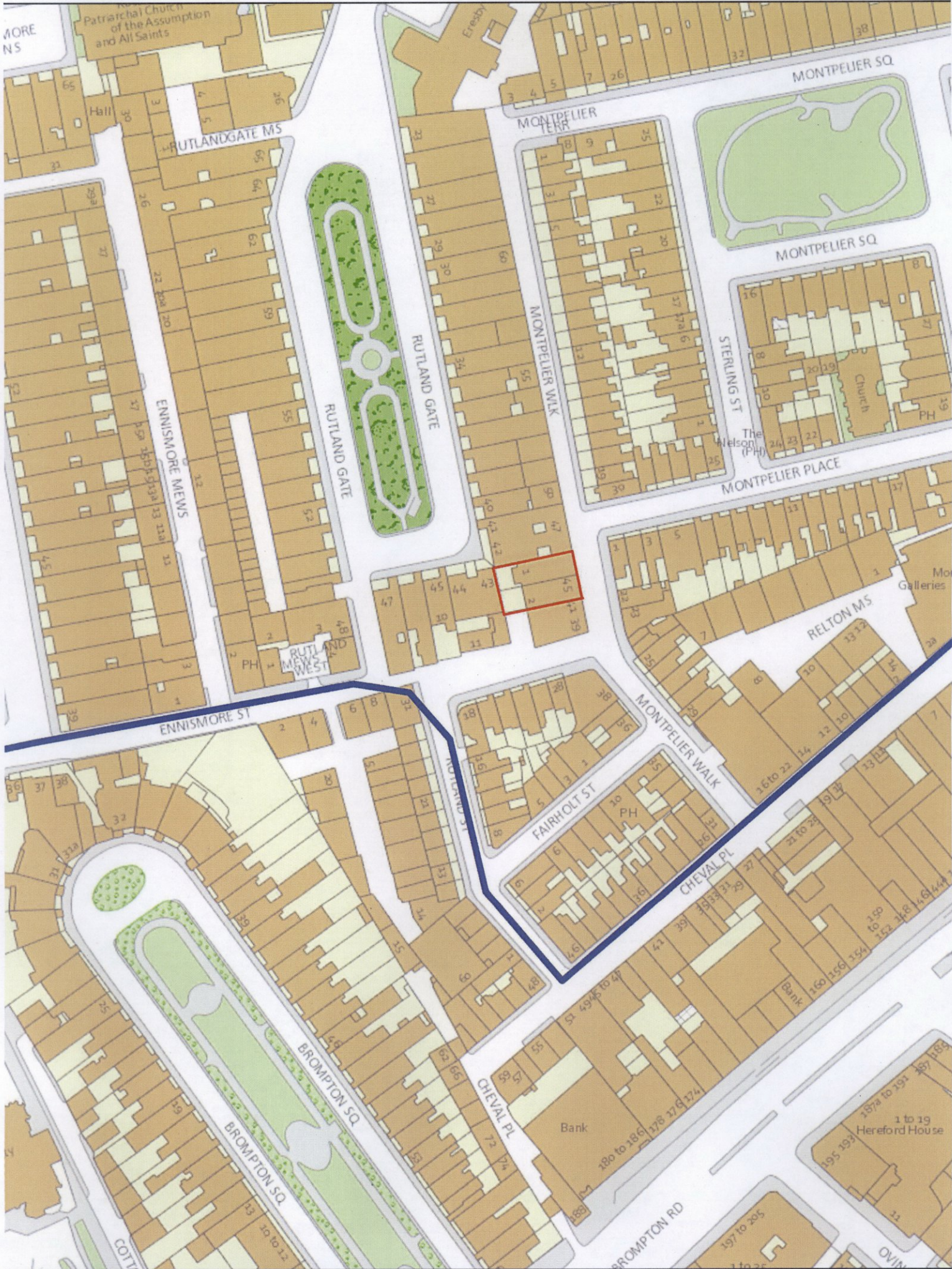


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 May 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	44 - 46 Montpelier Walk, London, SW7 1JH		
Proposal	Internal reconfiguration to provide two family sized dwellings; demolition and reconstruction of single storey rear extension; replacement mansard roof extension including installation of plant equipment; excavation of a double basement.		
Agent	Savills		
On behalf of	The Great Tew Estate Conservation and Restoration LLP		
Registered Number	15/01078/FULL	TP / PP No	TP/16121/24339
Date of Application	13.02.2015	Date amended/ completed	13.02.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Knightsbridge		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





44-46 MONTPELIER WAK, SW7

2. SUMMARY

44 and 46 Montpelier Walk are unlisted buildings of merit located in the Knightsbridge Conservation Area. The application proposes the reconfiguration of the buildings from three residential units into two dwellings, excavation to form a double basement for each new property, the replacement of the mansard and a replacement ground floor extension for No.46.

The key issues to consider in this case are:

- The land use impact resulting from the reduction in the number of residential units.
- The design and impact on the Knightsbridge Conservation Area.
- The impact on the amenity of neighbouring residents.
- The structural implications of the basement excavation.

The proposals are considered acceptable in land use, design and amenity terms and accord with the relevant policies in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP).

3. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION

Strongly object. This would virtually double the size of the two houses which is disproportionate and out of keeping with the scale and character of the modest houses in this part of the Knightsbridge Conservation Area. The Construction Management Plan needs to address a number of further issues including the control of all dust, the size and weight limit of construction vehicles, the weak highway on Montpelier Street and Montpelier Walk, the arrival time of construction vehicles, wheel washing, the submission of a Transport Assessment and the impact on parking suspensions.

HIGHWAYS PLANNING MANAGER

No objection subject to condition.

ENVIRONMENTAL HEALTH

No objection subject to condition.

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The basement is to be constructed using piled walls and underpinning which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

CLEANSING MANAGER

No objection subject to condition.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 32; Total No. of Replies: 16.

Sixteen letters raising objections and concerns on the following grounds:

Design

- The double basement is disproportionate and inappropriate in a conservation area.

Highways

- The construction vehicles will create traffic problems and there will be a cumulative impact with other developments in Montpelier Walk.
- The access to the car parking spaces is narrow and dangerous.
- The route for heavy vehicles will require the suspension of four parking bays.

Structural

- The excavation will harm the stability of surrounding buildings.
- A ground movement analysis and monitoring of the groundwater standpipe should be undertaken before a decision is taken as recommended in the Structural Methodology Statement.
- There will be long term issues with the swelling of London clay.

Other

- The excavations and work vehicles will generate noise, dust and disruption.
- The Construction Management Plan is not practical due to the volume of material that needs to be excavated.
- Idling engines will cause pollution.
- No flood risk assessment has been carried out.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

44 and 46 Montpelier Walk are unlisted buildings of merit located in the Knightsbridge Conservation Area. The two storey properties with mansards are currently in use as three residential units with duplexes on the ground and first floors of each building and a further unit across the second floors. The buildings are bordered by further residential properties at Rutland Gate, Rutland Mews East and Montpelier Walk. The rear of the site can be accessed from Rutland Mews East where two off street parking spaces are located.

