

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 6 October 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	47 William Mews, London, SW1X 9HQ		
Proposal	Excavation to form a new basement under the existing property with the introduction of a skylight at ground floor level, alterations to the ground floor entrance arrangements and installation of one air conditioning unit at roof level.		
Agent	TDO Architecture		
On behalf of	Mr Omran Taryam		
Registered Number	15/04421/FULL	TP / PP No	TP/25730
Date of Application	19.05.2015	Date amended/ completed	18.06.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





47 WILLIAM MEWS, SW1

2. SUMMARY

No. 47 William Mews is a two storey single family dwelling house. No. 48 William Mews to the rear is accessed through the undercroft and courtyard to No 47 at ground floor level.

Planning permission is sought for excavation to form a new basement under the existing property with the introduction of a skylight at rear ground floor level, alterations to the ground floor entrance arrangements with a new dedicated entrance to No. 48, and installation of one air conditioning unit at roof level.

The key issues for consideration are:

- The impact of the proposals on the appearance of the building and surrounding area.
- The impact of the proposals on the amenity of neighbouring residents.

The proposals are considered to comply with the Council's policies in relation to design, conservation and amenity as set out in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP) and the application is recommended for approval.

3. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION

Any response to be reported verbally.

HIGHWAYS PLANNING

No objection.

BUILDING CONTROL

Structural methodology statement is acceptable.

ENVIRONMENTAL HEALTH

No objection, subject to standard noise conditions and a condition requiring the approval of details of plant prior to installation.

ARBORICULTURAL OFFICER

No objection, subject to a condition relating to the Box Elder at No. 48.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 56; Total No. of Replies: 6.

Six letters received from neighbouring residents on the following grounds:

Design

- Loss of character in the area.

Trees

- Potential harm to tree in courtyard of No. 48 William Mews.

Other

- Ownership of courtyard in question, changes to street entrance to create a narrow access way for No.48 is out of the question.
- Noise and disturbance caused during construction works.
- Construction vehicles would cause unacceptable congestion and would be dangerous to pedestrians in the mews which is private.
- Access to no. 48 William Mews will be impossible during construction work.
- All car parking spaces in the mews are privately owned.
- Skips have never been allowed in the mews.

- No party wall agreement entered into.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 47 William Mews is a two storey single family dwelling house. It is not listed and is located outside, but adjacent to both the Belgravia and Albert Gate Conservation Areas.

No. 48 William Mews lies immediately to the rear and is accessed through the undercroft and courtyard to No. 47 at ground floor level.

4.2 Relevant History

There is no relevant planning history for the site.

5. THE PROPOSALS

Planning permission is sought for excavation to form a new basement under the existing property with the introduction of a skylight at rear ground floor level, alterations to the ground floor entrance arrangements and installation of one air conditioning unit at roof level.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal to extend this single family dwelling is considered acceptable in principle and is in line with Policy H3 of the UDP and S14 of the City Plan.

6.2 Townscape and Design

The proposed basement extension is to be contained beneath the main body of the mews. The only visible sign of the basement is a skylight in the enclosed courtyard area at rear ground floor level located adjacent to the building line of the property and given this location it is not considered to be visually intrusive.

The proposals to create a reconfigured entrance arrangement and dedicated walkway for No. 48 William Mews are considered acceptable in design terms, given the limited effect that this would have on views from the public realm and that the changes would match the existing situation in terms of materials and detailing.

The proposals are therefore considered acceptable in design terms in accordance with design Policies S28 of the City Plan and DES 1, DES 5 and DES 6 of the UDP.

6.3 Amenity

Policy ENV 13 seeks to protect and improve the residential environment and resist proposals which would result in material loss of daylight and sunlight and/or significant increase in sense of enclosure or overlooking.

It is considered that the creation of a new basement storey under the existing property, the introduction of a skylight at ground floor level and changes to the street entrance of the property will not materially impact upon the amenity of neighbouring properties in terms of loss of privacy, daylight or sense of enclosure.

