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| <b>CITY OF WESTMINSTER</b>  |  |  |            |
| <b>PLANNING APPLICATIONS COMMITTEE</b>  | <b>Date</b><br>18 August 2015  | <b>Classification</b><br>For General Release |            |
| <b>Report of</b><br>Director of Planning  |  | <b>Wards involved</b><br>West End            |            |
| <b>Subject of Report</b>  | <b>1 Wood's Mews, London, W1K 7DL</b>  |  |            |
| <b>Proposal</b>   | Demolition of the existing building, excavation of two basement levels and the erection of a part three/part four storey single family dwelling with a ground and rear third floor roof terrace, associated stair access and a garage at ground floor level. Installation of green roof areas and PV cells at main roof level. |  |            |
| <b>Agent</b>  | GRID Architects  |  |            |
| <b>On behalf of</b>   | GRID Architects  |  |            |
| <b>Registered Number</b>  | 14/08487/FULL  | <b>TP / PP No</b>                            | TP/3122    |
| <b>Date of Application</b>  | 26.08.2014   | <b>Date amended/ completed</b>               | 05.09.2014 |
| <b>Category of Application</b>  | Minor  |  |            |
| <b>Historic Building Grade</b>  | Unlisted   |  |            |
| <b>Conservation Area</b>  | Mayfair  |  |            |
| <b>Development Plan Context</b><br>- London Plan July 2011<br>- Westminster's City Plan: Strategic Policies 2013<br>- Unitary Development Plan (UDP) January 2007 | Within London Plan Central Activities Zone<br>Within Central Activities Zone   |  |            |
| <b>Stress Area</b>  | Outside Stress Area  |  |            |
| <b>Current Licensing Position</b>   | Not Applicable   |  |            |

## 1. RECOMMENDATION

Grant conditional permission.





1 WOOD'S MEWS, W1

## 2. SUMMARY

The application site relates to No.1 Wood's Mews, which is on the northern side of Wood's Mews and is currently in use as a single family dwellinghouse consisting of ground and two upper floors with a garage. To the rear of the application site is a large communal garden, which features a large Maple tree and smaller Bay tree, which is enclosed by properties on Dunraven Street, Park Street, Wood's Mews and Green Street. There is a vehicular access road to the west of the application site, which allows access into a communal garden for maintenance purposes. The building is unlisted but is located within the Mayfair Conservation Area.

Permission is sought for the demolition of the existing building, excavation of two basement levels and the erection of a new building comprising ground and part two and part three upper floors for use as a single family dwellinghouse with a garage. The new building includes rear ground and third floor terraces.

The key issues for consideration are:

- The impact on the amenity of neighbouring residents.
- The impact in design terms of the proposal on the character and appearance of the conservation area.

The scheme has been revised since it was first submitted, to reduce the height/bulk of the proposed replacement building, the omission of a rear lightwell and the submission of a revised daylight and sunlight assessment. Subject to appropriate conditions, the application is considered acceptable in land use, amenity and design and conservation terms and complies with the policies set out in the adopted Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

## 3. CONSULTATIONS

### Original Submission

#### HISTORIC ENGLAND

No requirement for Historic England to be consulted.

#### RESIDENTS SOCIETY OF MAYFAIR AND ST JAMES'S

Objection - Noise and disturbance from construction of a double basement to nearby residents; potential for structural damage; the design is not an enhancement to Mayfair's heritage.

#### HIGHWAYS PLANNING MANAGER

No objection.

#### CLEANSING MANAGER

No objection.

#### BUILDING CONTROL

No objection.

#### ARBORICULTURAL MANAGER

Objection -Insufficient information to demonstrate that the Maple tree can be retained without harm. More information is required with regards to the amount of pruning that will be required, the impact of piling on the above ground parts of the tree(s). To demonstrate that the proposed rear lightwells will not harm the Maple tree, trial holes are required over the whole

area of the proposed rear lightwells to 1.5m deep to ensure that no significant roots are affected.

#### THAMES WATER

No objection - subject to a condition requiring a piling method statement prior to commencement of development.

#### CROSSRAIL

No objection - subject to conditions.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 68; Total No. of Replies: 11.

One supporting comment and 10 letters of objection raising the following points:

##### Amenity

- Loss of daylight/sunlight; increased sense of enclosure; loss of privacy.
- Daylight/sunlight report has missed off some habitable rooms from nearby properties.
- Overshadowing to terraces at 3-5 Wood's Mews.

##### Design

- Existing building is considered to make a positive contribution to the conservation area.
- The bulk/height and detailed design are unsympathetic to Wood's Mews and the Mayfair Conservation Area and the associated impact on nearby Heritage Assets.
- The proposal maximises the development of the site and is unsympathetic to neighbouring properties.
- Rear elevation windows are too tall and the rear façade could be further refined.

##### Parking

- Increase in traffic congestion, including construction vehicles being parked immediately outside nearby residents.

##### Trees

- Adverse impact on the plants, and the large Maple tree in the rear garden.

##### Other

- No consultation with neighbours by the applicant was undertaken.
- Design and other requirements set out by the Planning Department in the 'pre-application correspondence' have been ignored.
- Inconvenience caused to residents and businesses from construction works and associated disruption.
- Confusion over the plans and elevations, particularly relating to the first and second floor rear parapets, the second floor setback and general alignment with 3 Wood's Mews.
- The applicant has not submitted a Construction Management Plan.
- Supporting statement makes strong claims for the sustainability of the redevelopment, but does not acknowledge the embedded energy in the construction of the replacement building.
- Supporting statements do not demonstrate that the proposed building is the only reasonable approach to redevelopment of the site.
- Vehicles (whether for construction or for delivery) should not be allowed to arrive at site before 09.30 and that works, particularly those associated with demolition, excavation and pile-driving, be limited to the hours of 10.00-13.00, Monday to Friday only.

ADVERTISEMENT/SITE NOTICE: Yes

Revised Application (revised bulk)

**COUNCILLOR ROBERTS**

Objection on overdevelopment of the site, impact on existing Maple tree and excavation of two basement levels.

**HISTORIC ENGLAND**

Authorisation received.

**RESIDENTS SOCIETY OF MAYFAIR AND ST JAMES'S**

Objection - Comment that there is a strong hostility to the proposed scheme by local residents. Concern is also raised on the impact of the replacement building on the character and appearance of the Mayfair Conservation Area; the impact of the development on the Maple tree and the resulting impact on nearby residents from the proposed double basement.

**ARBORICULTURAL MANAGER**

No objection, subject to appropriate conditions.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS**

No. Consulted: 68; Total No. of Replies: 10

10 letters of objection raising the following new points:

**Amenity**

- Query the accuracy of revised daylight/sunlight assessment.

**Other**

- Site notice erected in the wrong location. (A site notice was subsequently erected outside the premises on 29.05.2015).

**ADVERTISEMENT/SITE NOTICE:** Yes

**4. BACKGROUND INFORMATION**

**4.1 The Application Site**

The application site relates to No. 1 Wood's Mews, which is on the northern side of the mews and forms part of a terrace of properties within the Mayfair Conservation Area. The immediate surroundings are characterised by large townhouses fronting onto Green Street, Dunraven Street and Park Street, all of which enclose a communal garden which features a large Maple tree, located immediately to the north of the application site close to its rear boundary.

No. 1 Wood's Mews is a brick building, comprising of ground and two upper floors with a garage. The building is in use as a single family dwelling. There is a small vehicle access to the west of the application site, which also allows access to the communal garden to the rear for maintenance purposes.

The surrounding properties on Wood's Mews, Dunraven Street and Green Street (on the opposite side of the communal garden) are in residential use.

**4.2 Relevant History**

On 3 May 1950 permission was granted for the conversion of the original pitch roof to a near sheer extension at second floor level and the formation of two single family dwellings with private garages. This permission was implemented.

On 26 January 1970 permission was granted for a third floor extension to the front elevation, with terrace to the rear. This permission was not implemented.

On 25 July 1989 permission was granted for the erection of a rear conservatory at ground floor level and installation of timber windows. This permission was not implemented.

## 5. THE PROPOSAL

Permission is sought for the demolition of the existing building, excavation of two basement levels and the erection of a new building comprising ground and part two/part three upper floors for use as a single family dwelling with a garage.

The current proposal replicates the footprint of the existing property and increasing its height, with the majority of the additional bulk and height being located to the middle and rear of the site. The height of the replacement building on the southern façade, fronting onto Wood's Mews, is either slightly lower or maintains the existing height, with all additional bulk set back by approximately 5m from this elevation. Materials proposed include scalloped lead cladding at third floor level and a mix of natural stone and red brick with aluminium windows and doors. Oak is proposed for both the main entrance and garage doors.

The proposal retains a small ground floor rear patio and a terrace at rear third floor level. The terrace would be set back from the rear elevation by an area of soft landscaping, screened by a chimney breast on the western boundary and would be set back from the rear building line of 3-5 Wood's Mews to the east.

The proposal also includes the installation of green roof areas and PV cells at main roof level. The basement levels will provide a swimming pool, a media room/bar and study and the upper floors will provide a mix of living/kitchen and bedroom accommodation.

The application has been revised omitting a front third floor terrace and rear lightwell, setting the third floor back from the front building line by approximately 5m and re-locating the kitchen from basement to ground floor level. A revised daylight/sunlight assessment has also been provided which assesses windows to neighbouring properties previously omitted from the original assessment.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use and Quality of Accommodation

The proposal increases the amount of residential floorspace in accordance with UDP Policy H3 and City Plan Policy S14.

The proposed single family dwelling would be in accordance with the internal space standards contained within the London Plan (2011). It is considered that the proposal would provide an acceptable standard of residential accommodation both in terms of size and space standards, natural light levels and internal noise levels (which will be secured by condition).

### 6.2 Townscape and Design

The original late Victorian building was a simply detailed structure with a few flamboyant details which distinguished it from more mundane buildings of its type. However, it has been much altered in the latter part of the 20th century and it now only makes a neutral contribution

to the conservation area. Consequently, the demolition of the building is acceptable in principle subject to its replacement being of appropriate design quality to maintain the character and appearance of the surrounding conservation area.

It is noted that following consultation to the original proposal, objections were received to the application on the grounds of the height and bulk of the replacement building, detailed design, and the associated impact on the Mayfair Conservation Area and other nearby heritage assets. However, following negotiation with the applicant, revisions have been received which remove the front section of the third floor and reduce the height of the parapet to Wood's Mews.

In design and heritage asset terms, there is no objection in principle to basement excavation on this site. There is no evidence to support objectors claims that the proposed excavation work would be detrimental to neighbouring properties and refusal of permission on that basis cannot therefore be justified. Furthermore, the basement does not visually manifest itself in any way that is detrimental to the character or appearance of the surrounding conservation area.

The design of the new building is sympathetic to the scale, character and detailed design of buildings in the conservation area. Its facing materials are typical of many buildings in the surrounding area and objections to these, or its modern design, are not considered to be sustainable. The new building is a good modern design. There is no development plan requirement to follow any particular style and it would be inappropriate and unacceptable to force the applicant to take an alternative approach on this site by, for example, requiring the use of sash windows.

Mayfair is an area of mixed character, containing old and new buildings of varying aesthetic merit, and Wood's Mews is no exception. Consequently, there is no justifiable reason to refuse permission for a modern building as a matter of principle.