4.2 Recent Relevant History

Permission granted on 19 June 2007 for the demolition and rebuilding of single storey extension at rear ground floor of No. 46, installation of rooflight above No. 45b, external alterations to the front of No. 46 and the rear of both Nos. 46 & 45a. (07/03807/FULL)

5. THE PROPOSAL

The application proposes the removal of the existing mansard, the small rear extension at No.46 and the front elevation of No.44 at ground floor level. All of these elements would be replaced in association with the conversion of the buildings into two dwellings. Excavation works are also proposed to create a double basement for each new property. These basements would extend up to the boundary with Rutland Gate House (43-44 Rutland Gate) beneath a rear yard area where parking for two vehicles would be retained at ground floor level.

6. DETAILED CONSIDERATIONS

6.1 Land Use

Policy S14 of the City Plan and H3 of the UDP support the provision of more residential units but the proposal would result in a reduction from three to two. Notwithstanding this general presumption, Policy S14 does allow for exemptions where a converted house is being

returned to a family-sized dwelling. In this case the units are currently in use as 2 x 2 bedroom units and 1 x 3 bedroom unit arranged as two ground and first floor duplexes and a second floor flat. The scheme would reinstate two family dwellings and is compliant with Policy S14 and is therefore considered to be acceptable.

6.2 Townscape and Design

The two properties are identified as unlisted buildings of merit within the Knightsbridge Conservation Area. The proposals do not have any adverse effect on the building's character or appearance. The areas to be demolished comprising the mansard, the front elevation of No. 44 at ground floor level and the rear extension at No. 46 are all later additions or alterations that detract from the character of these two small mews buildings. The proposed new additions to the rear, mansard and new front elevation are considered to be an enhancement to the conservation area's character and appearance. The basements would have no external manifestation other than manhole covers and are therefore considered acceptable in design terms.

6.3 Amenity

The application has attracted 16 letters of objection which all refer to the impacts associated with the basement excavation. These are addressed in Section 6.11. There have been no comments raised regarding the direct impact of the alterations to the buildings but this issue must still be considered in addition to the noise generated by the four air conditioning units proposed in the new mansard.

Extensions

The ground floor extension to No.46 would adjoin the solid side walls of 42 and 43-44 Rutland Gate. There are no openings within those properties facing the site at ground floor level. The replacement extension is considered acceptable in amenity terms.

The replacement mansard would be larger than the existing structure but the height and form would correspond with other mansard extensions in the area. The mansard would be adjacent to a similar addition at 47 Montpelier Walk and the rear facing windows would replicate the existing views from the second floor.

The double basements would be hidden from view with only manholes visible from ground level. The basements would not therefore impact on residential amenity.

Noise

Measurements of the background noise levels have been established in a noise impact assessment. These levels are required by Policy ENV 7 to ensure that the new plant equipment in the roof would not harm the residential amenity of the surrounding buildings. Environmental Health has raised no objection because the report demonstrates that the plant would meet the required standard given the distances involved and the mitigation afforded by acoustic louvres that are required. Standard conditions are recommended in addition to a condition securing the louvres to ensure compliance with ENV 7.

6.4 Transportation/Parking

The development would result in a reduction in the number of residential units and therefore less demand for private vehicle movements. Two parking spaces are to be retained at the rear of the properties so a space would be provided for each unit in accordance with TRANS 24 of the UDP.

One of the representations refers to the access arrangements for these spaces and suggests that it would be unsafe, particularly with regard to a busy pedestrian route along Rutland

Mews East where the highway is narrow. Although location and route to the spaces is not ideal, there would be nothing to stop the use of the spaces for parking cars currently. Although the comments are noted, it is not considered that permission could reasonably be withheld on these grounds given that there is no material change in circumstance. The Highways Planning Manager raised no objection to the proposals and requested that the parking was secured by condition.

6.5 Economic Considerations

Not applicable.

6.6 Other UDP/Westminster Policy Considerations

None.

6.7 London Plan

The proposal does not raise strategic issues.

6.8 National Policy/Guidance Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

6.9 Planning Obligations

Not applicable.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of an insufficient scale to require an environmental assessment.

6.11 Other Issues

Structural impact

The impact of the basement excavation is at the heart of concerns expressed by objectors. They are concerned that the excavation of new basements is a risky construction process with potential harm to the property and adjoining buildings. Objections have been received from neighbours on grounds of impact on the water table, geological and soil conditions, and also the structural stability of surrounding properties.

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

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

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

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

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

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

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

The Council adopted its supplementary planning document on basement extension in November 2014. The document is a material consideration in assessing basement extension; however, the document does not include any new planning policy which restricts the extent to which basements can be constructed but supports the implementation of adopted policies in the Council's development plan. It provides guidance on information that needs to be submitted and how planning applications will be assessed in relation to the adopted policy framework. The Council has yet to formally introduce a basement policy which limits the

extent to which basements can be built. The Council can only assess the proposed basement in terms of ensuring it can be undertaken without causing harm to adjoining properties.

Construction impact

The Knightsbridge Association and neighbouring residents have raised concerns in relation to the management of construction traffic but applications cannot reasonably be refused on these grounds. The Construction Management Plan (CMP) submitted as part of the application demonstrates how the basements will be excavated and the measures proposed to minimise disruption are considered appropriate to this site. A condition is recommended to secure a further report because work is not anticipated to commence until later in 2015 and it is noted that a number of other excavations may be underway at the same time. The developer will be expected to demonstrate how the revised CMP takes these other developments into account when it is submitted for approval. The submission of a further CMP will allow the City Council to consider the proposals in the light of any restrictions that are relevant at that time, including the issues raised by the Knightsbridge Association.

Objections have been raised on grounds that the proposals will result in noise, dust and disturbance to neighbours. Whilst it is recognised that there will inevitably be an element of disturbance to residents, particularly during the construction of the new basements, conditions are recommended to restrict the hours of building works in order to mitigate the impact on nearby residential occupiers. It is considered that works can be adequately controlled by use of the City Council's standard hours of work condition, which includes additional controls to prevent excavation works at weekends and on bank holidays.

An Informative is also recommended to encourage the applicant to join the nationally recognised Considerate Constructors Scheme.

Waste / recycling storage

Arrangements have not been detailed on the plans but as single dwellinghouses, both properties would have adequate capacity for storage.

Flood risk

One representation referred to the lack of a flood risk assessment but the application site is not located in an area designated at risk from flooding.

6.12 Conclusion

For the reasons set out in this report, the proposed development is considered acceptable, subject to the recommended conditions, and would accord with the relevant land use, design, and amenity policies within the UDP and City Plan.

BACKGROUND PAPERS

1. Application form
2. Memoranda from the Knightsbridge Association dated 26.02.15 and 16.03.15
3. Memorandum from the Highways Planning Manager dated 24.02.15
4. Email from Environmental Health dated 20.02.15
5. Memorandum from Cleansing Manager dated 20.02.15
6. Email from Building Control dated 08.04.15
7. Email from owner / occupier of 60 Montpelier Walk dated 28.02.15
8. Email from owner / occupier of 2 Montpelier Place dated 06.03.15
9. Email from owner / occupier of Flat 6, 43-44 Rutland Gate dated 07.03.15
10. Email from owner / occupier of 37 Montpelier Walk dated 09.03.15
11. Email from owner / occupier of 29 Rutland Gate dated 11.03.15
12. Letter from owner / occupier of Flat 1, 41 Rutland Gate dated 12.03.15

13. Letter from owner / occupier of Flat 2, 41 Rutland Gate dated 12.03.15
14. Letter from owner / occupier of Flat 3, 41 Rutland Gate dated 12.03.15
15. Letter from owner / occupier of Flat 4, 41 Rutland Gate dated 12.03.15
16. Letter from owner / occupier of Flat 5, 41 Rutland Gate dated 12.03.15
17. Letter from owner / occupier of Flat 6, 41 Rutland Gate dated 12.03.15
18. Letter from owner / occupier of Flat 7, 41 Rutland Gate dated 12.03.15
19. Letter from owner / occupier of 18 Montpelier Walk dated 14.03.15
20. Email from owner / occupier of 37 Rutland Gate dated 16.03.15
21. Email from owner / occupier of Flat 5, 43-44 Rutland Gate dated 19.03.15
22. Email from owner / occupier of Flat 12, 39 Rutland Gate dated 20.03.15

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY FAX 020 7641 2339 OR BY E-MAIL – vnally@westminster.gov.uk

DRAFT DECISION LETTER

Address: 44 – 46 Montpelier Walk, London, SW7 1JH

Proposal: Internal reconfiguration to provide two family sized dwellings; demolition and reconstruction of single storey rear extension; replacement mansard roof extension including installation of plant equipment; excavation of a double basement. (Site includes Nos. 44 - 46).