The installation of an air conditioning unit at main roof level is also considered acceptable, subject to submission for approval of a supplementary acoustic report when the plant has been specified to confirm compliance with the Council's standard noise condition.

As such, the proposals are considered acceptable in amenity terms, in accordance with Policies S29 of the City Plan and ENV13 of the UDP.

6.4 Transportation/Parking

As the enlarged property will continue to be used as a single family dwelling, the proposals are considered acceptable in Highways terms.

The impact associated with the excavation and construction is considered in Section 6.10 of this report.

6.5 Economic Considerations

Not applicable.

6.6 Other UDP/Westminster Policy Considerations

Not applicable.

6.7 London Plan

The proposals do not raise strategic issues.

6.8 Planning Obligations

The proposals are of insufficient scale to generate a requirement for any planning obligations.

6.9 Environmental Assessment including Sustainability and Biodiversity Issues

The proposals are of an insufficient scale to require an environmental assessment.

6.10 Other Issues

Structural issues relating to basement excavation

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 (NPPF) March 2012 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by land instability.

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 endeavour 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.

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.

The submitted structural report has been considered by our Building Control officers who 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 through other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

Construction impact

Neighbouring residents have raised concerns in relation to the management of construction traffic, access arrangements during construction and the general disturbance and potential damage caused by the construction process and construction traffic. As Williams Mews is a private road the Council does not have any enforcement powers or control over vehicles for the purposes of highway safety and in any case planning applications cannot reasonably be refused on grounds of construction impact. However, it is possible to mitigate the effects of construction through a Construction Management Plan (CMP) and through controlling the hours when noisy works are permitted.

An initial CMP has been submitted with the application. This details the measures proposed to minimise the impact of the construction works on surrounding neighbours. It is recommended that a full CMP is secured by condition.

A condition is recommended to limit the hours when noisy works are permitted to Monday to Friday 08.00 to 18.00 and Saturdays 08.00 to 13.00. Notwithstanding this, it is recommended that no basement excavation is carried out at all on Saturdays

An Informative has been added to encourage the applicant to join the nationally recognised Considerate Constructors Scheme.

6.11 Other issues

An objection has been received from the occupiers of No. 48 in relation to the potential loss or damage to their tree as a result of the excavation works. The Council's arboricultural officer

raises no objection to the application, subject to a condition to ensure that the tree is protected.

Further objection is raised by the same resident that the changes to the street entrance and creation of dedicated access to their property would not be acceptable as they have a right of way across the whole courtyard. An objection has also been raised by the adjoining owner/occupier at No. 46 stating that no party wall agreement has been entered into with regard to the proposals.

Land ownership, access rights and party wall agreements are private matters and permission could not reasonably be withheld on the basis of these objections.

6.12 Conclusion

The application is considered acceptable in design and amenity terms, in accordance with Policies S25, S28 and S29 of Westminster's City Plan: Strategic Policies and Policies ENV6, ENV13, DES1, DES5, DES6 and TRANS23 of our UDP, subject to the conditions set out in the draft decision letter.

BACKGROUND PAPERS

1. Application form.
2. Memorandum from Environmental Health dated 28 July 2015.
3. Memorandum from Building Control dated 24 July 2015.
4. Memorandum from Highways Planning Manager dated 21 July 2015.
5. Memorandum from Arboricultural Manager dated 3 August 2015.
6. Letters from owner/occupier of 46 William Mews dated 4 June 2015 and 24 August 2015.
7. Letters from owner/occupier of 48 William Mews dated 8 June 2015 and 14 August 2015.
8. Letter from owner/occupier of 7 Whaddon House, William Mews dated 31 July 2015.
9. Letter from owner/occupier of 42 William Mews dated 4 August 2015.
10. Letter from owner/occupier of 4 William Mews dated 4 August 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT JULIA ASGHAR ON 020 7641 2518 OR BY E-MAIL – jasghar@westminster.gov.uk

DRAFT DECISION LETTER

Address: 47 William Mews, London, SW1X 9HQ

Proposal: Excavation to form a new basement under the existing property with the introduction of a skylight at ground floor level, alterations to the ground floor entrance arrangements and installation of one air conditioning unit at roof level.

