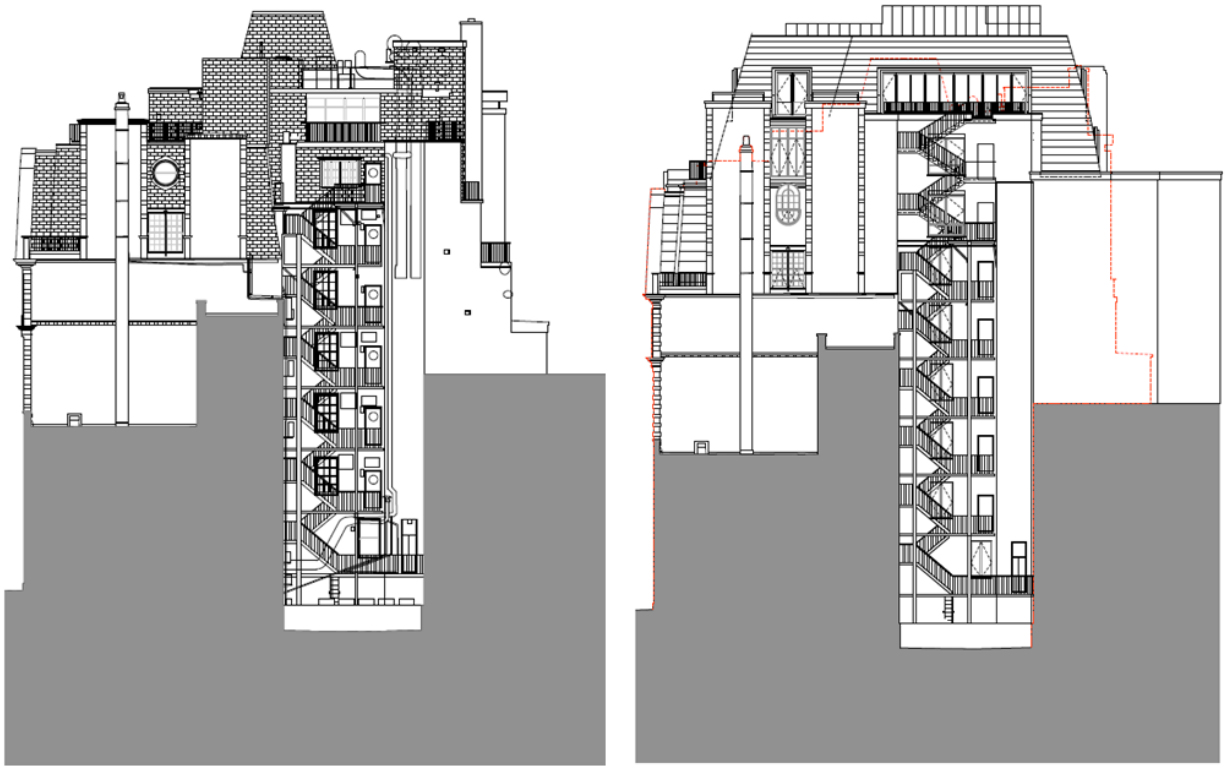
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MIKE WALTON BY EMAIL AT mwalton@westminster.gov.uk