Plan Nos: EX.000, EX.001 A, EX.002 A, EX.003 A, EX.011 B, EX.013 A, EX.021 A, EX.022 A, P.001 E, P.002 F, P.003 F, P.004 G, P.005 I, P.006 F, P.011 C, P.012 E, P.021 D, Design, Access and Planning Statement dated February 2015, Heritage Statement dated January 2015, Daylight and Sunlight Study dated 5 February 2015, Plant Noise Assessment Report 6493/PNA Revision 2 dated 3 February 2015, Construction Management Plan Revision A dated 5th February 2015, Structural information comprising Structural Engineer's Structural Methodology Statement for Planning 8376 dated January 2015 (for information purposes only).

Case Officer: Michael Drake

Direct Tel. No. 020 7641 4184

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

You must carry out basement excavation work only:

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

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

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 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 Knightsbridge Conservation Area. This is as set

out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 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 Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 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 a car parking space shown on the approved drawings for each property before the properties are first brought back into use and the spaces thereafter shall be retained and made available for use at all times.

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

- 6 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window

of it;

(e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;

(f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;

(g) The lowest existing L A90, 15 mins measurement recorded under (f) above;

(h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;

(i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 7 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.

- 8 The plant units shall not be brought into operation until the mitigation measures outlines in the Plant Noise Assessment Report 6493/PNA Revision 2 dated 3 February 2015 are implemented in full accordance with the document. The mitigation shall thereafter remain in situ at all times when the plant is operational.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 9 No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council.

The plan shall consider the issues set out in Appendix 2 of our Supplementary Planning Document - Basement Development in Westminster. These include measures to mitigate dust and to confirm the other relevant codes and standards that you will need to comply with.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

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

- 10 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: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 11 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: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 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. If you would like more information, you can contact Ray Gangadeen on 020 7641 7064. (I54AA)
- 4 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point.

If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)

- 5 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)
- 6 Conditions 6, 7 and 8 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 7 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.
If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>
Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>.
You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.
- 8 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.

- 9 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.
- 10 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 11 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.

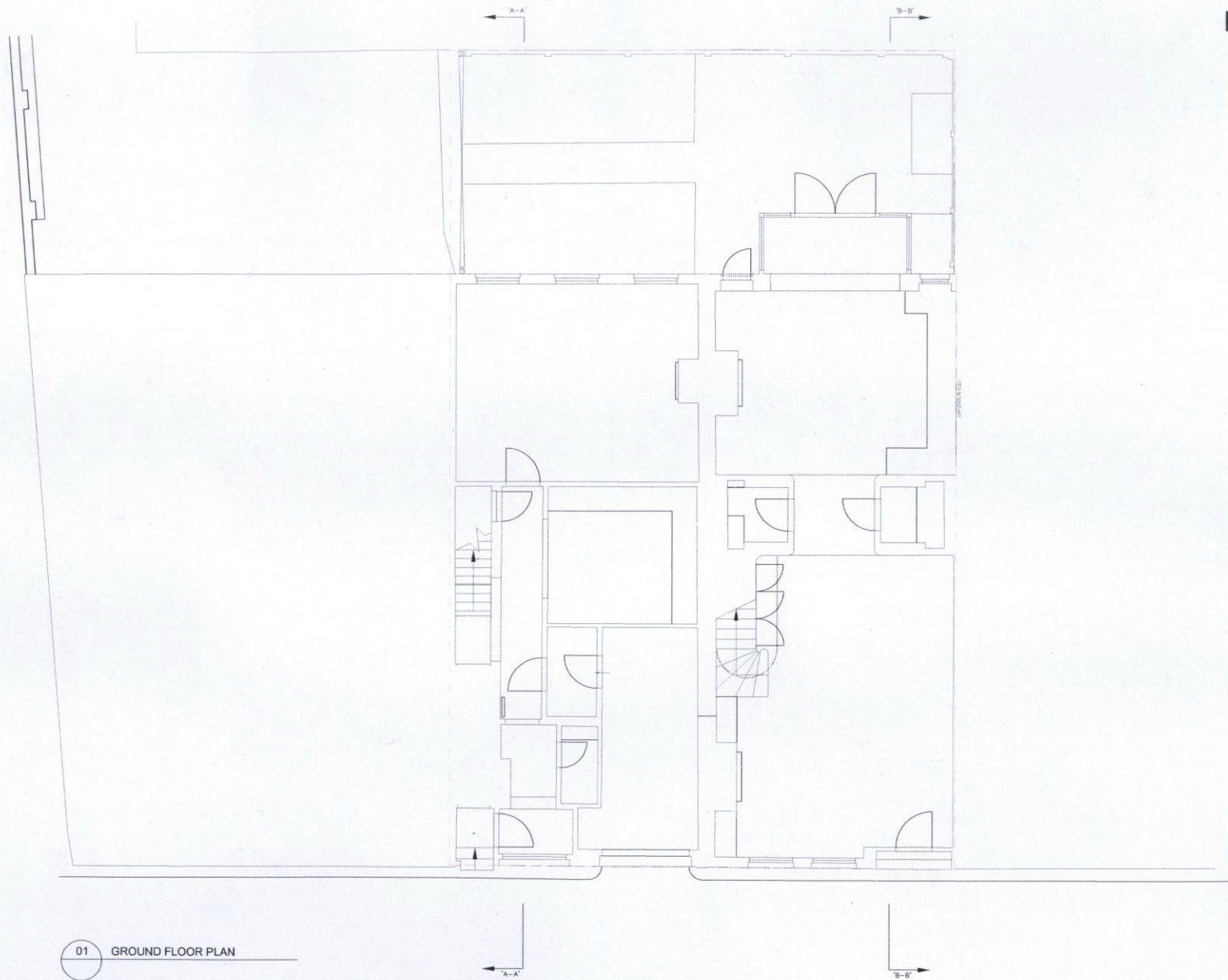
Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

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)

EXISTING

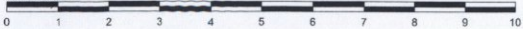


01 GROUND FLOOR PLAN

NOTES:

Drawings are for working buildings and are not to be used for construction purposes.
 Shows layout of buildings and subject to M&E and Structural design and specifications.
 Shows layout of buildings and subject to M&E and Structural design and specifications.
 Shows layout of buildings and subject to M&E and Structural design and specifications.
 Shows layout of buildings and subject to M&E and Structural design and specifications.