Plan Nos: 1411(PL)001 Rev. P1; 1411(PL)010 Rev. P1; 1411(PL)011 Rev. P1; 1411(PL)012 Rev. P2; 1411(PL)020 Rev. P1; 1411(PL)021 Rev. P1; 1411(PL)030 Rev. P1; 1411(PL)031 Rev. P1; 1411(PL)099 Rev. P1; 1411(PL)110 Rev. P1; 1411(PL)111 Rev. P1; 1411(PL)112 Rev. P2; 1411(PL)120 Rev. P1; 1411(PL)121 Rev. P1; 1411(PL)130 Rev. P1; 1411(PL)131 Rev. P1; Design and Access Statement; Noise Survey Report dated 15 June 2015, prepared by Environmental Equipment Corporation Ltd; Construction Traffic Management Plan dated April 2015, prepared by Lyons O'Neill; Arboricultural Impact Assessment Report dated 19 May 2015, prepared by Landmark Trees; (for information only) Construction Method Statement dated April 2015.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

You must carry out basement excavation work only:

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

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

Reason:

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

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 5 (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.

- 6 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.

- 7 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 5 and 6 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.

- 8 Any work under or around the box elder tree (in 48 William Mews) must not damage the branches of the tree or the roots over 50mm in diameter. If you uncover any roots of this diameter, you must build bridge foundations around them. (C31DB)

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)

- 9 **Pre Commencement Condition.** Notwithstanding the information provided, you must submit an updated Construction Management Plan for our approval prior to any works commencing. The plan shall provide the following details:
- (i) a construction programme including a 24 hour emergency contact number;
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties, refuse and emergency vehicles during construction);
 - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
 - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
 - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

Reason:

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

- 10 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

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 The Council considers that the amount of daylight into and the view that is likely from the basement would not be enough for the use of this space as the main or only living area. (You are recommended to refer to the Housing Health and Safety Rating System - Housing Act 2004 guidance to obtain full details about the requirement for natural lighting and reasonable view.) The proposals have been accepted because the house as a whole has enough main rooms with adequate daylight and reasonable views, and on the basis that the house will be used as a single self-contained unit by one household. If any occupier in the future was to consider using the house in a different way, the property is likely to be considered for action under the Housing Act 2004 by our Residential Environmental Health team; in those circumstances, that team would have the power to require works to improve daylight to the affected rooms or alternatively, where this is not practicable, to prohibit their use.
- 3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 4 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 5 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 6 The design and structure of the development shall be of such a standard that the dwelling is free from the 29 hazards listed under the Housing Health Safety Rating System (HHSRS). However, any works that affect the external appearance may require a further planning permission. For more information concerning the requirements of HHSRS contact:

Residential Environmental Health Team
4th Floor East, Westminster City Hall

64 Victoria Street
London SW1E 6QP
www.westminster.gov.uk
Email: res@westminster.gov.uk
Tel: 020 7641 3003 Fax: 020 7641 8504.

- 7 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 8 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water requests you to incorporate within your proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

- 9 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be

15/04421/FULL

employed with this development in order to help minimise the potential risk to their network.
Please contact:




Thames Water Utilities Ltd
Development Planning
Maple Lodge STW
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ
Tel: 01923 898072
Email: Devcon.Team@thameswater.co.uk