With regard to the detailed design of the proposed development, the chosen palette of materials is appropriate and suitable for its context. To prevent a reoccurrence of painted brickwork, a condition removing permitted development rights for this alteration is recommended.

The proposed modern architectural treatment of the facades is also considered acceptable and as the basement does not have any external manifestation (such as lightwells), both aspects of the proposal are considered acceptable in design and heritage asset terms.

The existing structure has been altered in the past to the detriment of its appearance and it is not worthy of retention when considered in the context of the proposed development which represents an improvement in design terms. Its bulk and massing have been skilfully handled and the facades are attractively detailed. The development is therefore considered to fully accord with the City Council's development plan policies and supplementary planning guidance 'Development and Demolition in Conservation Areas' and the objections received from nearby residents on these grounds are therefore not considered sustainable.

### **6.3 Amenity**

Policy S29 of the City Plan seeks to safeguard the amenity of existing residents. Policy ENV13 of the UDP seeks to protect and improve the residential environment and resist proposals which would result in a material loss of daylight and sunlight and/or significant increase in sense of enclosure or overlooking.



Objections have been received from neighbouring residential occupiers at 38 Green Street, 3-5 Wood's Mews, 2 and 5 Dunraven Street and 6, 8 and 10 Wood's Mews that the new building would result in a material loss of daylight and sunlight, an increased sense of enclosure and loss of privacy to adjoining occupiers.

Objectors also specified that the daylight/sunlight assessment incorrectly identified 38 Green Street as being 8 Green Street; some affected windows and entire properties were not included in the assessment and that insufficient information was submitted to demonstrate the impact, in terms of an increased sense of enclosure, on 3-5 Wood's Mews.

### **6.3.1 Daylight and Sunlight**

Policy ENV13 seeks to ensure good daylighting levels for habitable rooms in existing premises. Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (second edition 2011). The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines.

The properties tested include 38 Green Street; 6-10 Wood's Mews; 1-3 Dunraven Street and 3-5 Wood's Mews, all of which are residential properties. Given that 5 Dunraven Street and 39 and 40 Green Street are located a minimum of 23m from the application site, these properties have not been included in the applicant's daylight/sunlight assessment.

The applicant's daylight/sunlight report has been revised and now correctly identifies 38 Green Street (as opposed to 8 Green Street). The study is considered to be comprehensive and adequately assesses all the required nearby properties.

With regard to daylight, Vertical Sky Component (VSC) is the most commonly used method for calculating daylight levels and is a measure of the amount of sky visible from the centre point of a window on its outside face. This method does not need to rely on internal calculations, which means it is not necessary to gain access to all the affected properties. If the VSC achieves 27% or more, then the BRE guide advises that the windows will have the potential to provide good levels of daylight. If, however, the light received by an affected window, with the new development in place, is both less than 27% and would be reduced by 20% or more as a result of the proposed development, then the loss would be noticeable.

In terms of sunlight, the BRE guidelines state that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH) including at least 5% during the winter months (21 September to 21 March) then the room should receive enough sunlight. The BRE guide suggests that any reduction in sunlight below this level should be kept to a minimum. If the proposed sunlight is below 25% (and 5% in winter) and the loss is greater than 20% of the original sunlight hours either over the whole year or just during the winter months, then the occupants of the existing building will notice the loss of sunlight. Windows are tested if they face within 90 degrees of due south.

The assessment indicates that Nos. 6, 8 and 10 Wood's Mews, 1 and 3 Dunraven Street and 38 Green Street would experience losses in VSC ranging from 0.09% to 18.44%. In all cases there would be no material loss of daylight and no breach in BRE guidelines. At Nos. 8 and 10 Wood's Mews, first and second floor windows would experience a slight increase in VSC levels due to the fact that the southern facing façade of the new building is lower than existing. None of these properties would experience any losses of sunlight.

### 2 Dunraven Street

No. 2 Dunraven Street is located immediately to the west of the subject site, on the opposite side of the existing vehicular access and has been subdivided into separate units. The new building is approximately 5.5m higher than the existing property on the western elevation. The rear of 2 Dunraven Street is bounded by a ground floor wall with metal railings above fronting onto the vehicular access.

An objection has been received from the owner/occupier of a lower ground and ground floor maisonette at 2 Dunraven Street that the proposal would result in a loss of light and enclosure. The assessment shows that there would be losses to VSC levels to this maisonette in excess of 20% as recommended by the BRE guidelines. The losses range from 1.34% to 28.18% (see table below). All losses to VSC daylight levels at first and second floor level are within BRE guidelines.

VSC figures for basement/ground floor maisonette 2 Dunraven Street.

| Window | Level    | Room use           | Existing VSC | Proposed VSC | Loss | % Loss | No skyline Rule % loss |
|--------|----------|--------------------|--------------|--------------|------|--------|------------------------|
| W1     | Basement | Bedroom            | 8.68         | 6.25         | 2.43 | 27.91% | 20.51%                 |
| W2     | Basement | Study              | 4.61         | 4.55         | 0.06 | 1.34%  | 2.78%                  |
| W1     | Ground   | Living/Dining room | 17.28        | 13.63        | 3.65 | 21.13% | 54.08%                 |
| W2     | Ground   | Kitchen            | 12.64        | 9.08         | 3.56 | 28.18% | 26.92%                 |
| W3     | Ground   | Kitchen            | 13.68        | 9.86         | 3.82 | 27.94% |                        |
| W4     | Ground   | Living/Dining room | 9.58         | 8.31         | 1.27 | 13.21% | 1.97%                  |

The table above shows that the biggest losses would be to ground floor kitchen windows (27.94% and 28.18%) and to a basement bedroom window (27.91%). Although these losses exceed the 20% guideline which the BRE guidelines state would be noticeable, in all three cases the actual reductions in VSC levels are very minor (between 2.43% and 3.82%). The fact that the BRE guidelines are breached can be attributed to the fact that existing VSC levels are low and therefore any percentage losses appears disproportionately high. There would, however, be no material loss of light to the maisonette.

### 3-5 Wood's Mews

No. 3-5 Wood's Mews is in use as a single family dwelling and is located immediately to the east of the application site. The property projects further into the communal garden to the rear than the application site, but is lower than the existing building.

At second floor level there is a gymnasium and small kitchenette, which is set back from both the rear and front elevation with windows looking onto terraces provided at front and rear second floor level. A skylight at second floor level is located below the southern façade of the gymnasium and serves an atrium space for a family room/kitchen at ground floor level.

The revised daylight/sunlight assessment, which included data for 3-5 Wood's Mews, shows that losses of daylight, including to the skylight, which serves the atrium space at ground floor, are all within BRE guidelines.

With regard to sunlight, one of the windows to the second floor kitchenette would experience a reduction from 3% of existing Annual Probable Sunlight Hours (APSH) to 2% APSH. Although technically this breaches the BRE guidelines, the actual impact is not great enough to warrant refusing the application.

The majority of the additional height and bulk is located to the middle and rear of the application site, the eastern flank wall of the application site would be increased in height by approximately 1.3m, adjacent to the southern façade of the existing gymnasium and kitchenette at 3-5 Wood's Mews. Whilst this may result in some additional overshadowing to the southern terrace, again this is not considered to warrant refusal of the application.

Given the relationship with the northern terrace at 3-5 Wood's Mews and the application site, any overshadowing to the northern terrace would be negligible.

### **6.3.2 Increased Sense of Enclosure**

As already stated, the new building is in part higher and part lower than the existing building. The majority of the increased height is set towards the rear. The eastern flank elevation with 3-5 Wood's Mews will be increased in height by 1.3m. Given the relatively minor increases in bulk and mass, it is considered that the new building would not result in a material increased sense of enclosure to any of the surrounding residential properties.

### **6.3.3 Overlooking**

Given that the proposal replaces a single family dwelling, which already has windows on all elevations, the glazing featured on the replacement building would not materially increase overlooking to any nearby properties.

The original terrace at front third floor level has been omitted from the scheme, which has addressed previous objections received from nearby residents.

The proposed terrace at rear third floor level would be set back from the boundary wall by 3m, by an area of non-accessible roof for soft landscaping and would be set behind a chimney stack on the western elevation. The proposed terrace at third floor level would therefore not result in a material increase in overlooking to nearby properties.

Conditions are recommended to restrict any other flat roof areas at third floor level for emergency or maintenance purposes only.

## **6.4 Plant**

The proposal includes the installation of an internal flue, which would terminate at roof level, to provide mechanical ventilation to the pool at sub-basement level.

Environmental Health are satisfied that the application can be determined with the inclusion of a condition requiring the submission of an acoustic report to demonstrate that the plant would comply with the Council's noise criteria.

## **6.5 Transportation/Parking**

The proposals would not result in any increase in residential units and there would therefore be no significant increase in demand for parking in the area.

Conditions are recommended to secure cycle parking details and that the garage at ground floor level is to be retained as garage space for the parking of vehicles.

The new garage is in the same location as an existing garage on the site and objections that this would be a hazard to vehicular and pedestrian movements are not sustainable.

## **6.6 Trees**

A number of objections from nearby residents have been received on the grounds of the impact of the proposal on the Maple and Bay trees, both of which are located in the rear communal garden. Councillor Roberts has also objected to the proposal and the threat posed to the existing Maple tree as a result of the basement excavation and pruning. Councillor Roberts also recommends a TPO for the Maple tree.

During the original consultation for the application, the City Council's Arboricultural Manager raised a number of concerns in relation to the proposals. These included; the impact of the construction of the ground floor terrace on the roots of the large Maple tree; impact of the rear lightwell on the roots of the Maple tree and requested further details of the proposed pruning of the large Maple tree and on the secant piling methodology. Clarification was also sought on whether the small Bay tree is to be retained.

Following these comments, the applicant has omitted the rear lightwell; provided details of the secant piling methodology and confirmed that the Bay tree is to be retained. The applicant has also submitted a specification of the extent of pruning required. Following these revisions, the City Council's Arboricultural Manager has confirmed the additional information provided sufficiently overcomes previous concerns raised. However, a number of conditions are recommended to ensure that the Maple tree will not be harmed as a result of construction works or from the replacement building. With regards to the TPO, all the trees in the gardens are protected by virtue of being within the conservation area. The same penalties apply for unauthorised works or willful damage to trees in conservation areas as to trees protected by TPOs, therefore it is not considered necessary to make a TPO for the trees.

It is therefore considered that the objections raised have been addressed.

## **6.7 Economic Considerations**

Any economic benefits generated are welcome.

## **6.8 Other UDP/Westminster Policy Considerations**

### Basement Excavation

Objections have been received concerning any potential impact that the basement excavation would have on the structural integrity of other buildings, and the potential increase in the risk of flooding.

This impact of basement excavation is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Residents are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings and occupiers.

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 National Planning Policy Framework 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 have advised that the structural approach 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 integral 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 Residents Society of Mayfair and St James's have raised concern in respect to the policy review for basements. The City Council have adopted the 'Basement Development in Westminster Supplementary Planning Document' (SPD) in October 2014, which does not include new planning policy but supports the implementation of adopted policies in the Council's development plan.