Scale 1:50 @ A1



REVISIONS:

Issued by: S&B 06.02.2014
 Minor amendments made 27.01.2015

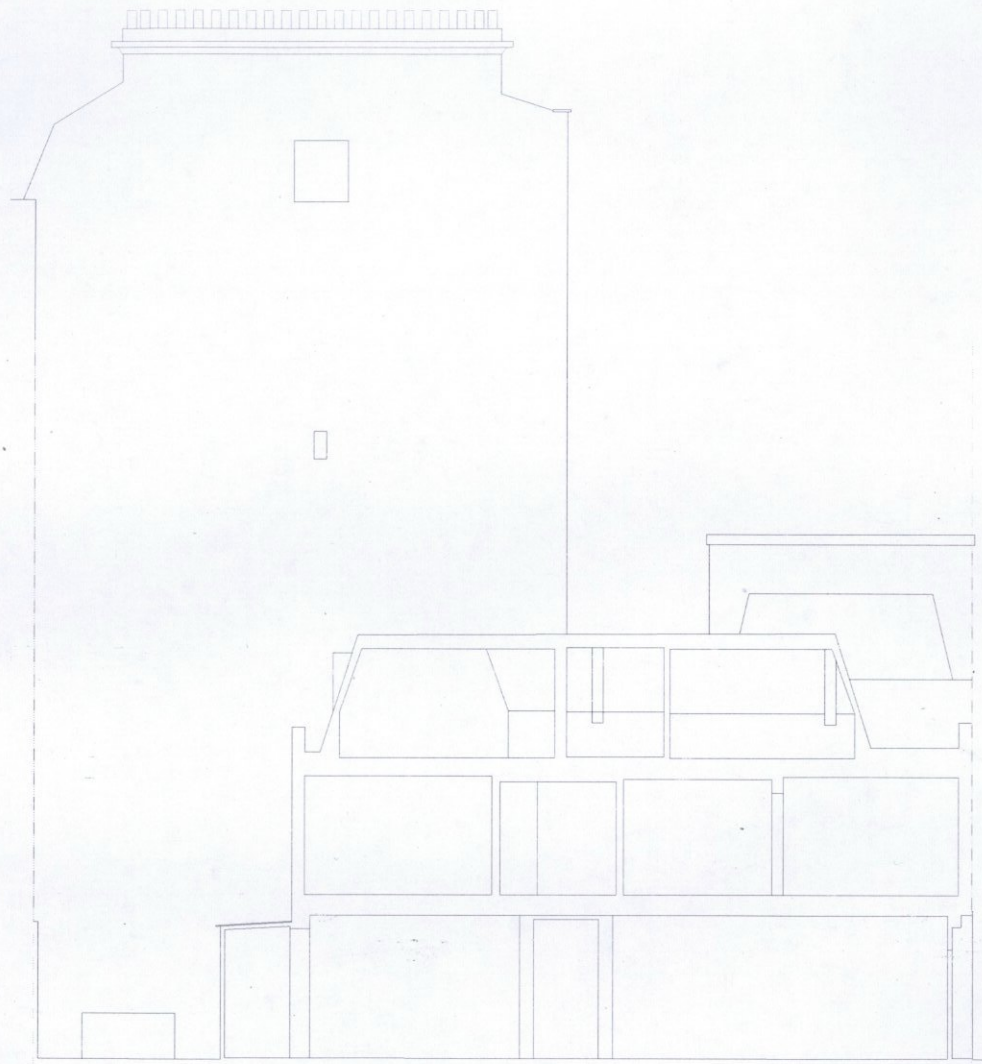
RODIĆ DAVIDSON ARCHITECTS is the trading name of RDA Ltd



Project	44-46 Montpelier Walk, London SW7
Drawn by	JR
Drawing title	EXISTING GROUND FLOOR PLAN
Checked by	ID
Drawing No.	EX.001
Rev.	A

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 1 Pied Bull Yard
 London WC1A 2AE
 t: +44 (0)207 043 3551
 f: +44 (0)207 043 3552
 www.rodicdavidson.co.uk

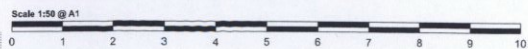
EXISTING



NO. 46 Montpelier Walk

01 SECTION A

NOTES:
 All drawings are for existing buildings and are not for construction purposes.
 All dimensions are in millimeters unless otherwise stated.
 All dimensions are in millimeters unless otherwise stated.
 All dimensions are in millimeters unless otherwise stated.
 All dimensions are in millimeters unless otherwise stated.



REVISIONS:
 Issued to Client 06.02.2014
 A Minor amendments made 27.01.2015

RODICO DAVIDSON ARCHITECTS is the trading name of rda-h Ltd

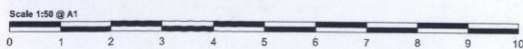
Client GTE C&R LLP	Project 44-46 Montpelier Walk, London SW7	RODICO DAVIDSON ARCHITECTS	
Scale 1:50@A1 1:100@A3	Drawn by JR	Drawing title EXISTING SECTION A	1 Pied Bull Yard London WC1A 2AE t: +44 (0)207 043 3551 f: +44 (0)207 043 3552
Product No. RD_0840	Date JANUARY 2014	Checked by ID	Drawing No. EX.021
			www.rodico-davidson.co.uk

EXISTING



01 FRONT ELEVATION

NOTES:
 Drawings are for existing buildings and are not to be construed as proposals.
 Scheme design of buildings are subject to UK/EU and Conservation Order and conditions.
 Scheme design of buildings are subject to UK/EU and Conservation Order.
 Any other matter provided by Client/Design Team.
 Accuracy has not been checked by Rodic Davidson Architects.
 Report any building for conservation to local authority.



REVISIONS:
 Revised to Scale: 06.02.2014
 A: notations added: 02.05.2014
 B: Minor amendments made: 30.07.2015

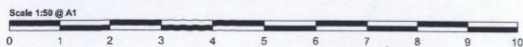
RODIC DAVIDSON ARCHITECTS is the trading name of Rodic Ltd

Client GTE C&R LLP	Project 44-46 Montpellier Walk, London SW7	RODIC DAVIDSON ARCHITECTS	
Scale 1:50@A1 1:100@A3	Drawn by JR	Drawing title EXISTING FRONT ELEVATION	1 Pied Bull Yard London WC1A 2AE t: +44 (0)207 043 3551 f: +44 (0)207 043 3552
Project No. RD_6840	Date JANUARY 2014	Checked by ID	Drawing No. EX.011
			Sheet B
			www.rodicdavidson.co.uk



01 REAR ELEVATION

NOTES:
 Drawings are not working drawings and are not for construction purposes.
 Scheme design of drawings are subject to RIBA and the knowledge and consent of the client.
 Scheme design of drawings are subject to the RIBA and the knowledge and consent of the client.
 Any other information provided by the client should be checked by the client.
 Please refer any queries to the architect.