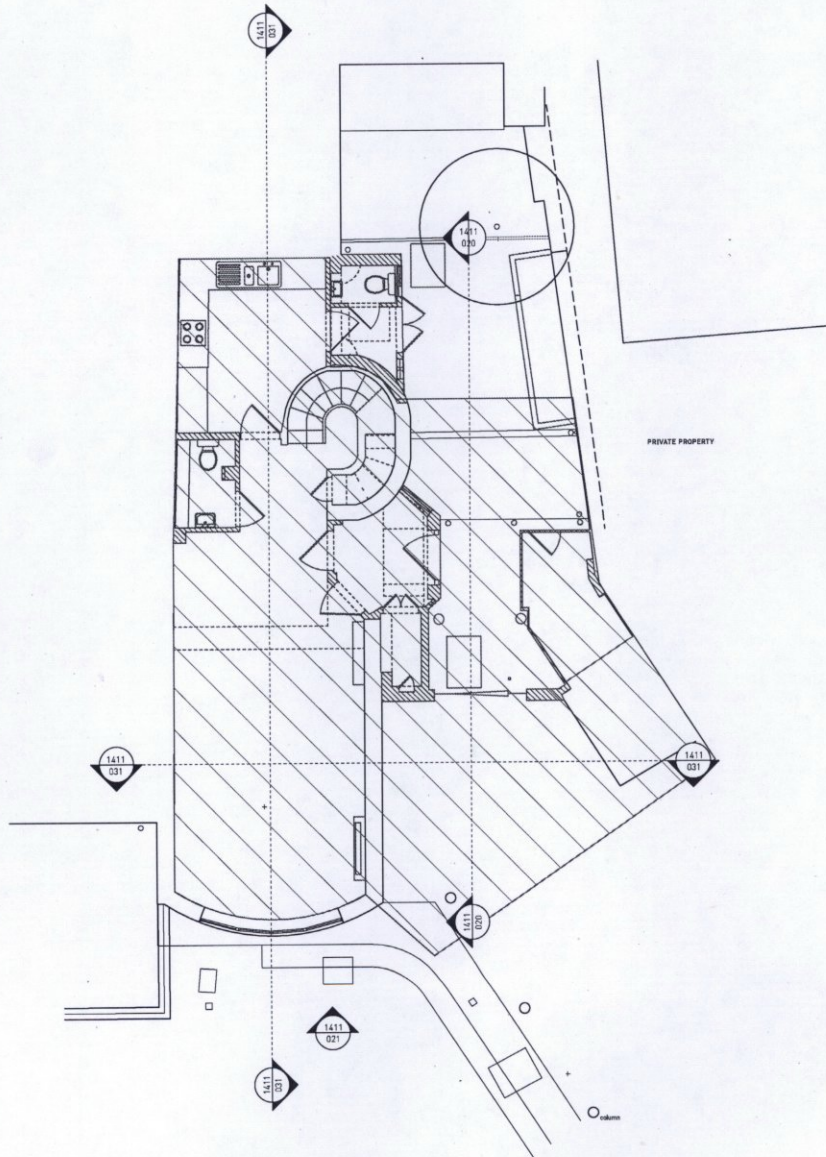
Planning

Issued 18/05/15

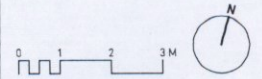
Revision **P1**

Notes

-  WALL TO BE DEMOLISHED
-  GROUND TO BE EXCAVATED
-  TO BE REMOVED AND INFILLED



G



1. Do not scale this drawing.
2. For structural dimensions and details see Structural Engineers drawings.
3. All dimensions to be checked on site prior to commencement of any works or preparation of any shop drawings.
4. All errors in co-ordinates, levels and dimensions, are to be reported to the Architect.
5. All temporary works to be responsibility of the contractor.
6. This drawing to be read in conjunction with all relevant Architect's drawings and specifications and with other Consultant's Information.