The emerging City Management Plan will include policies specifically dealing with basement and other subterranean extensions. This is at an early stage of development and will not carry any weight as a material consideration in determining planning applications until it has progressed significantly along the route to final adoption

### Construction works

Objections have also been received on the grounds that the proposed works will be noisy and disruptive, that construction vehicles in Wood's Mews and surrounding streets will make it difficult for existing residents to park and those construction vehicles will potentially cause congestion to the local road network. The applicant has submitted a Construction Management Plan (CMP) which sets out how the proposed works will be implemented, whilst seeking to ameliorate the impact on neighbouring residents. Whilst the submitted CMP covers a large range of issues including hours of construction work, vehicle access and egress from the site and predicted vehicular movements, the plan is in draft form and does not fully address all detailed issues set out in Appendix 2 of our SPD – Basement Development in Westminster. A condition is therefore recommended to require a CMP for the proposed development, submitted to the City Council before any works commence, which must be in accordance with Appendix 2 of our SPD - Basement Development in Westminster.

Objections on the grounds of noise and disruption during construction do not in themselves form a sustainable reason for refusal. The City Council's standard building works and excavation condition is recommended to control the hours of building works.

## **6.9 London Plan**

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

## **6.10 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.

### **6.11 Planning Obligations**

The proposal is of insufficient scale as to trigger a requirement for planning obligations.

### **6.12 Environmental Assessment including Sustainability and Biodiversity Issues**

The proposal is of insufficient scale as to require an Environmental Assessment.

### **6.13 Access**

Access to the property is to remain unchanged.

### **6.14 Other Issues**

Objections have been received that inadequate consultations have been carried out and that a site notice had not been erected outside of the subject site. A site notice was erected outside of the premises on 29 May 2015 and expired on the 19 June 2015. In addition to this, individual consultations have been sent to neighbouring properties in accordance with Article 13 of the Development Management Order (as amended) and the City Council's normal practice.

### **6.15 Conclusion**

The proposals are considered acceptable on amenity and design grounds, and comply with the policies set out in the UDP and City Plan. The application is recommended for approval.

## **BACKGROUND PAPERS**

1. Application form.
2. Email from Councillor Roberts dated 3 August 2015.
3. Letters from Historic England dated 23 September 2014 and 21 May 2015.
4. Memorandum from the Highways Planning Manager dated 16 September 2014.
5. Memorandum from Cleansing Manager dated 24 September 2014.
6. Memorandum from Building Control dated 11 September 2014.
7. Memoranda from Arboricultural Manager dated 13 October 2014, 21 July 2015 and 6 August 2015.
8. Memoranda from Environmental Health dated 3 June 2015 and 16 June 2015.
9. Letter from Thames Water dated 24 September 2014.
10. Letter from Crossrail dated 23 September 2014.
11. Letters from Residents Society of Mayfair and St James's dated 27 October 2014 and 28 May 2015.
12. Letter from owner/occupier of 6 and 8 Wood's Mews dated 14 October 2014.
13. Letter from owner/occupier of 2 Dunraven Street dated 3 October 2014.
14. Letter from owner/occupier of 41 Green Street dated 03 October 2014.
15. Letters from owner/occupier of 40 Green Street, two letters dated 14 October 2014 and one dated 29 May 2015.
16. Letters from owner/occupier of 39 Green Street dated 6 October 2014 and 1 June 2015.
17. Letters from owners/occupiers of Flat 2, 10 Wood's Mews dated 6 October 2014, and 28 May 2015.
18. Letters from owners/occupiers of 3-5 Wood's Mews dated 6 October 2014 and 7 October 2014, 27 May 2015, 28 May 2015, 29 May 2015 and 19 June 2015.

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| Item No. |
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19. Letters from owner/occupier of 38 Green Street dated 3 October 2014 and 29 May 2015.
20. Letter on behalf of the leaseholders of 10 Wood's Mews dated 14 October 2014.
21. Letter from owner/occupier of 5 Dunraven Street dated 26 May 2015.
22. Letter from owner/occupier of 42 Green Street dated 15 June 2015.
23. Briefing note from the residents of Wood's Mews and surrounding streets dated 31 July 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT HELEN MACKENZIE ON 020 7641 2921 OR BY E-MAIL – [hmackenzie@westminster.gov.uk](mailto:hmackenzie@westminster.gov.uk)



**DRAFT DECISION LETTER**

**Address:** 1 Wood's Mews, London, W1K 7DL

**Proposal:** Demolition of the existing building, excavation of two basement levels and the erection of a part three/part four storey single family dwelling with a ground and rear third floor roof terrace, associated stair access and a garage at ground floor level. Installation of green roof areas and PV cells at main roof level.

**Plan Nos:** PL\_098 Rev P1, PL\_099 Rev P3, PL\_100 Rev P3, PL\_101 Rev P3, PL\_102 Rev P2, PL\_103 Rev P3, PL\_104 Rev P2, PL\_303 Rev P2, PL\_304 Rev P2, PL\_305 Rev P2, PL\_401 Rev P5, PL\_403 Rev P1 and PL\_306 P1.

**Case Officer:** Louise Smith

**Direct Tel. No.** 020 7641 5974

**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 (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.

- 4 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.

- 5 You must apply to us for approval of details of a supplementary acoustic report demonstrating

that the plant will comply with the Council's noise criteria as set out in Condition 3 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

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.

- 6 You must apply to us for approval of samples and specifications 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: 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)

- 7 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - each type of window and external door. 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: 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)

- 8 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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: 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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair 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)

- 10 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Mayfair 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 11 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character of the Mayfair Conservation Area as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 12 You must apply to us for approval of detailed drawings (1:10) with full size details of the following parts of the development - new scalloped stone and new scalloped leadwork. 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 details. (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: 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)

- 13 You must only use the garage for people living in this property to park their private motor vehicles. (C22EB)

Reason:

To provide parking spaces for people using the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

- 14 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)

- 15 You must apply to us for approval of details of secure cycle storage for the residential use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation and make it available at all times to everyone using the dwellinghouse. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of our Unitary Development Plan that we adopted in January 2007.

- 16 You must provide the waste store shown on drawing PL\_100 P3 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the single family dwelling. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

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

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 18 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 3 months of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 3 months of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted

November 2013 and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

- 19 You must apply to us in writing for permission if you want to remove any trees which you have shown that you were going to keep on drawing PL\_100 P3, PL\_101 P3 and PL\_303 P2. If any trees which you have shown that you were going to keep die or become seriously damaged or diseased within five years of you completing the development, you must replace them. You must plant the replacement trees in the same place or in any other place we agree to in writing. You must apply to us for our approval of the size and species of the replacement trees, and you must plant the replacement trees within 12 months of removing the original tree or trees. You must also replace any replacement tree which dies, is removed or becomes seriously damaged or diseased within five years of the date we give our approval for the replacement trees, in the next planting season with another of similar size and species to the one that was originally planted. (C31JA)

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 20 **Pre Commencement Condition.** You must apply to us for approval for a revised Tree Report, taking into account the revisions made to the scheme, and the additional information submitted in relation to the impact on the Maple and Bay Trees. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

- 21 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 the people in the residential part of the development. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R21CC)

- 22 **Pre Commencement Condition.** You must not start any demolition work on site until we have approved either:
- (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or
  - (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building.

You must only carry out the demolition and development according to the proposed arrangements. (C29AC)

Reason:

To maintain the character of the Conservation Area as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 23 No impact piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Services on 0845 850 2777 to discuss the details of the piling method statement.

- 24 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which
- Accommodate the proposed location of the Crossrail structures including tunnels, shafts and temporary works,
  - Accommodate ground movement arising from the construction thereof,
  - Mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels and other structures
  - Mitigate the effects on Crossrail, of ground movement arising from the development.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by required by the above points of this condition shall be completed, in their entirety before any part of the building(s) hereby permitted is/are occupied.

Reason:

To meet the requirements of a direction made in connection with the CrossRail Project by the Secretary of State for Transport under Articles 10 (3), 14 (1) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and as set out in S41 and S43 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 5 (E) and

para 4.68 of our Unitary Development Plan that we adopted in January 2007. (R33AC)

- 25 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application.

- green roofs
- PV panels

You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44AC)

- 26 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme; provision of green roof to the flat roof at third floor level on the front elevation. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

- 27 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the green roofs at main roof level and at front third floor level include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

- 28 You must not paint any outside walls of the building without our permission. This is despite the fact that this work would normally be 'permitted development' (under class C of part 2 of schedule 2 to the Town and Country Planning General Permitted Development (England) Order 2015) (or any order that may replace it). (C26WB)

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: 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)



- 29 You must arrange for an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered, to supervise the development. You must apply to us for our approval of the supervision schedule. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then adhere to the approved supervision schedule.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 30 You must not use the part of the rear third floor roof of the building labelled as 'Soft Landscaping - No Access' shown on drawing number PL\_103 P3 for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 31 The chimney stack on the western elevation shown on drawing numbers PL\_103 P3 and PL\_303 P2 must be constructed in its entirety before the property is occupied and retained thereafter.

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)

- 32 You must not make any external alterations to the outside of the building without our permission. This is despite the provisions of Classes A, D and E of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To prevent an overdevelopment of the site and to protect the 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. (R21EC)

**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 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)
  
- 3 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
  
- 4 To meet condition 19 the minimum protection we normally expect is plywood boarding at least 1.2 metres high. The boarding should go around the tree at a distance from the trunk which will keep machinery away from the branches. If this is not possible there should be at least two metres between the trunk of the tree and the boarding. (I33AA)
  
- 5 Under Section 25 of the Greater London Council (General Powers) Act 1973 you need planning permission to use residential premises as temporary sleeping accommodation. To make sure that the property is used for permanent residential purposes, it must not be used as sleeping accommodation by the same person for less than 90 nights in a row. This applies to both new and existing residential accommodation.  
  
Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year). (I38AB)
  
- 6 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: [districtsurveyors@westminster.gov.uk](mailto: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](http://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](http://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](http://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.

- 7 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. (I50AA)

- 8 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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
- 9 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)
- 10 Condition 24 meets the requirements of the direction made by the Department of Transport relating to the Chelsea to Hackney (CrossRail 2) line. If you have any questions about this project, please write to:

Crossrail Limited  
25 Canada Square

London E14 5LQ.  
(Telephone: 0345 602 3813)

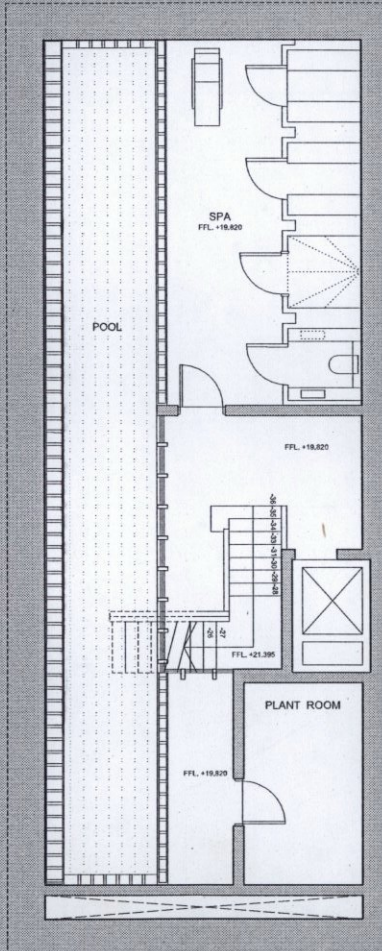
(I57AA)

- 11 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.
- \* Window cleaning - where possible, install windows that can be cleaned safely from within the building.
  - \* Internal atria - design these spaces so that glazing can be safely cleaned and maintained.
  - \* Lighting - ensure luminaires can be safely accessed for replacement.
  - \* Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).
- More guidance can be found on the Health and Safety Executive website at [www.hse.gov.uk/falls/index.htm](http://www.hse.gov.uk/falls/index.htm).

Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)

- 12 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.
- Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:
- \* Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;
  - \* Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;
  - \* Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained;
  - \* Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;
  - \* Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- 13 Conditions 3 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)
- 14 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

- 15 Please be aware that should any of the rooms at basement or sub-basement level be used for habitable rooms, these are likely to not comply with the Housing Act.
- 16 The supervision schedule should include provision for reporting to the LPA after each operation.



**Notes:**  
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**Notes:**  
 Gross External Area = 135.3 sqm  
 Gross Internal Area = 101.1 sqm

| Rev | Issue                | Date     | Drawn | Issued |
|-----|----------------------|----------|-------|--------|
| P1  | Planning Application | 26.08.14 | MP    | LO     |

Project Name

Site Location

0m 1m 2m 3m

**GRID**  
 Architects & Planners  
 15, South Street  
 London  
 W1A 2LJ  
 Tel: 020 7493 8800  
 Fax: 020 7493 8801  
 Email: info@grid-architects.co.uk

Client  
**Cian & Aaron Investments Ltd.**

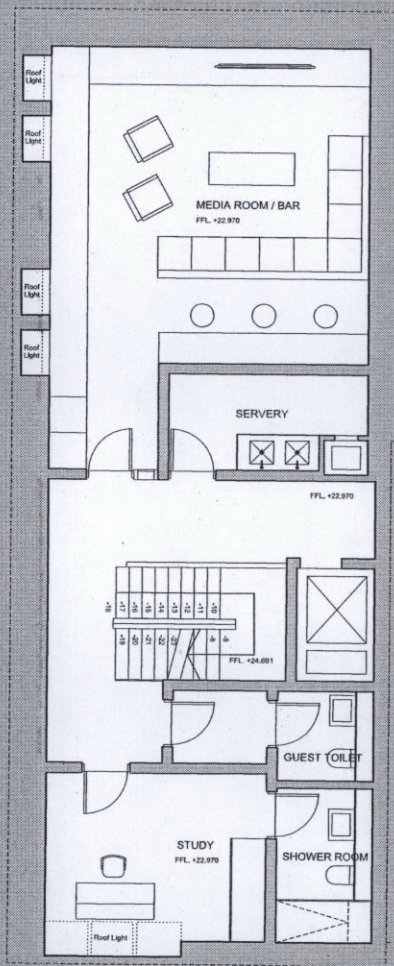
Project  
**1 Woods Mews  
 Mayfair W1**

Drawing Title  
**Basement Plan (1.5)  
 Proposed  
 Pool // Spa**

|           |            |                      |
|-----------|------------|----------------------|
| Drawn By: | Issued By: | Date of First Issue: |
| MP        | LO         | 26.08.2014           |

Project No: 11057 Scale @ A1: 1:50

Drawing No: PL\_098 Revision: 1/1



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**Area**  
Gross External Area = 136.3 sqm  
Gross Internal Area = 108.6 sqm

| Rev. | Issue                | Date     | Drawn | Checked |
|------|----------------------|----------|-------|---------|
| P1   | Planning Application | 26.08.14 | MP    | LO      |
| P2   | Planning Review      | 30.04.15 | AC    | CCO     |
| P3   | Planning Review      | 08.06.15 | AC    | CCO     |

Project Name

Site Location

**GRID**  
Architectural & Engineering  
12, Woodway Street  
London, W1A 0AB  
Tel: 020 7734 2222 | Fax: 020 7734 2223 | www.grid-arch.co.uk

Client  
**Clan & Aaron Investments Ltd.**

Project  
**1 Woods Mews  
Mayfair W1**

Drawing Title  
**Basement Plan (-1) // Lower Ground  
Proposed  
Studio, Kitchen // Diner**

|           |            |                      |
|-----------|------------|----------------------|
| Drawn By: | Issued By: | Date of First Issue: |
| MP        | LO         | 26.08.2014           |

|             |             |
|-------------|-------------|
| Project No: | Scale @ A1: |
| 11057       | 1:50        |

|             |           |
|-------------|-----------|
| Drawing No: | Revision: |
| PL_099      | P3        |

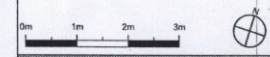
**Disclaimer**  
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**Area**  
 Gross External Area = 136.3 sqm  
 Gross Internal Area = 110.3 sqm

| Rev | Notes                | Date     | Drawn | Check |
|-----|----------------------|----------|-------|-------|
| P1  | Planning Application | 26.06.14 | MP    | LO    |
| P2  | Planning Review      | 30.04.15 | AC    | CCo   |
| P3  | Planning Review      | 08.06.15 | AC    | CCo   |

Picture of Issue

Rev/Location



**GRID**  
 and Sons's Masterplanning  
 25, Portland Street  
 Manchester M1 2JF  
 Tel: 0161 275 1100  
 Fax: 0161 275 1101  
 Email: info@gridandsons.co.uk  
 Website: www.gridandsons.co.uk

Client  
 Clan & Aaron Investments Ltd.

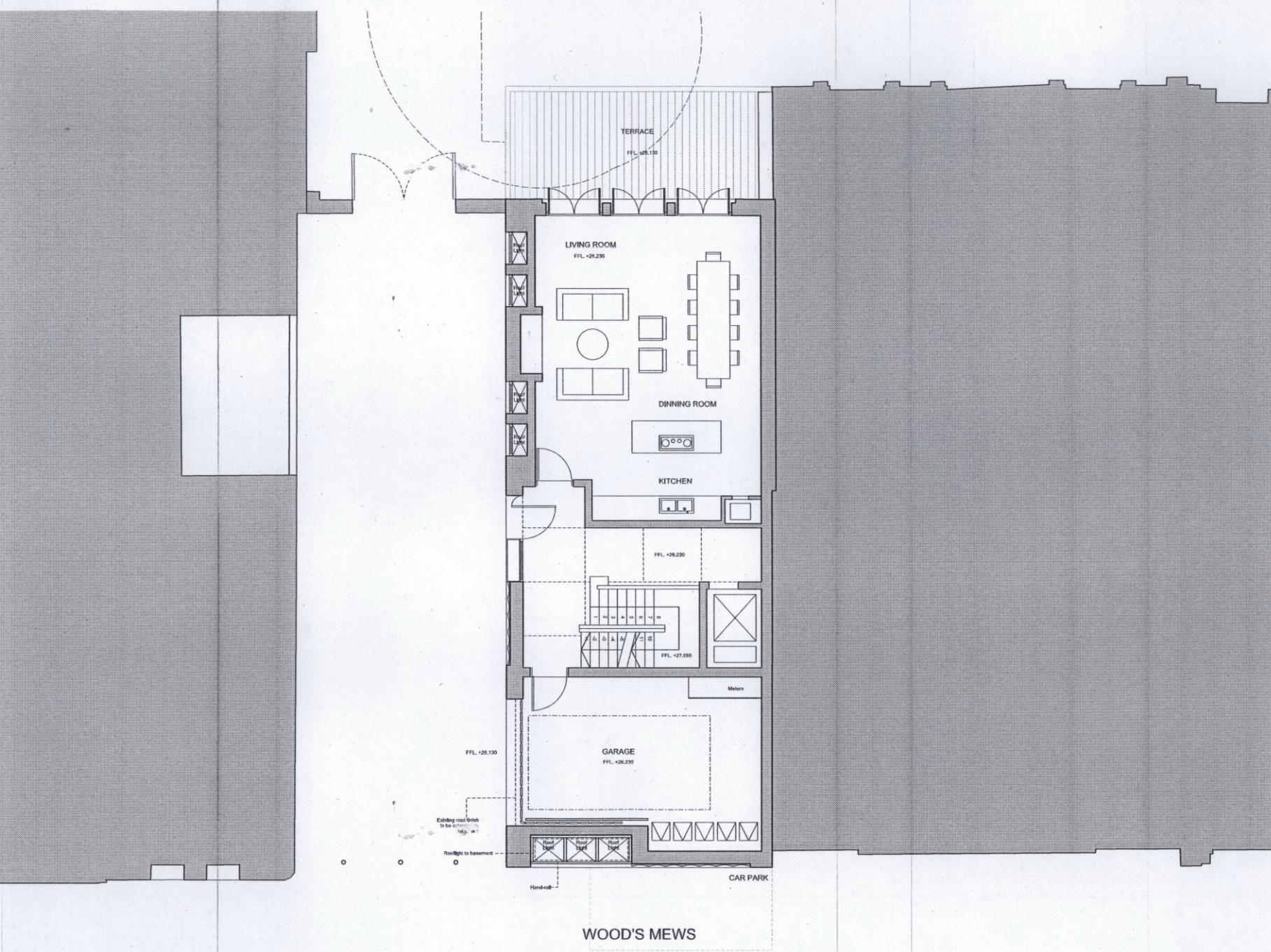
Project  
 1 Woods Mews  
 Mayfair W1

Drawing Title  
 Ground Floor // Upper Ground Plan  
 Proposed  
 Garage // Refuse, Reception