REVISIONS:
 1. Issued as Title B 06.02.2014
 A. Minor amendments made 30.01.2015

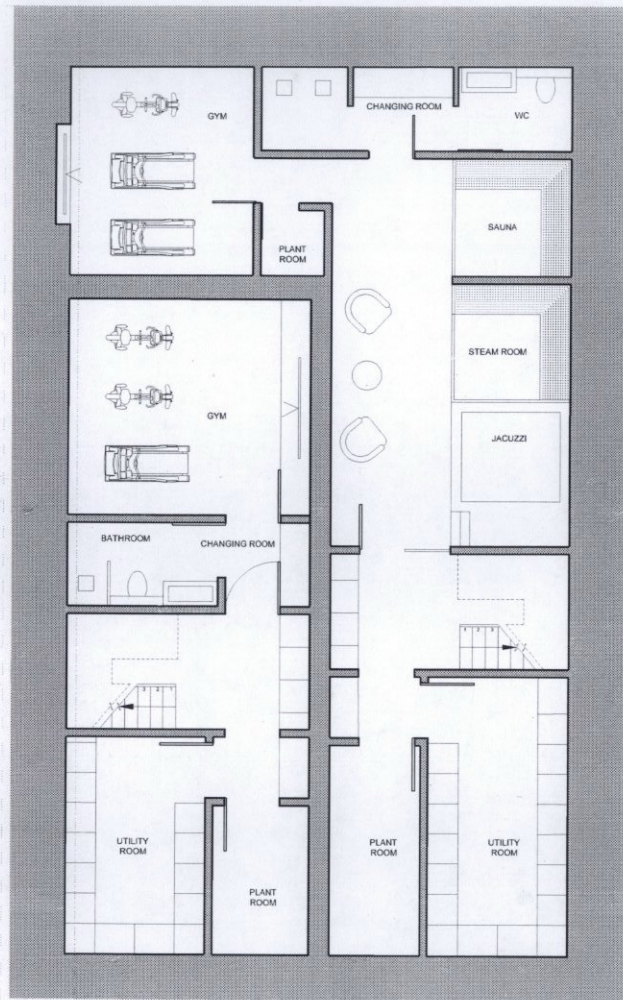
RODIC DAVIDSON ARCHITECTS is the trading name of rodic ltd

Client	GTE C&R LLP	Project	44-46 Montpellier Walk, London SW7
Scale	1:50@A1 1:100@A3	Drawn by	JR
Project No.	RD_0840	Checked by	ID
Date	JANUARY 2014	Drawing No.	EX.013
		Rev	A

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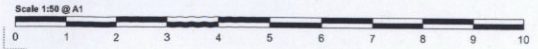


01 LOWER BASEMENT FLOOR PLAN

	EXISTING GA No.44	EXISTING GA No.45	APART. 1	APART. 2	APART. 3	PROPOSED GA No.44	PROPOSED GA No.45
LOWER BASEMENT	0.0	0.0	0.0	0.0	0.0	62.5 m ² 672.74 ft ²	105.3 m ² 1133.8 ft ²
UPPER BASEMENT	0.0	0.0	0.0	0.0	0.0	62.5 m ² 672.74 ft ²	100.4 m ² 1083.3 ft ²
GROUND FLOOR	82.4 m ² 886.95 ft ²	85.4 m ² 915.33 ft ²	75.4 m ² 813.89 ft ²	43.0 m ² (approx.) 461.41 ft ²	88.4 m ² 951.33 ft ²	62.8 m ² 676 ft ²	117.2 m ² 1257.7 ft ²
FIRST FLOOR	83.8 m ² 901.71 ft ²	83.1 m ² 894.48 ft ²	73.8 m ² 798.99 ft ²	43.0 m ² (approx.) 461.41 ft ²	83.1 m ² 894.48 ft ²	84.2 m ² 906.39 ft ²	80.0 m ² 858.3 ft ²
SECOND FLOOR	85.1 m ² 912.78 ft ²	58.8 m ² 633.89 ft ²	0.0	154.3 m ² 1667.41 ft ²	0.0	66.4 m ² 714.7 ft ²	56.0 m ² 600.1 ft ²
TOTAL	231.3 m ² 2489.7 ft ²	231.3 m ² 2489.7 ft ²	156.2 m ² 1702.8 ft ²	152.9 m ² 1652.8 ft ²	171.5 m ² 1846.2 ft ²	309.4 m ² 3348.5 ft ²	471.3 m ² 5075.2 ft ²

IMPORTANT NOTE:
ALL AREAS ARE APPROXIMATE AND BASED UPON SURVEY BY OTHERS AND INITIAL LAYOUT DESIGNS ONLY

NOTES:
 1. Drawings are not valid for building work until the Construction phase.
 2. Scheme design of building is subject to B2 and Structural design and construction.
 3. Scheme design of building is subject to B3 and Structural design and construction.
 4. Scheme design of building is subject to B4 and Structural design and construction.
 5. Scheme design of building is subject to B5 and Structural design and construction.
 6. Scheme design of building is subject to B6 and Structural design and construction.
 7. Scheme design of building is subject to B7 and Structural design and construction.
 8. Scheme design of building is subject to B8 and Structural design and construction.
 9. Scheme design of building is subject to B9 and Structural design and construction.
 10. Scheme design of building is subject to B10 and Structural design and construction.



REVISIONS:

Rev	Description	Date
A	Issued for comments	30.01.2014
B	Issued to Site	06.02.2014
C	Layout revised	02.03.2014
D	Flow/Height revised	12.09.2014
E	Structures revised	03.10.2014
F	Minor amendments made	27.01.2015

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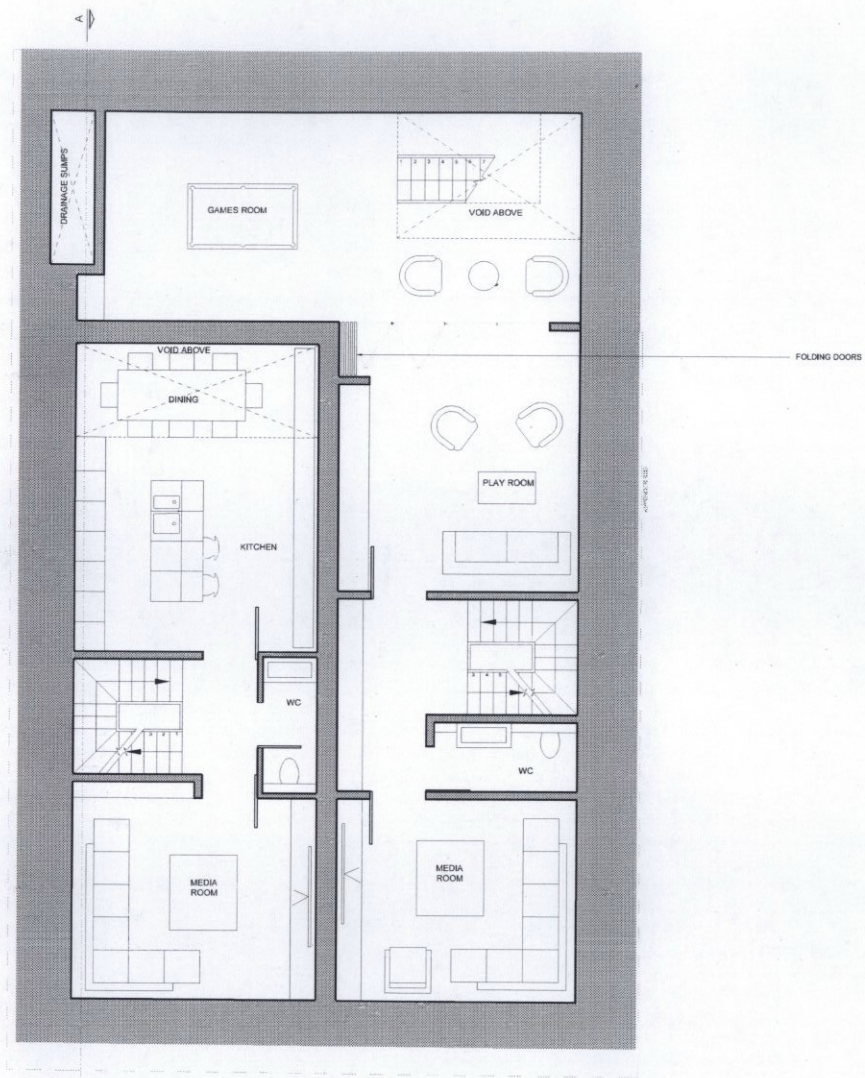