Revision	Date	Description
P1	18.05.15	Planning

TDO

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


PROJECT		47 William Mews, SW1X 9HQ	
TITLE		Existing Ground Floor	
DWG No		1411(PL)010	
DATE	REVISION	SCALE	
18/05/15	P1	1:50 @ A1	

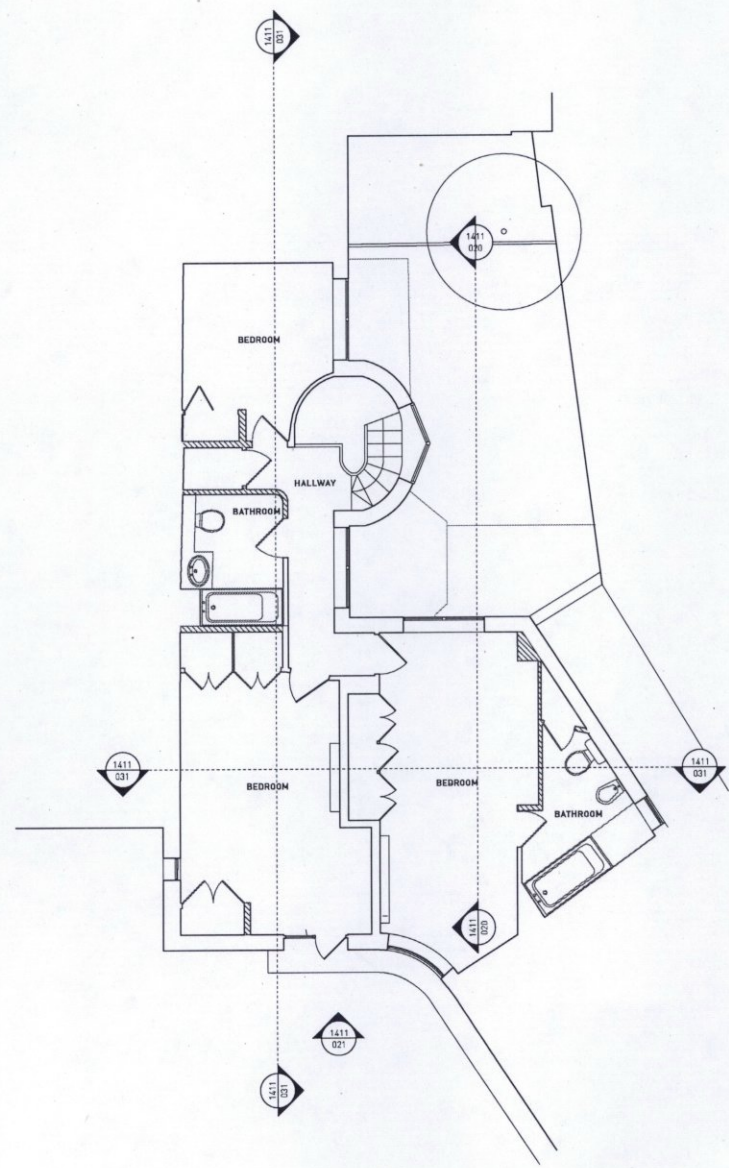
Planning

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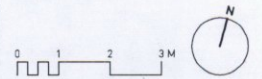
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1



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Revision	Date	Description
P1	18.05.15	Planning

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

PROJECT 47 William Mews, SW1X 9HQ		
TITLE Existing First Floor		
DWG No 1411(PL)011		
DATE 18/05/15	REVISION P1	SCALE 1:50 @ A1