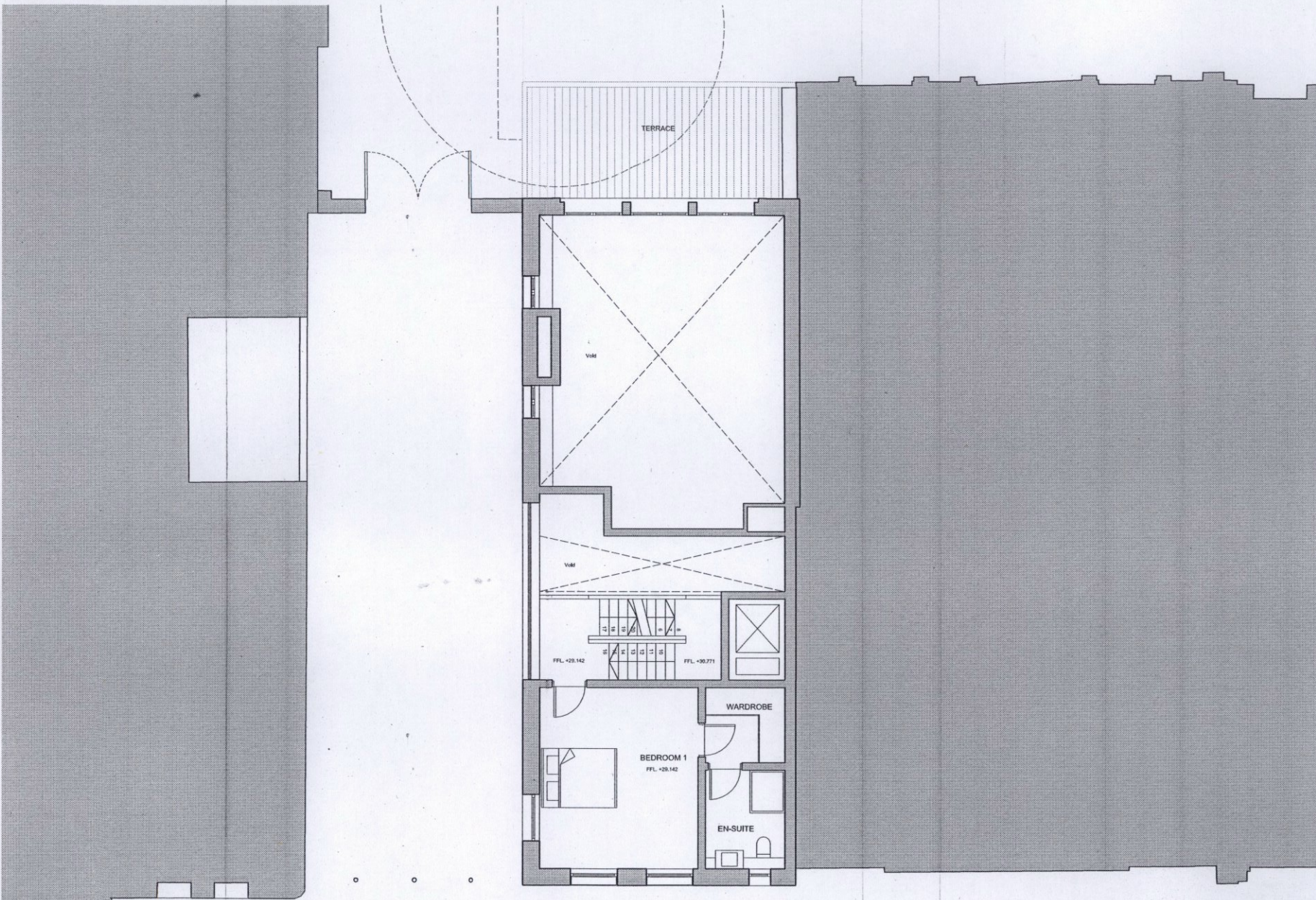
Drawn By: MP Issued By: LO Date of First Issue: 26.08.2014

Project No: 11057 Scale @ A1: 1:50

Drawing No: PL\_100 Revision: P3







WOOD'S MEWS

Grid  
 Architectural & Planning  
 10, Victoria Park  
 4, Redgrave  
 1, WALSINGHAM 1, WALSINGHAM, WALSINGHAM

Client:  
 Clan & Aaron Investments Ltd.

Project:  
 1 Woods Mews  
 Mayfair W1

Drawing Title:  
 First Floor Plan  
 Proposed  
 Bedroom 1

| Drawn By: | Issued By: | Date of First Issue: |
|-----------|------------|----------------------|
| MP        | LO         | 26.08.2014           |

| Project No.: | Scale @ A1: |
|--------------|-------------|
| 11057        | 1:50        |

| Drawing No.: | Revision: |
|--------------|-----------|
| PL_101       | P3        |

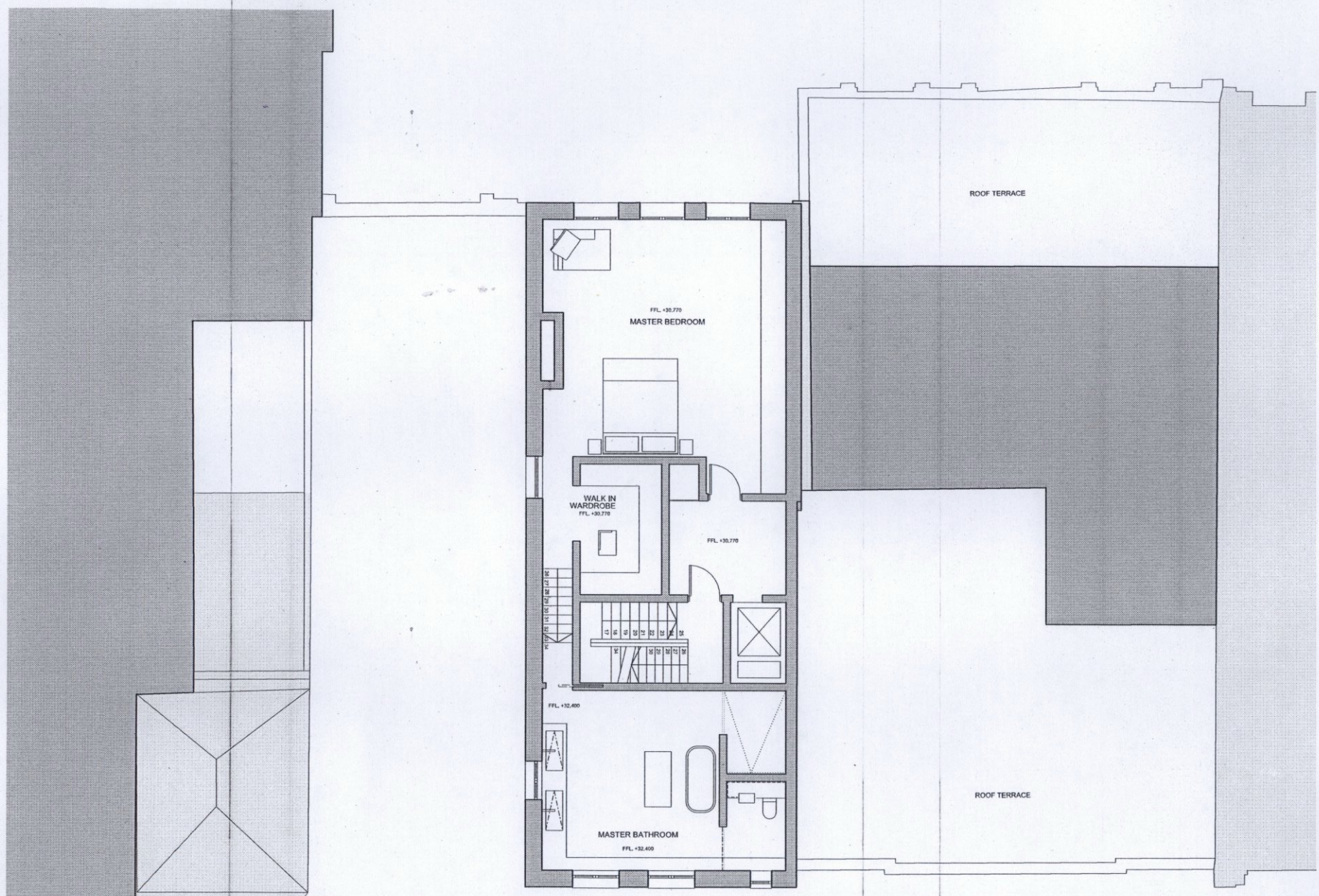
Notes:  
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Area:  
 Gross External Area = 136.3 sqm  
 Gross Internal Area = 48.2 sqm

| No. | Issue                | Date     | Drawn | By  |
|-----|----------------------|----------|-------|-----|
| P1  | Planning Application | 26.08.14 | MP    | LO  |
| P2  | Planning Review      | 30.04.15 | AC    | CCG |
| P3  | Planning Review      | 08.08.15 | AC    | CCG |

Scale:  
 0m 1m 2m 3m

North Arrow



WOOD'S MEWS

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**Notes:**  
Gross External Area = 135.3 sqm  
Gross Internal Area = 114.6 sqm

| No. | Name                 | Date     | Drawn | Checked |
|-----|----------------------|----------|-------|---------|
| P1  | Planning Application | 26.06.14 | MP    | LO      |
| P2  | Planning Review      | 08.06.15 | AC    | CCO     |

Project Name

Key/Location

0m 1m 2m 3m

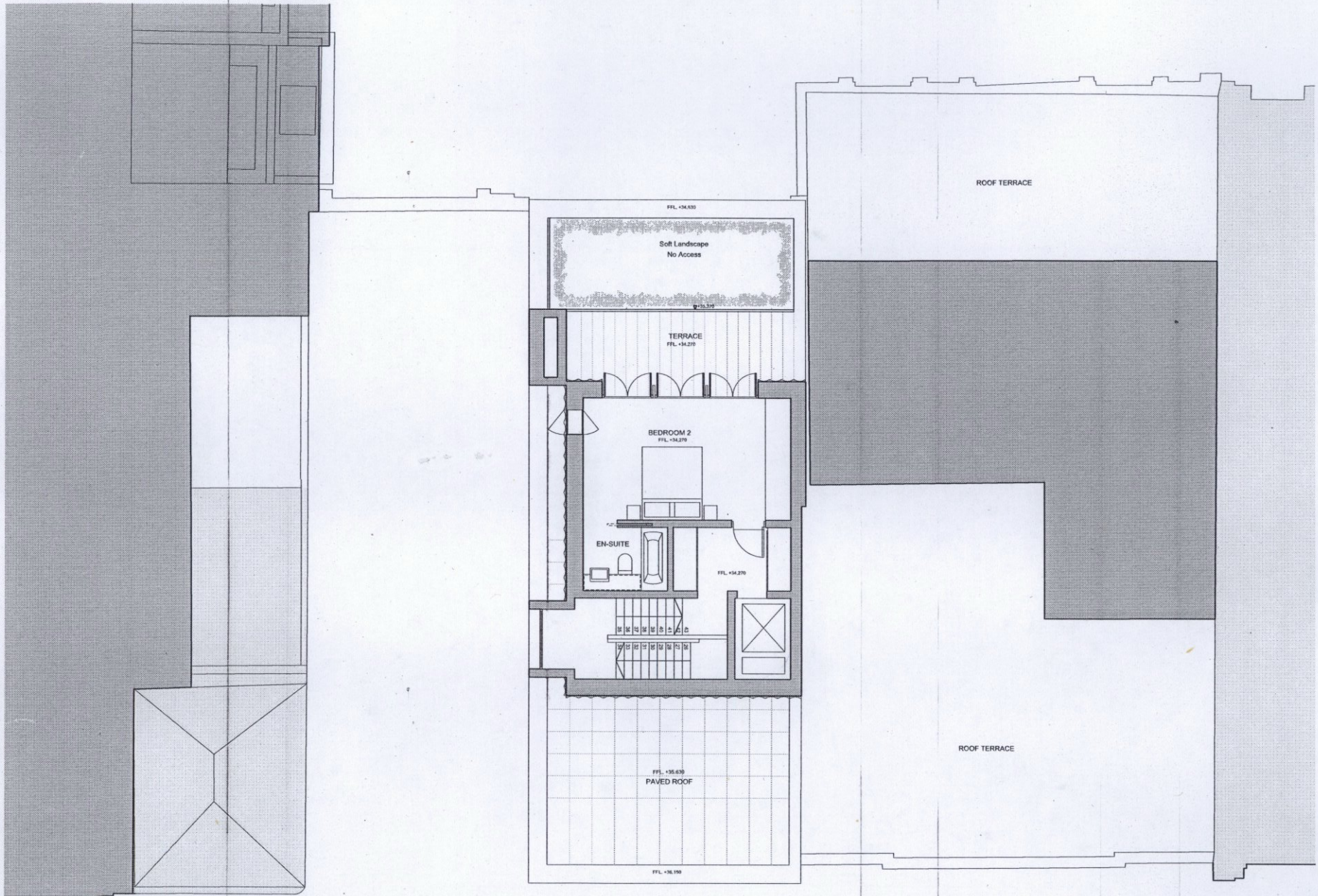
**GRID**  
Architects // Masterplanners  
15, Curzon Street  
Birmingham  
B3 3HQ  
T: 0121 244 8100 | E: info@gridarchitects.co.uk | www.gridarchitects.co.uk