Client:	GTE C&R LLP	Project:	44-46 Montpelier Walk, London SW7
Scale:	1:50@A1 1:100@A3	Drawn by:	JR
Project No.:	RD_0840	Checked by:	ID
Date:	JANUARY 2014	Drawing No.:	P.001
		Rev:	E

RODİC DAVIDSON ARCHITECTS

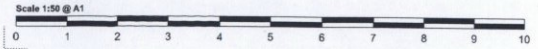
1 Pied Bull Yard
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 f: +44 (0)207 043 3552

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01 UPPER BASEMENT FLOOR PLAN

NOTES:
 Drawings are to be used for construction purposes.
 All dimensions are in millimeters unless otherwise stated.
 All dimensions are to face unless otherwise stated.
 All dimensions are to be checked by the contractor.
 All dimensions are to be checked by the contractor.
 All dimensions are to be checked by the contractor.
 All dimensions are to be checked by the contractor.



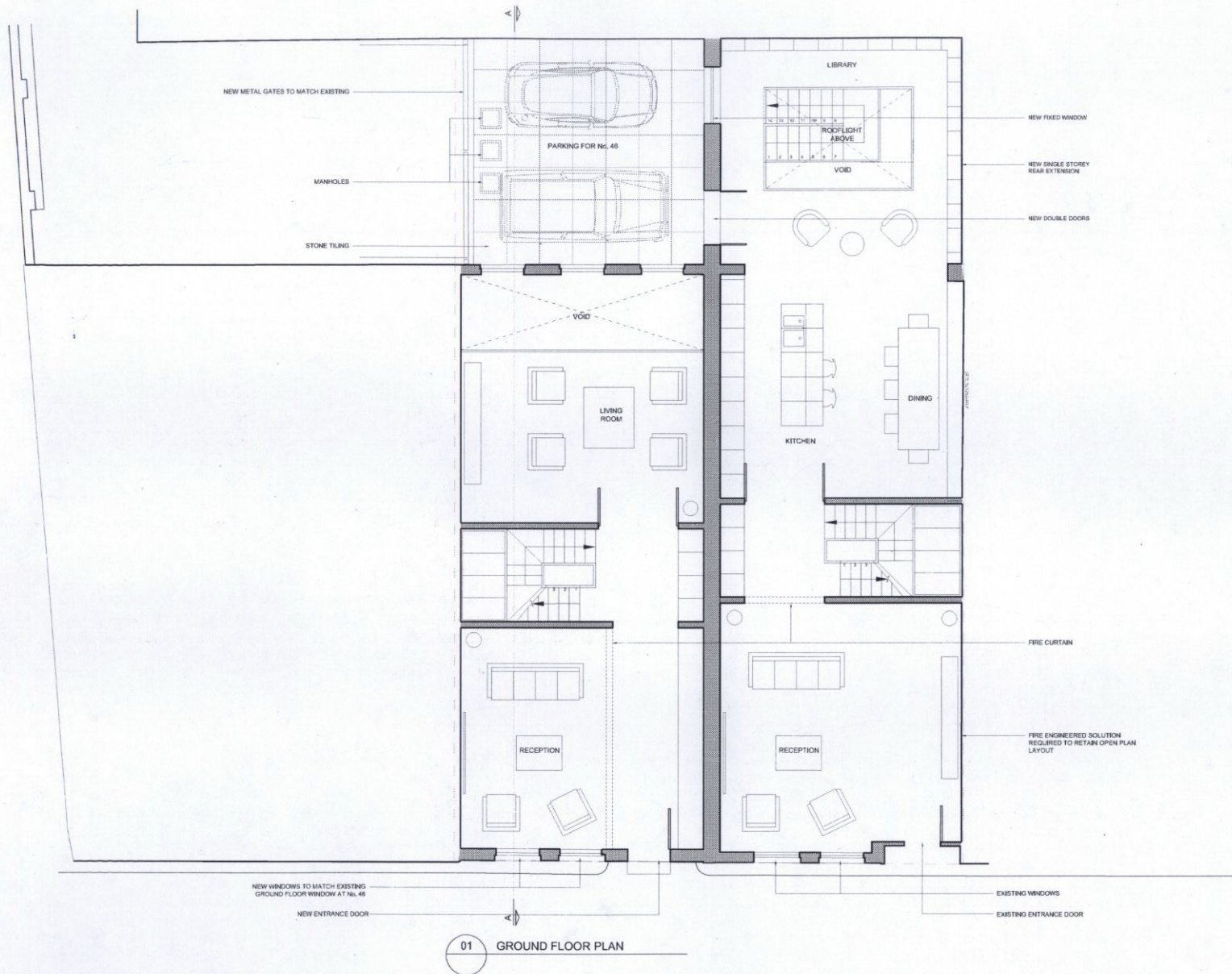
REVISIONS:

J	Issued for agent comment	30.01.2014
A	Issued to Site/BM	06.02.2014
B	Layout revised	02.09.2014
C	Layout revised	12.09.2014
D	Structures revised	03.10.2014
E	Revised in per Design results	04.12.2014
F	Minor amendments made	27.01.2014

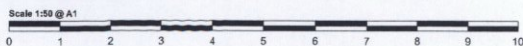
RODÍO DAVIDSON ARCHITECTS is the trading name of bda/rd

	Client	GTE CBR LLP	Project	44-46 Montpelier Walk, London SW7					
	Scale	1:50@A1 1:100@A3	Drawn by	JR					
Project No.	RD_0640	Date	JANUARY 2014	Checked by	ID	Drawing No.	P.002	Rev.	F

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NOTES:
 Drawings are for existing buildings and are not to be construed as a contract document.
 Scheme design of drawings are subject to M&E and Structural design and approval.
 Scheme design of drawings are subject to M&E approval in building.
 Council.
 Scheme implementation provided by: Camden Council.
 Accuracy has not been checked by Rodic Davidson Architects.
 Report any building discrepancies to the architect.