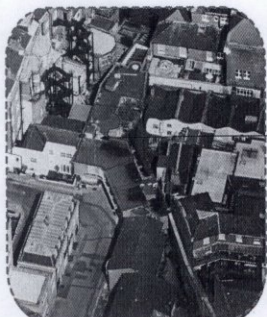
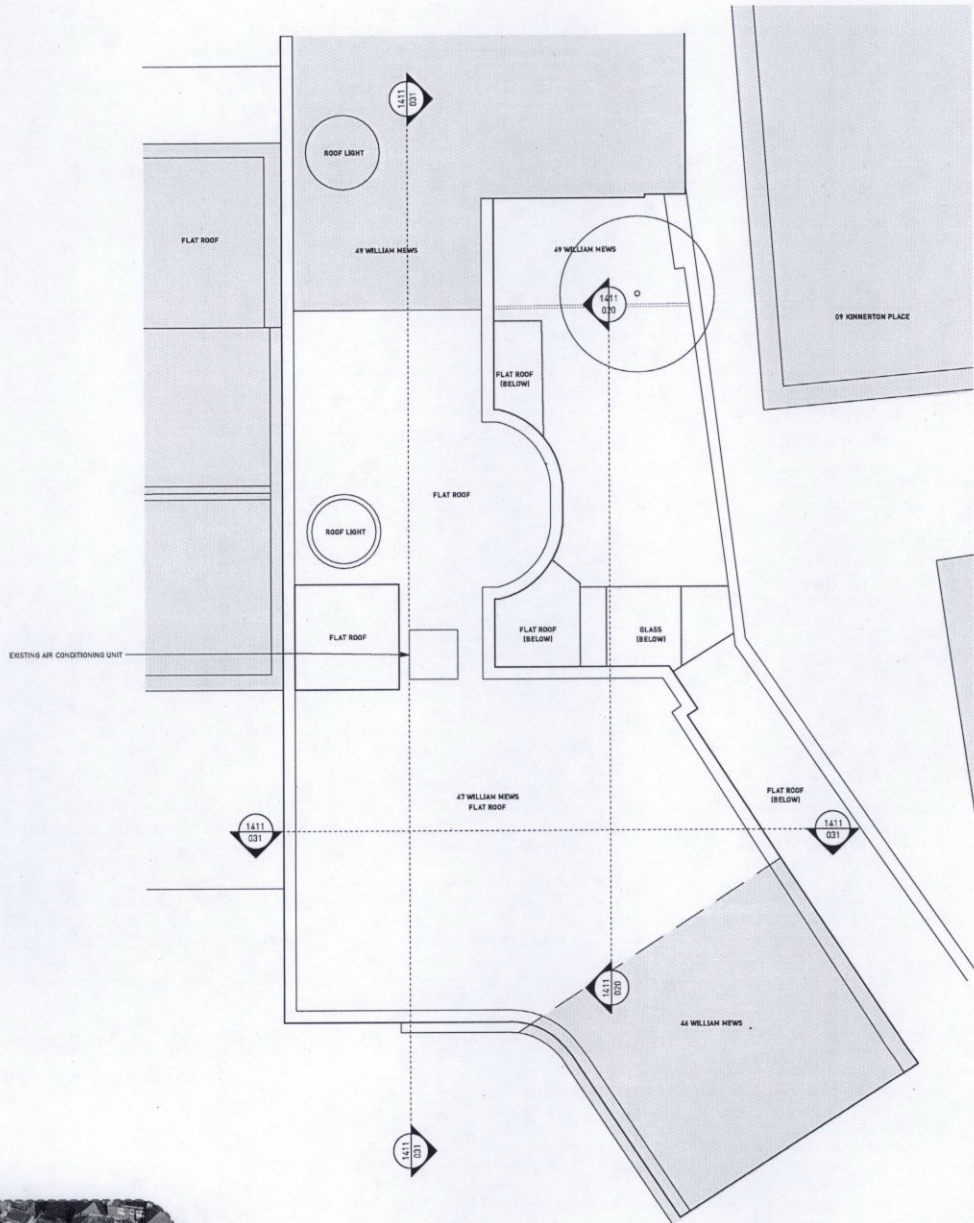
Planning

Issued 17.06.15

Revision **P2**

Notes

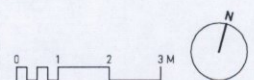
-  WALL TO BE DEMOLISHED
-  GROUND TO BE EXCAVATED
-  TO BE REMOVED AND INFILLED



47 WILLIAM MEWS AERIAL VIEW

EXISTING AIR CONDITIONING UNIT LOCATION

R



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Revision	Date	Description
P1	18.05.15	Planning
P2	17.06.15	Planning

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

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TITLE Existing Roof Plan		
DWG No 1411(PL)012		
DATE 17.06.15	REVISION P2	SCALE 1:50 @ A1