**Client:**  
Clan & Aaron Investments Ltd.

**Project:**  
1 Woods Mews  
Mayfair W1

**Drawing Title:**  
Second Floor Plan  
Proposed  
Master Bedroom // Master En-suite

|             |             |                      |
|-------------|-------------|----------------------|
| Drawn By:   | Issued By:  | Date of First Issue: |
| MP          | LO          | 26.06.2014           |
| Project No: | Scale @ A1: |                      |
| 11057       | 1:50        |                      |
| Drawing No: | Revision:   |                      |
| PL_102      | P2          |                      |



**WOOD'S MEWS**

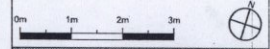
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**Notes:**  
 Gross External Area = 95.3 sqm  
 Gross Internal Area = 44.4 sqm

| Rev. | Date     | By | Check |
|------|----------|----|-------|
| F1   | 26.06.14 | EF | LO    |
| F2   | 26.02.05 | AC | CCO   |
| F3   | 24.03.05 | AC | CCO   |

Project Name:

Site Location:



**GRID**  
 Add it to your plans  
 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**Client:**  
 Clan & Aaron Investments Ltd.  
**Project:**  
 1 Woods Mews  
 Mayfair W1

**Drawing Title:**  
 Third Floor Plan  
 Proposed  
 Bedroom 2

|             |             |                      |
|-------------|-------------|----------------------|
| Drawn By:   | Issued By:  | Date of First Issue: |
| AC          | CCO         | 26.06.2014           |
| Project No: | Scale @ A1: |                      |
| 11057       | 1:50        |                      |
| Drawing No: | Revision:   |                      |
| PL_103      | p3          |                      |

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Notes:

| Rev. | Issue                | Date     | Drawn | Check |
|------|----------------------|----------|-------|-------|
| P1   | Planning Application | 26.08.14 | MP    | LO    |
| P2   | Planning Review      | 26.02.05 | AC    | CCo   |

Project Name:

Site Location:

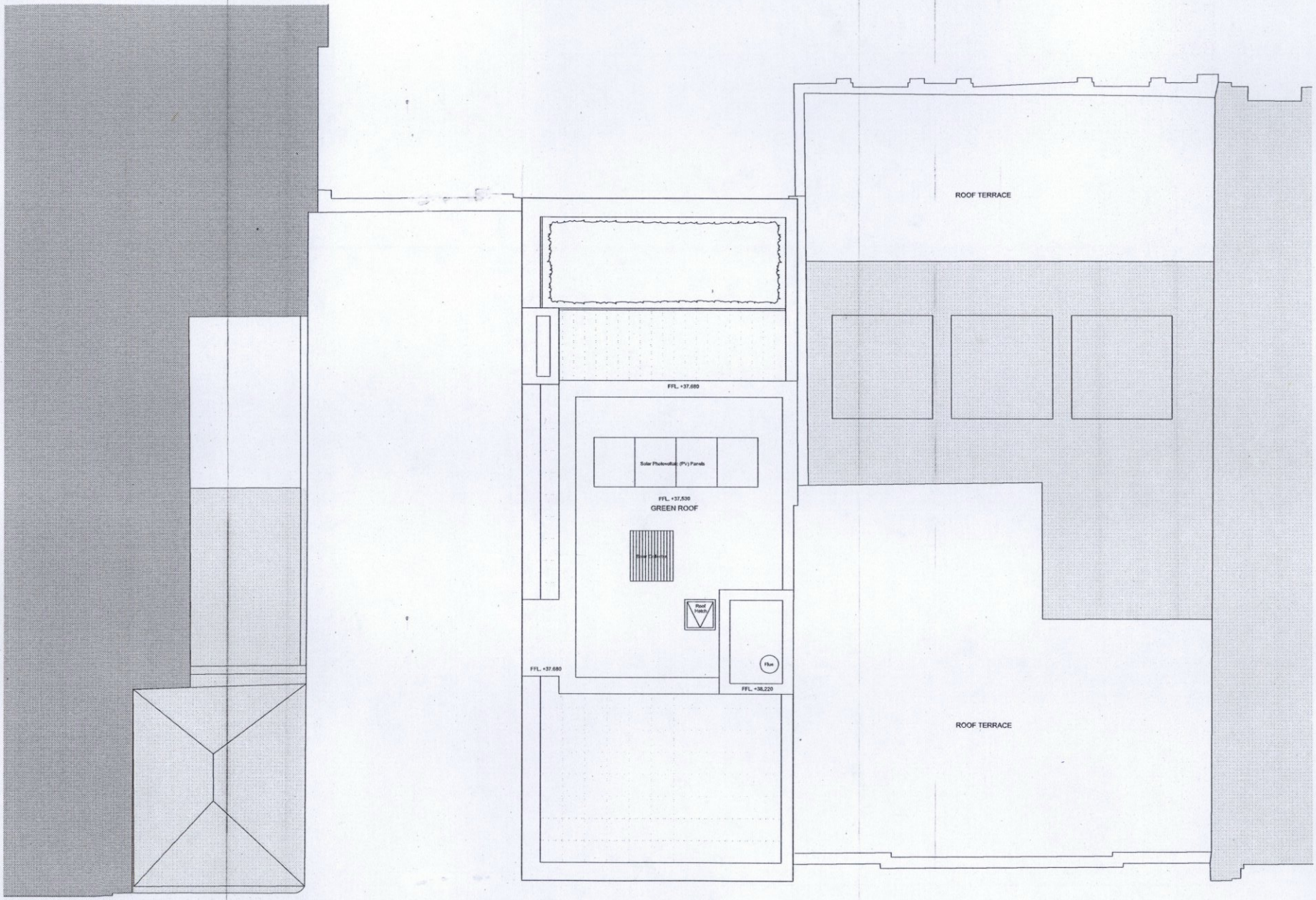
**GRID**  
Architectural Measurements  
12, Victoria Road  
London, W1A 1AA  
Tel: 020 7734 3333 | Fax: 020 7734 3334  
www.grid-architects.com

Client:  
**Clan & Aaron Investments Ltd.**

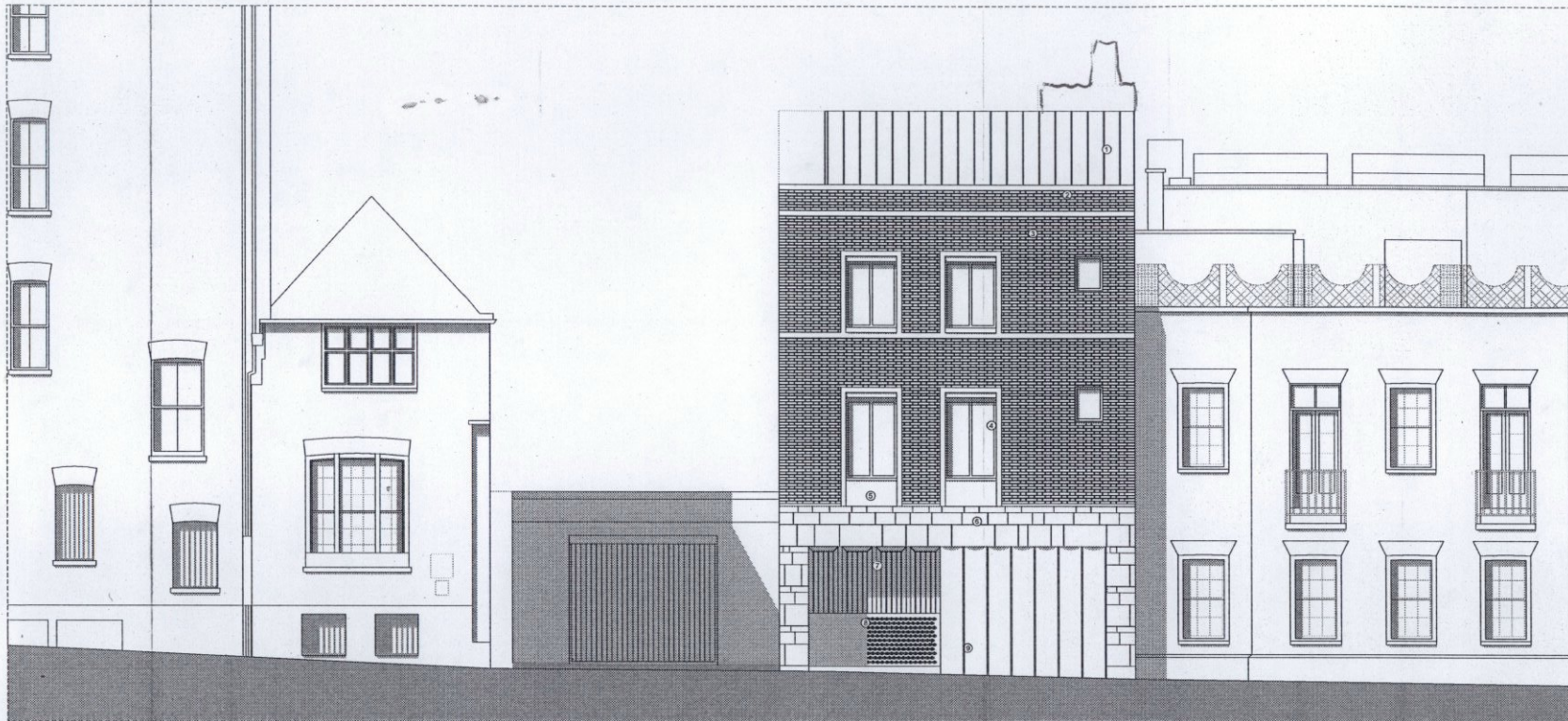
Project:  
**1 Woods Mews  
Mayfair W1**

Drawing Title:  
**Fourth Floor Plan  
Proposed  
Roof**

|             |             |                      |
|-------------|-------------|----------------------|
| Drawn By:   | Issued By:  | Date of First Issue: |
| AC          | CCo         | 26.08.2014           |
| Project No: | Scale @ A1: |                      |
| 11057       | 1:50        |                      |
| Drawing No: | Revision:   |                      |
| PL_104      | P2          |                      |



WOOD'S MEWS



01 | South Elevation 1:500A1

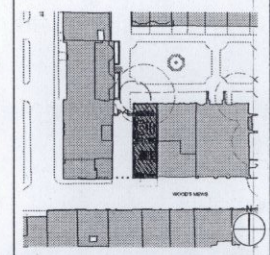
**Checklist:**  
 Do not scale from this drawing.  
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- Notes:**
- 1- Scalloped lead cladding
  - 2- Natural stone string course
  - 3- 50mm Red brick - Flemish bond
  - 4- Anodised aluminium framed windows / doors
  - 5- Embossed patterned window box
  - 6- Natural stone surrounds
  - 7- Oak garage doors
  - 8- Water cut patterned balustrade
  - 9- Scalloped natural stone cladding

| Rev. | Issue                | Date     | Drawn | By  |
|------|----------------------|----------|-------|-----|
| P1   | Planning Application | 26.08.14 | EF    | LO  |
| P2   | Planning Review      | 26.02.05 | AC    | CCo |