REVISIONS:

	Issued for agent comment	30.01.2014
A	Issued to Savills	06.02.2014
B	Layout revised	02.08.2014
C	Layout revised	12.09.2014
D	Staircase revised	03.10.2014
E	Revised as per Daylight results	04.12.2014
F	Minor amendments made	27.01.2014

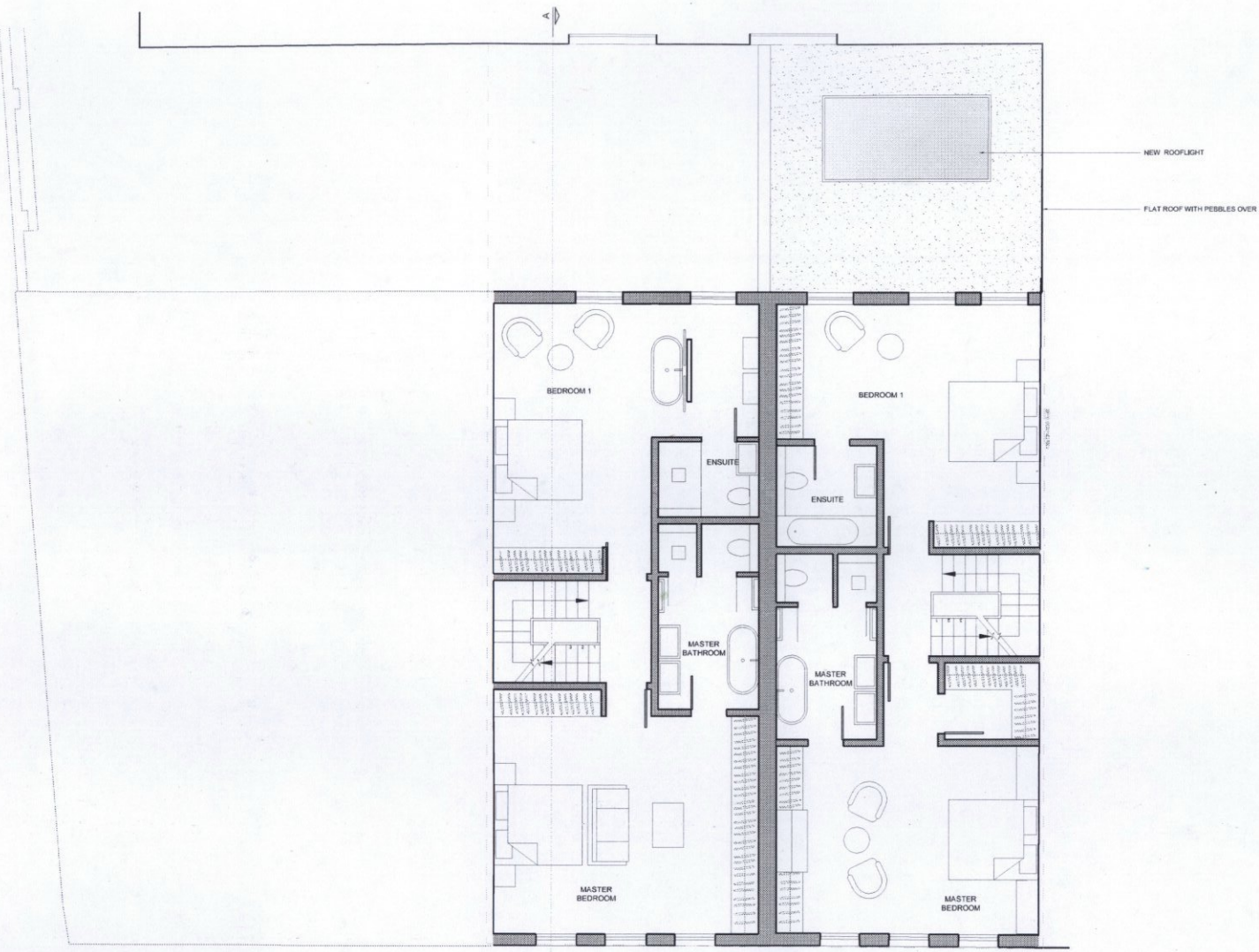
RODIC DAVIDSON ARCHITECTS is the trading name of RDA Ltd



Client	GTE C&R LLP	Project	44-46 Montpelier Walk, London SW7
Scale	1:50@A1 1:100@A3	Designer	JR
Project No.	RD_0840	Date	JANUARY 2014
		Checked by	ID
		Drawing No.	P.003
		Rev.	F

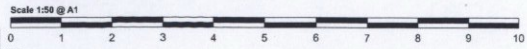
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PROPOSED



01 FIRST FLOOR PLAN

NOTES:
 1. Design not working drawings and are for Contractor's reference.
 2. Schedule of materials are subject to M&E and Structural analysis and approval.
 3. Section design of materials are subject to M&E and Structural analysis and approval.
 4. Source information provided by Client/Design Team.
 5. Accuracy has not been checked by Rodic Davidson Architects.
 6. Record any working drawings/changes to the Architect.



REVISIONS:

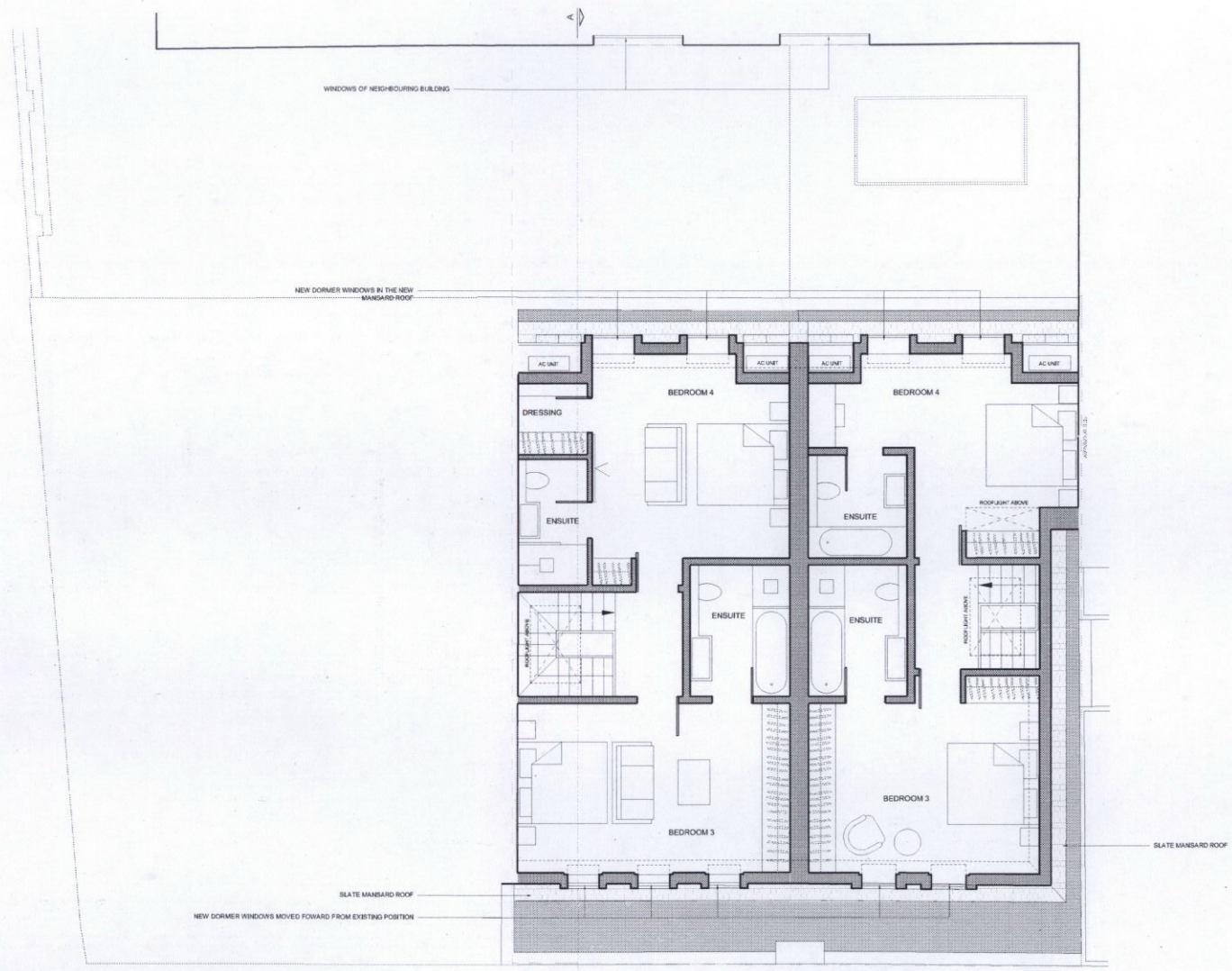
Rev	Issued for comments	Date
A	Issued to Clients	30.01.2014
B	Layout revised	06.02.2014
C	Structural revised	02.09.2014
D	Structural and Bathrooms revised	03.10.2014
E	revised as per Daylight results	05.10.2014
F	revised Bathrooms Upgrade	04.12.2014
G	Minor amendments made	09.01.2015
		27.01.2015