10. KEY DRAWINGS

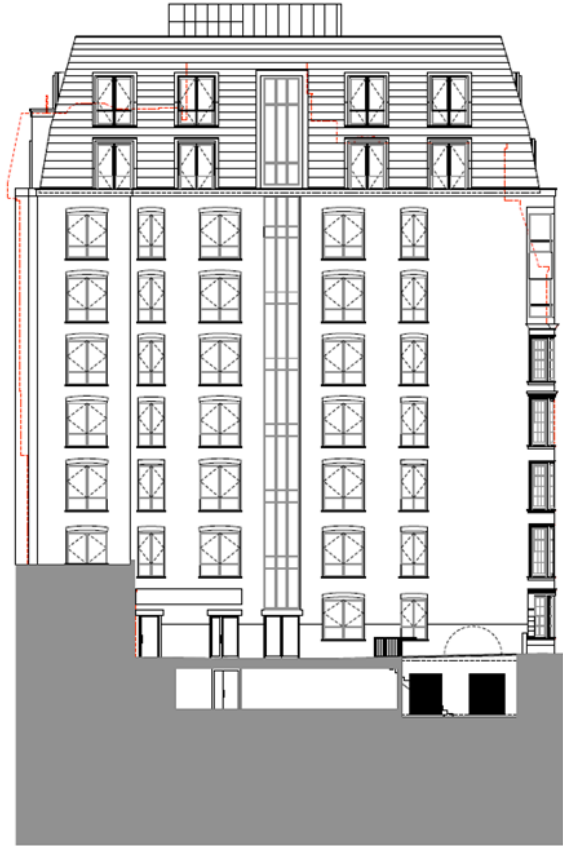
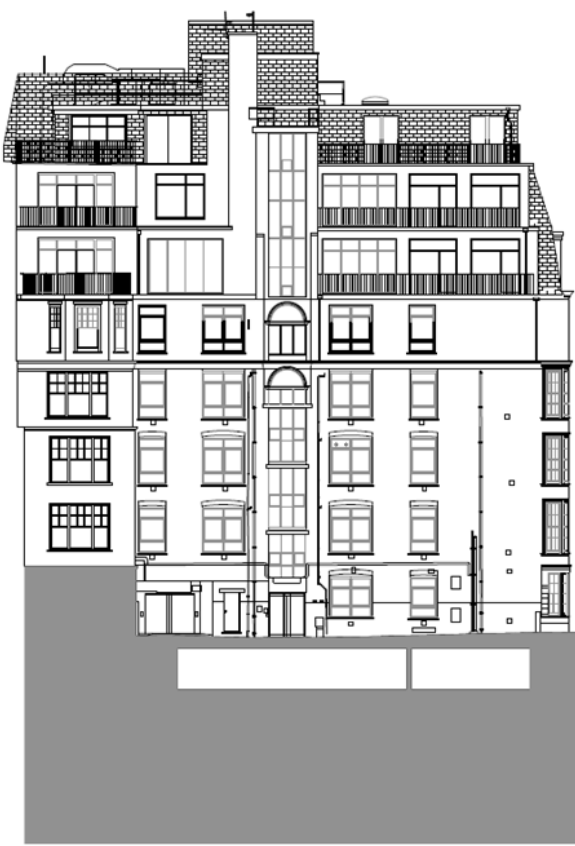
Existing and Proposed West Elevation