Project #/Name:

Plot Location:



**GRID**  
 Architects / Masterplanners  
 11, Southbank Street  
 London E1 7DF  
 Tel: +44 (0)20 7713 3373  
 Email: info@gridarchitects.co.uk  
 www.gridarchitects.co.uk

**Client:**  
 Cian & Aaron Investments Ltd.

**Project:**  
 1 Woods Mews  
 Mayfair W1

**Drawing Title:**  
 South Elevation  
 Proposed

|             |              |                      |
|-------------|--------------|----------------------|
| Drawn By:   | Issued By:   | Date of First Issue: |
| AC          | CCo          | 26.08.2014           |
| Project No: | Scale @ A1:  |                      |
| 11057       | 1:100 / 1:50 |                      |
| Drawing No: | Revised:     |                      |
| PL_305      | P2           |                      |



02 | South Elevation 1:500A1

04 Level  
RL. +37,680 ▽

03 Level  
FFL. +35,630 ▽

02 Level  
FFL. +34,270 ▽

02 Level  
FFL. +32,400 ▽

02 Level  
FFL. +30,770 ▽

01 Level  
FFL. +29,140 ▽

0.5 Level  
FFL. +27,685 ▽

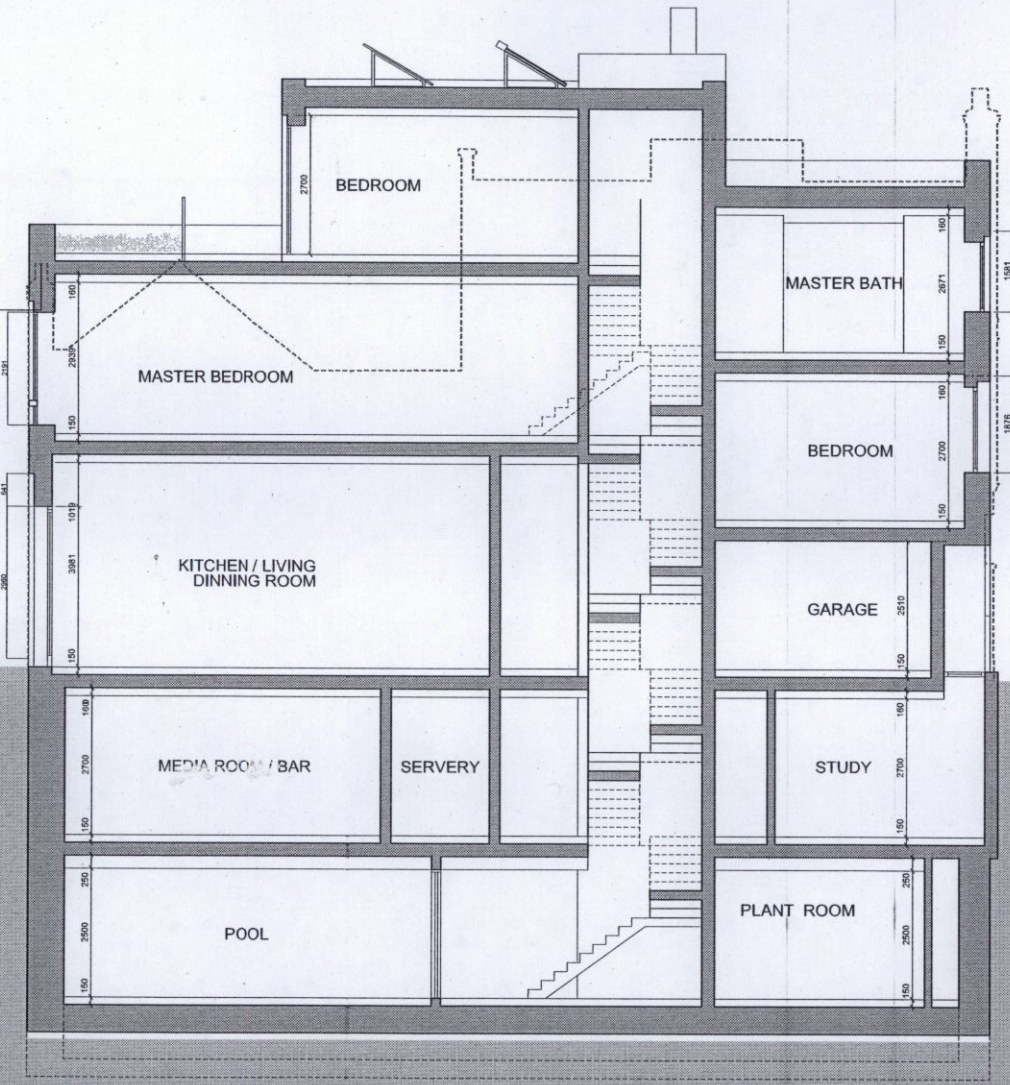
00 Level  
FFL. +26,230 ▽

-0.5 Level  
FFL. 24,600 ▽

-0.1 Level  
FFL. 22,970 ▽

-1.5 Level  
FFL. 21,395 ▽

-02 Level  
FFL. 19,820 ▽



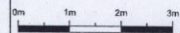
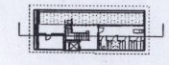
Notes:  
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Profile of Existing Building

| No. | Date     | By | For |
|-----|----------|----|-----|
| P1  | 26.08.04 | EF | LD  |
| P2  | 26.02.05 | AC | CCo |
| P3  | 24.03.05 | AC | CCo |
| P4  | 30.04.15 | AC | CCo |
| P5  | 08.06.15 | AC | CCo |

Project Name

Site Location



# GRID

Architectural Grid  
© 2014  
Clan & Aaron Investments Ltd.

Client  
**Clan & Aaron Investments Ltd.**

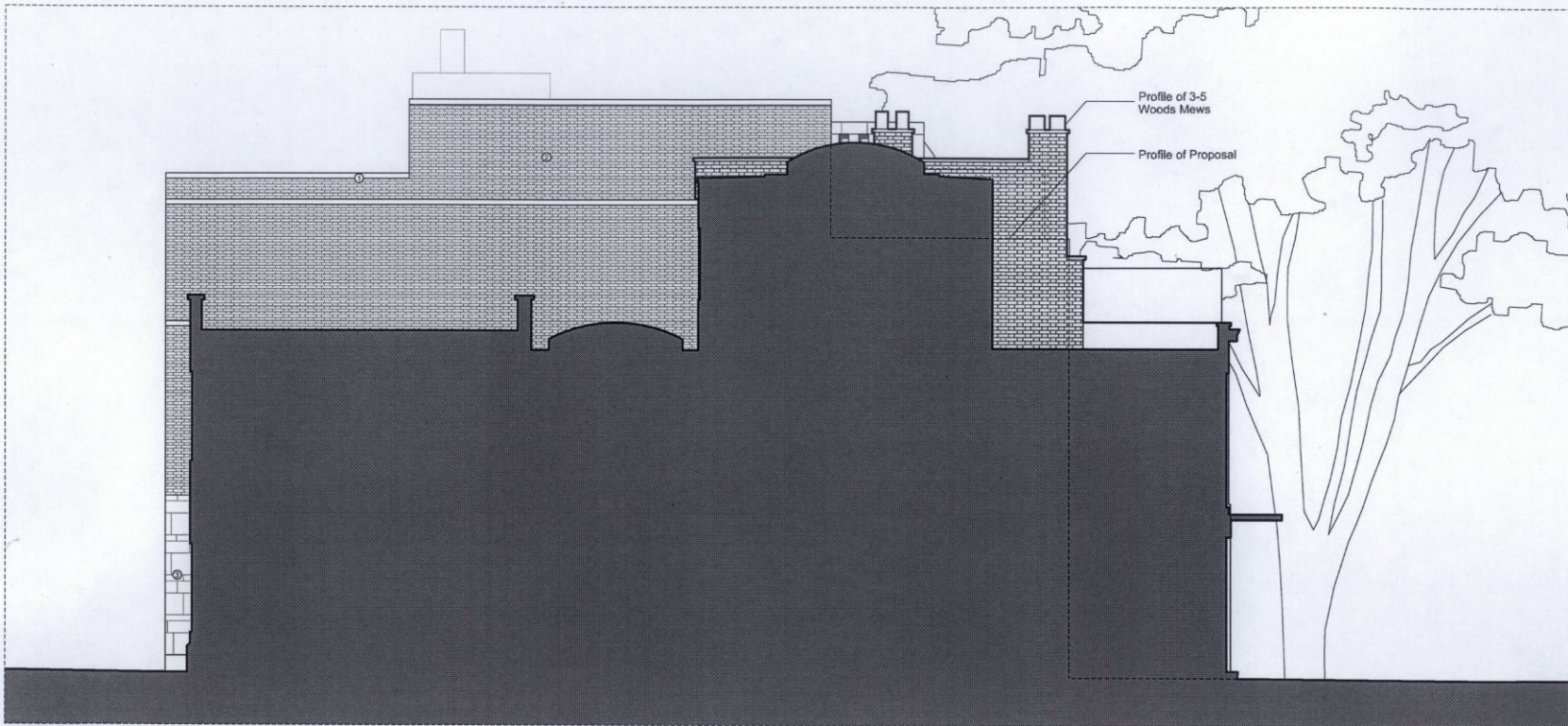
Project  
**1 Woods Mews  
Mayfair W1**

Section Title  
**North - South Section  
Proposed**

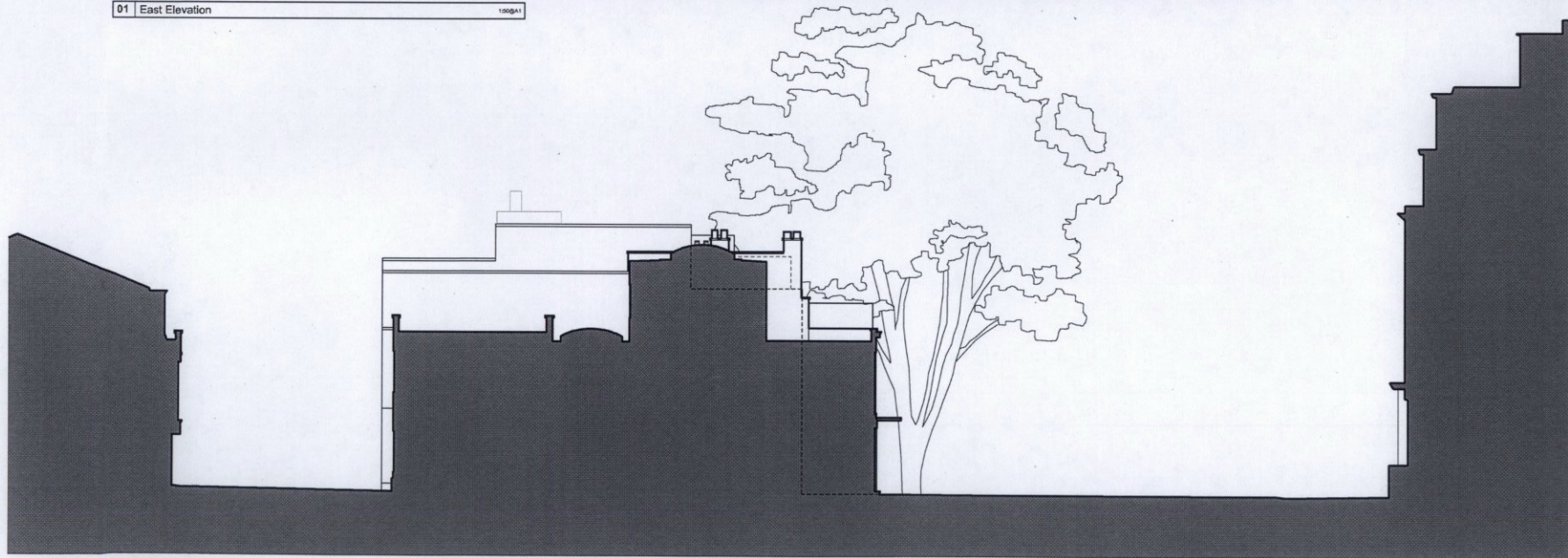
Drawn By: AC      Issued By: CCo      Date of First Issue: 26.08.2014