RODIC DAVIDSON ARCHITECTS is the trading name of bdr ltd



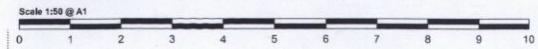
Client GTE C&R LLP	Project 44-46 Montpelier Walk, London SW7	RODIC DAVIDSON ARCHITECTS	
Scale 1:50@A1 1:100@A3	Drawn by JR	Drawing No. PROPOSED FIRST FLOOR PLAN	1 Pied Bull Yard London WC1A 2AE t: +44 (0)207 043 3551 f: +44 (0)207 043 3552
Project No. RD_0840	Date JANUARY 2014	Checked by ID	Drawing No. P_004
		Rev G	www.rodicdavidson.co.uk

PROPOSED



01 SECOND FLOOR PLAN

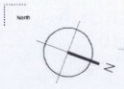
NOTES:
 Drawings are not working drawings and are not for construction purposes.
 Scheme design of drawings are subject to NEC and Structural design.
 Scheme design of drawings are subject to NEC and Structural design.
 Contract.
 Scheme information provided by Client/Design Team.
 Accuracy has not been checked by Rodic Davidson Architects.
 Report any drawings to the architect to the architect.



REVISIONS:

A	Issued for comments	30.01.2014
B	Issued to Design	06.02.2014
C	Layout revised	12.02.2014
D	Structural revised	03.10.2014
E	Structural revised	08.10.2014
F	revised as per Daylight results	04.12.2014
G	revised bedrooms layouts	09.01.2015
H	Minor amendments made	27.01.2015
I	Mansard roof revised	02.02.2015

Rodic Davidson Architects is the trading name of bda ltd



Client	GTE C&R LLP	Project	44-46 Montpelier Walk, London SW7
Scale	1:50@A1 1:100@A3	Drawn by	JR
Project No.	RD_0640	Checked by	ID
Date	JANUARY 2014	Drawing No.	P.005
		Rev.	1

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PROPOSED

NEW ROOFLIGHT
 NEW DORMER WINDOW TO MATCH EXISTING
 NEW CONCEALED SLATE LINED DOORS TO PLANT MACHINERY TO MATCH MANSARD AND TO PROVIDE ACCESS FOR MAINTENANCE ONLY
 NEW PARAPET WALL TO MATCH EXISTING RENDER HEIGHT
 STONE COPING
 NEW FIXED WINDOW, WHITE PAINTED, DOUBLE GLAZED TIMBER CASEMENT
 NEW DOUBLE DOORS, WHITE PAINTED, DOUBLE GLAZED TIMBER CASEMENT
 NEW WHITE RENDER WALL TO MATCH EXISTING REAR FACADE

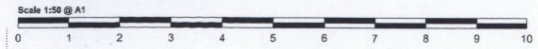
OUTLINE OF THE EXISTING MANSARD ROOF
 NEW DORMER WINDOW AS EXISTING



01 SECTION A
 NO. 46 Montpellier Walk

NO. 44 Montpellier Walk

NOTES:
 Drawings are on working drawings and are for the Contractor's use.
 All dimensions are in millimetres unless otherwise stated.
 All work shall be in accordance with the Building Regulations.
 All work shall be in accordance with the Building Regulations.
 All work shall be in accordance with the Building Regulations.



REVISIONS:
 / Issued to Saif 06.02.2014
 A Staircase revised 03.10.2014
 B Rear elevation revised 28.10.2014
 C Minor amendments made 27.01.2015
 D Mansard roof revised 02.02.2015

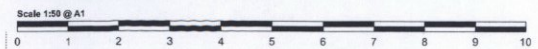
RODİC DAVIDSON ARCHITECTS is the trading name of bdr ltd

Client GTC C&R LLP	Project 44-46 Montpellier Walk, London SW7	RODİC DAVIDSON ARCHITECTS	
Scale 1:50@A1 1:100@A3	Drawn by JR	Drawing No. PROPOSED SECTION A	1 Pied Bull Yard London WC1A 2AE t: +44 (0)207 043 3551 f: +44 (0)207 043 3552
Project No. RD_0840	Date JANUARY 2014	Checked by ID	Drawing No. P.021
			www.rodicdavidson.co.uk



01 FRONT ELEVATION

NOTES:
 Drawings are for planning purposes only and do not constitute a contract.
 All dimensions are in millimeters unless otherwise stated.
 All work shall be in accordance with the Building Regulations.
 All work shall be in accordance with the Building Regulations.
 All work shall be in accordance with the Building Regulations.
 All work shall be in accordance with the Building Regulations.



REVISIONS:
 / Issued by: SJA 06.02.2014
 A Front elevation revised 31.10.2014
 B Minor amendments made 27.01.2015
 C Mansard roof updated 02.02.2015

RODICI DAVIDSON ARCHITECTS is the trading name of bda-llp

Client	GTE C&R LLP	Project	44-46 Montpellier Walk, London SW7
Scale	1:50@A1 1:100@A3	Drawn by	JR
Project No.	RD_0840	Checked by	ID
Date	JANUARY 2014	Drawing No.	P.011
		Rev.	C

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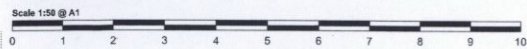
PROPOSED



NO. 46 Montpellier Walk

01 REAR ELEVATION

NOTES:
 Drawings are for planning purposes and are not for construction.
 All work shall be in accordance with the Building Regulations and all other relevant legislation.
 All work shall be in accordance with the Building Regulations and all other relevant legislation.
 All work shall be in accordance with the Building Regulations and all other relevant legislation.



REVISIONS:

A	Issued to Council	06.02.2014
B	Structural revised	03.10.2014
C	Roof structure revised	20.10.2014
D	Revised as per Daylight results	24.12.2014
E	Minor amendments made	27.01.2015
F	Manuscript roof revised	02.02.2015

RODİC DAVIDSON ARCHITECTS is the trading name of dsdA Ltd

Client	GTE C&R LLP	Project	44-46 Montpellier Walk, London SW7
Scale	1:50@A1 1:100@A3	Drawn by	JR
Project No.	RD_0840	Checked by	ID
Date	JANUARY 2014	Drawing No.	P.012
		Rev.	E

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