Existing and Proposed South Elevation



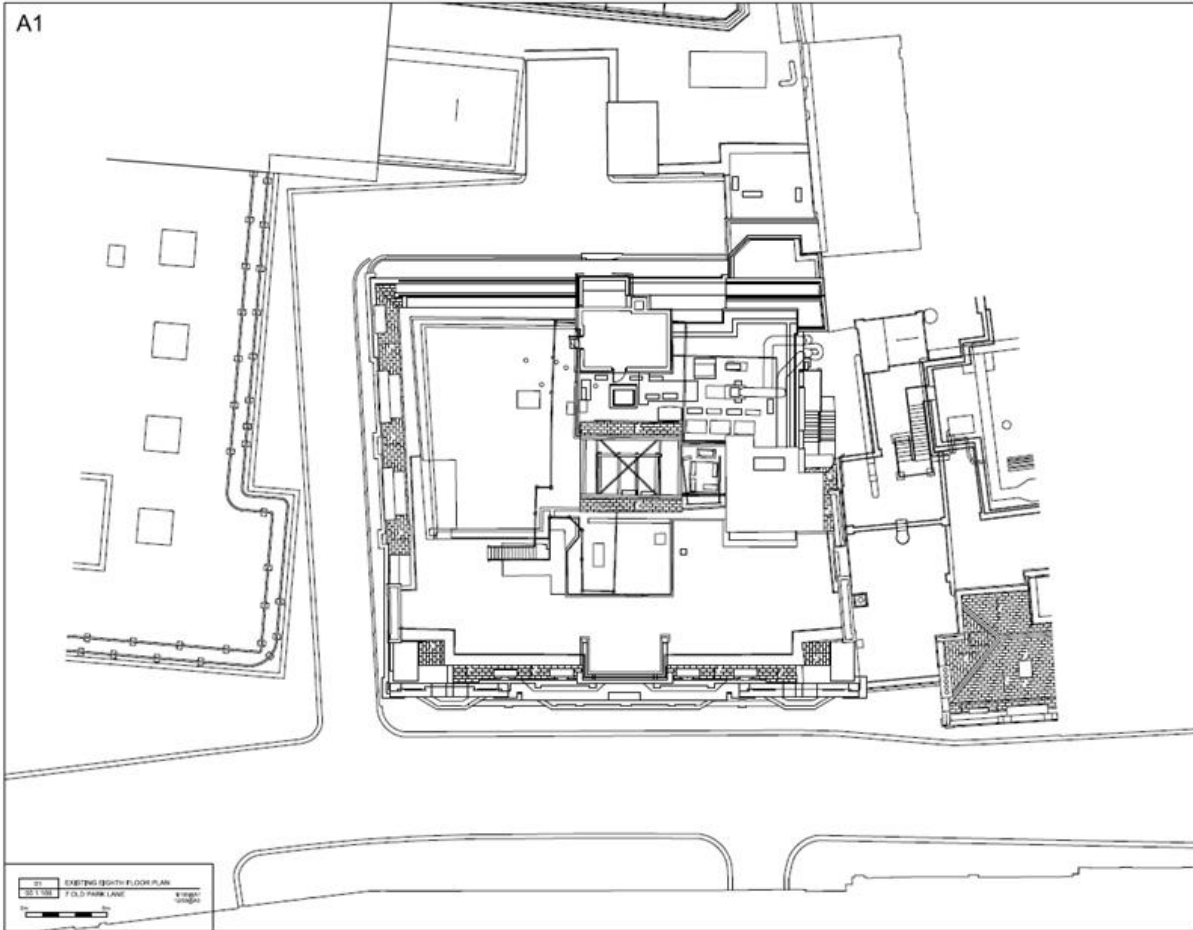
Existing and Proposed East Elevation



Existing and Proposed North Elevation

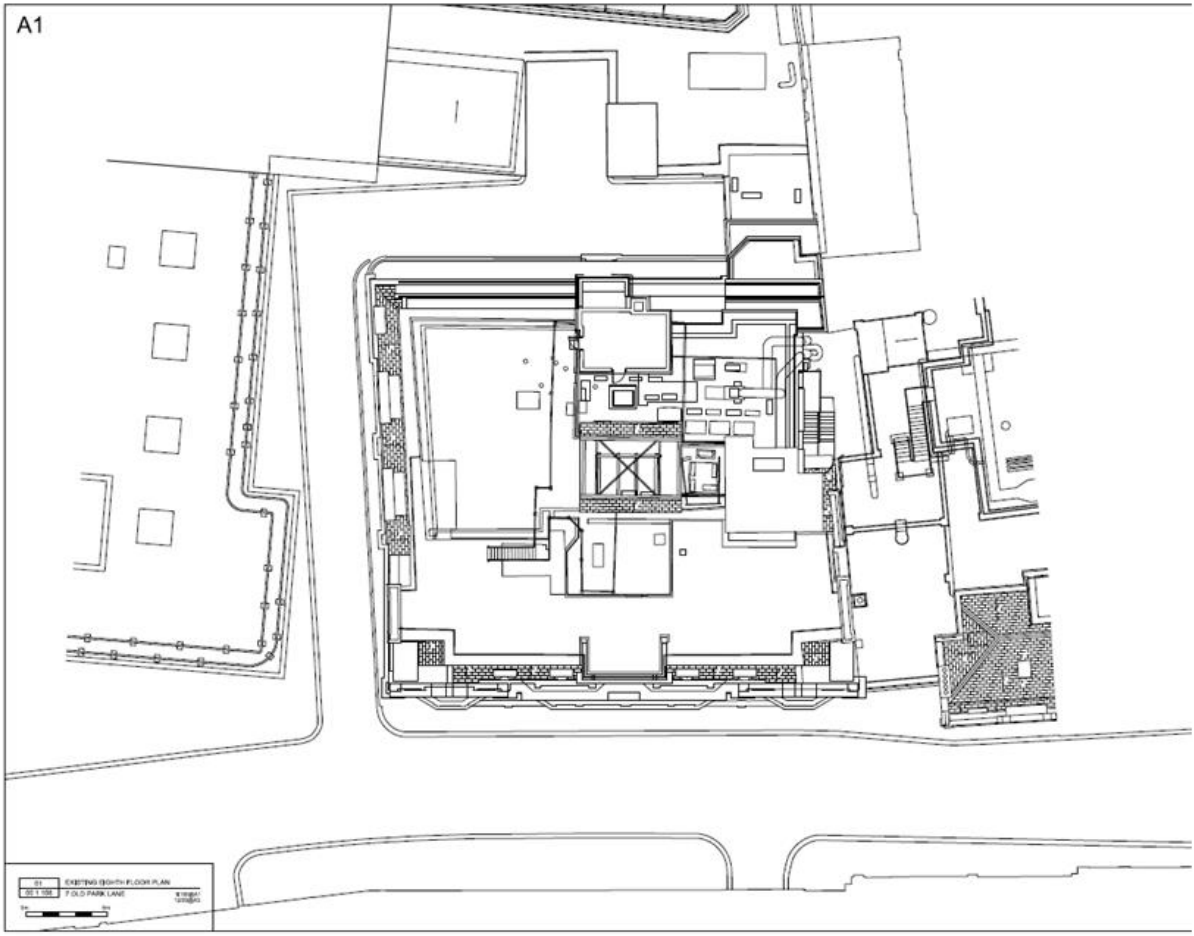


Existing Eight Floor Roof Plan



Proposed Ninth Floor Roof Plan

A1



01 EXISTING (8th) FLOOR PLAN
02 1st
7 OLD PARK LANE
1:1000
10m

DRAFT DECISION LETTER**Address:** 7 Old Park Lane, London, W1K 1QR,**Proposal:** Alterations including the removal of a double height mansard at 5th and 6th floor levels, a sheer 7th floor and rooftop plant and replacement with sheer extensions at 5th and 6th floors, new double height mansard at 7th and 8th floors with rooftop plant to provide additional offices (Class B1); alterations to the existing windows, refurbishment of existing entrance.**Reference:** 17/04221/FULL**Plan Nos:** Demolition plans: EPA OPL05 1 208 REV P00, EPA OPL 05 1 205 REV P00, EPA OPL 05 1 201 REV P00, EPA OPL 05 1 204 REV P00, EPA OPL 05 1 200 REV P00, EPA OPL 05 1 199 REV P00, EPA OPL 05 1 209 REV P00, EPA OPL 05 1 202 REV P00, EPA OPL 05 1 207 REV P00, EPA OPL 05 1 206 REV P00, EPA OPL 05 1 203 REV P00, EPA OPL 05 2 202 REV P00, EPA OPL 05 2 203 REV P00, EPA OPL 05 2 200 REV P00

Proposed plans: EPA OPL 05 2 302 REV P00, EPA OPL 05 2 301 REV P00, EPA OPL 05 1 308 REV P00, EPA OPL 05 1 305 REV P00, EPA OPL 05 1 301 REV P00, EPA OPL 05 1 304 REV P00, EPA OPL 05 1 309 REV P00, EPA OPL 05 1 302 REV P00, EPA OPL 05 1 307 REV P00, EPA OPL 05 1 306 REV P00, EPA OPL 05 1 303 REV P00, EPA OPL 05 3 300 REV P00, EPA OPL 05 3 301 REV P00, EPA OPL 05 3 302 REV P00, EPA OPL 05 3 303 REV P00, EPA OPL 05 2 303 REV P00, EPA OPL 05 2 300 REV P00, EPA OPL 05 1 299 REV P01, EPA OPL 05 1 300 REV P01

Case Officer: Shaun Retzback**Direct Tel. No.** 020 7641 6027**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 apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair 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 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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 Mayfair 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 detailed drawings of the following parts of the development - Alterations to entrance on Old Park Lane. 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 detailed drawings. (C26DB)

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 Mayfair 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 any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

Because these would harm the appearance of the building, and would not meet S25 or S28, or both, of

Westminster's City Plan (November 2016) and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R26HC)

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

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 8 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number EPA OPL 05 1 299 REV P01. You must clearly mark them and make them available at all times to everyone using the building. (C14FB)

Reason:

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

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

Reason:

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

- 10 (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 LA90, 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 (November 2016), 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.

- 11 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.

- 12 You must apply to us for approval of details of the proposed plant to be installed at ninth floor level (including acoustic report), as detailed on plan reference: EPA OPL 05 1 309 REV P00. You must not start work on this part of the development until we have approved what you have sent us.

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 details of an acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 10 and 11 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

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.

- 14 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

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 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply., , The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk. If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk, It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis

of a defence should an access issue be raised under the Disability Discrimination Acts.

- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 4 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 5 The term 'clearly mark' in condition 9 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 6 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 7 With reference to condition 14 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). These documents must be sent to environmentalsciences2@westminster.gov.uk. Appendix A or B must be signed and countersigned by Environmental Sciences prior to the submission of the approval of details of the above condition. , , You are urged to give this your early attention

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.