Project No: 11057      Scale @ A1: 1:50

Drawing No: PL\_401      Revision: P5



01 | East Elevation 1:100 @ A1



02 | East Elevation 1:100 @ A1

**Notes:**  
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**Specs:**  
1- Natural stone string course  
2- 50mm Red brick - Flemish bond  
3- Natural stone surrounds

0 1 2 3 4  
1:50 @ A1

0 2 4 6 8  
1:100 @ A1

This drawing has been prepared with reference to the following information:  
Site Survey Drawings: ELS Land Survey, Elevations 2-5 and 5A, September 2013  
ELS Land Survey, Sections A-D, September 2013  
ELS Land Survey, Site Survey, September 2013  
Site Photography: Grid Architects

| Rev | Desc | Rev | Desc | Rev |
|-----|------|-----|------|-----|
|     |      |     |      |     |

**Key Location:**

**GRID**  
Architects // Masterplanners  
7th Southdown Street, London W1J 8JF  
T: +44 (0) 20 7700 1200 E: info@gridarchitects.co.uk W: www.gridarchitects.co.uk

**Client:**  
Clan & Aaron Investments Ltd.

**Project:**  
1 Woods Mews  
Mayfair W1

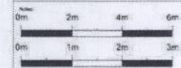
**Drawing Title:**  
East Elevation  
Proposed

|                        |                          |   |
|------------------------|--------------------------|---|
| <b>Drawn By:</b><br>AC | <b>Issued By:</b><br>CCo | <b>Date of First Issue:</b><br>17.07.2015 |
|------------------------|--------------------------|---|

**Project No:** 11057      **Scale @ A1:** 1:100 / 1:50

|                              |                        |
|------------------------------|------------------------|
| <b>Drawing No:</b><br>PL_306 | <b>Revision:</b><br>P1 |
|------------------------------|------------------------|

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| Rev | Value                | Date     | Drawn | By |
|-----|----------------------|----------|-------|----|
| P1  | Planning Application | 26.08.14 | EF    | LO |

Drawn by:

Application:



Client:  
 Cian & Aaron Investments Ltd.

Project:  
 1 Woods Mews  
 Mayfair W1

Drawing No:  
 Existing  
 South Elevation

Drawn By: EF  
 Issued By: LO  
 Date of First Issue: 26.08.2014

Project No: 11057  
 Scale @ A1: 1:100 / 1:50

Drawing No: PL\_506  
 Revision: SP1



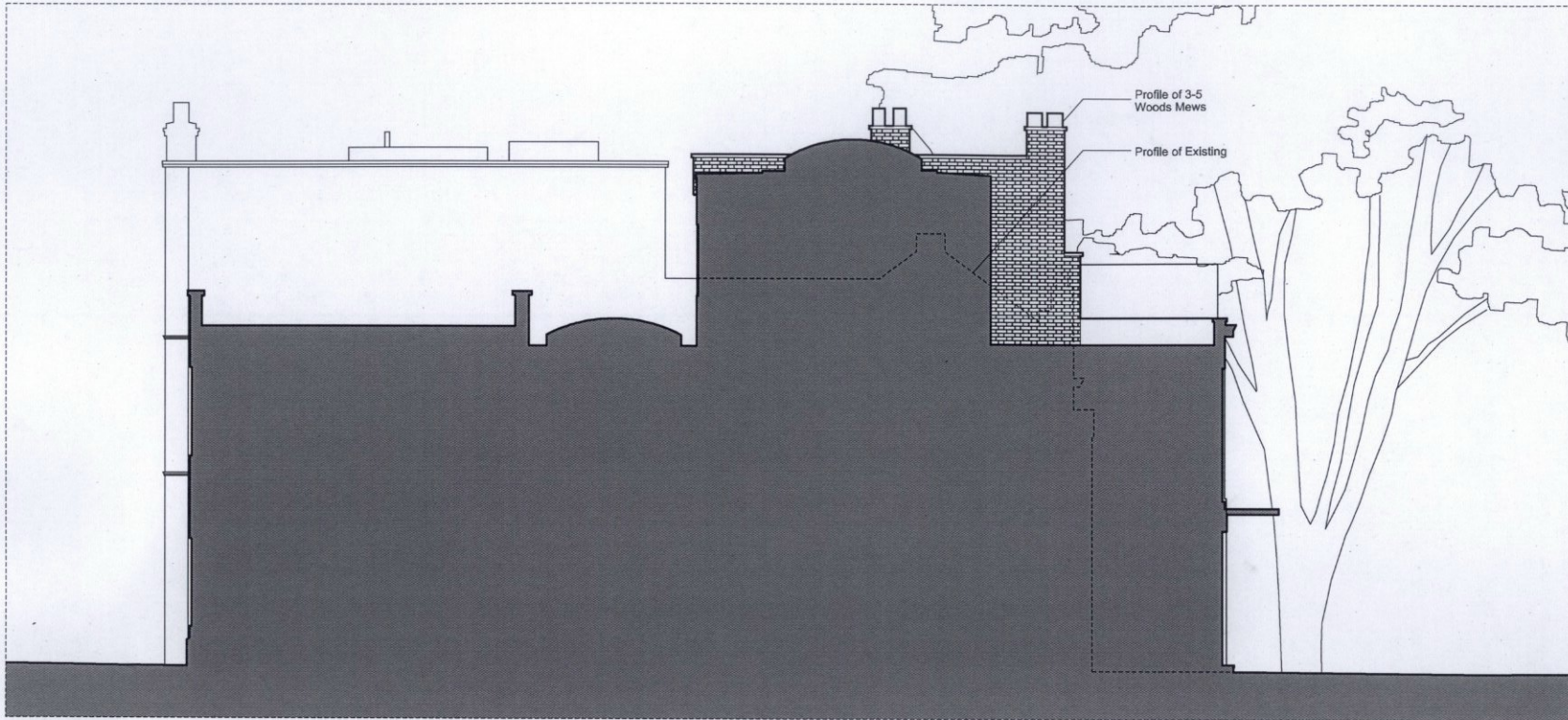
01 South Elevation



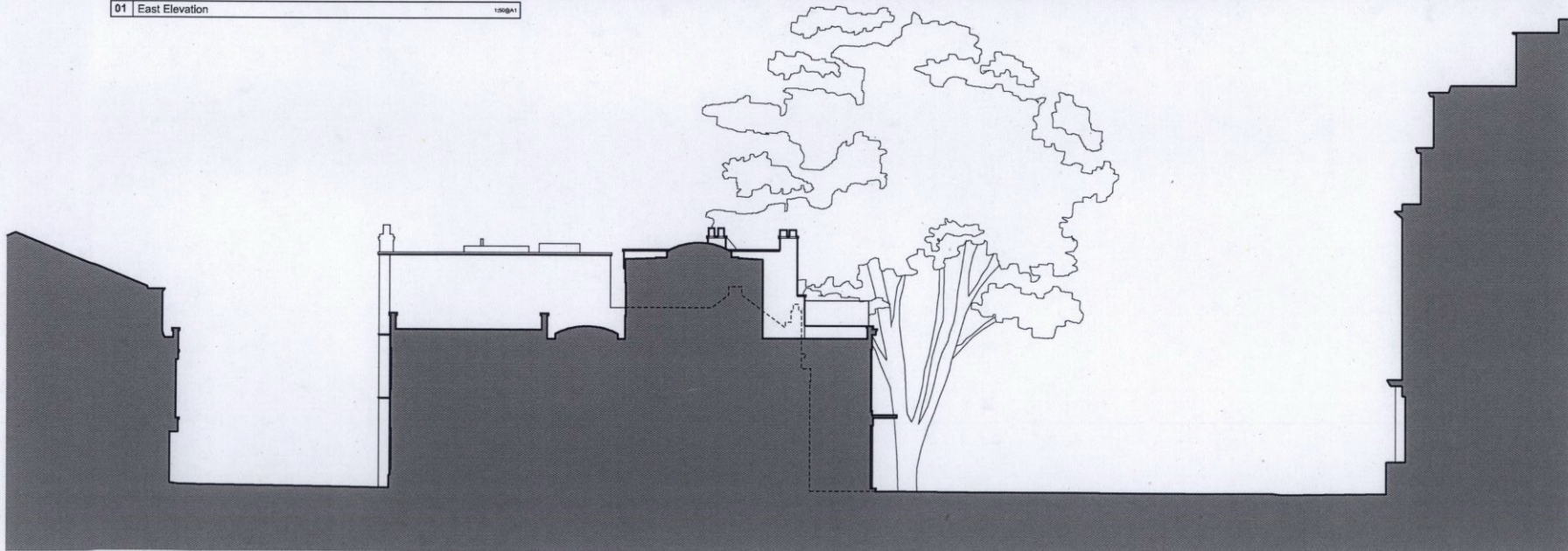
02 South Elevation







01 East Elevation 11057A1



02 East Elevation 11057A1

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**Notes**

This drawing has been prepared with reference to the following information:

Site Survey Drawings ELS Land Survey, Elevations 2-5 and 5A September 2013  
 ELS Land Survey, Sections A-D September 2013  
 ELS Land Survey, Site Survey September 2013

Site Photography Grid Architects

| Rev | Desc | Date | Drawn | Issued |
|-----|------|------|-------|--------|
|     |      |      |       |        |

**Project Location**

**GRID**  
Architects // Masterplanners  
28 Redcross Street  
London EC6A 3SW  
020 7461 8500  
www.gridarchitects.co.uk

**Client**  
Clan & Aaron Investments Ltd.

**Project**  
1 Woods Mews  
Mayfair W1

**Drawing Title**  
East Elevation  
Existing

|                 |                   |                                    |
|-----------------|-------------------|------------------------------------|
| Drawn By:<br>AC | Issued By:<br>CCo | Date of First Issue:<br>17.07.2015 |
|-----------------|-------------------|------------------------------------|

|                      |                             |
|----------------------|-----------------------------|
| Project No:<br>11057 | Scale @ A1:<br>1:100 / 1:50 |
|----------------------|-----------------------------|

|                       |                 |
|-----------------------|-----------------|
| Drawing No:<br>PL_508 | Revision:<br>P1 |
|-----------------------|-----------------|