Planning

Issued 18.05.15

Revision P1

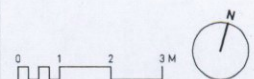
Notes

-  WALL TO BE DEMOLISHED
-  GROUND TO BE EXCAVATED
-  TO BE REMOVED AND INFILLED



020 47 William Mews Existing East Elevation
1:50

E



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P1	18.05.15	Planning

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PROJECT	47 William Mews, SW1X 9HQ		
TITLE	Existing East Elevation		
DWG No	1411(PL)020		
DATE	REVISION	SCALE	
18.05.15	P1	1:50 @ A1	

Planning

Issued 18.05.15

Revision P1

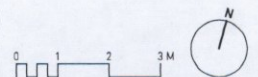
Notes

-  WALL TO BE DEMOLISHED
-  GROUND TO BE EXCAVATED
-  TO BE REMOVED AND INFILLED



021 47 William Mews Existing South Elevation
1:50

E



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P1	18.05.15	Planning

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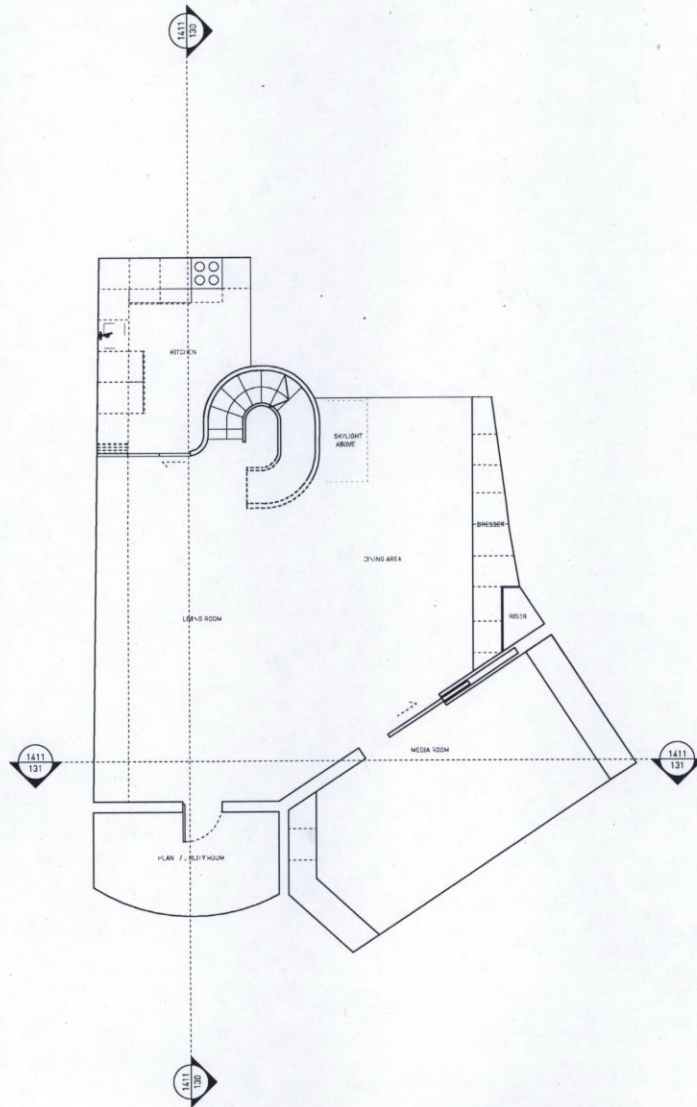
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TITLE	Existing South Elevation		
DWG No	1411(PL)021		
DATE	REVISION	SCALE	
18.05.15	P1	1:50 @ A1	

Planning

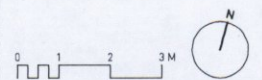
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Revision P1

Notes



B



1. Do not scale this drawing.
2. For structural dimensions and details see Structural Engineers drawings.
3. All dimensions to be checked on site prior to commencement of any works or preparation of any shop drawings.
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P1	18.05.15	Planning

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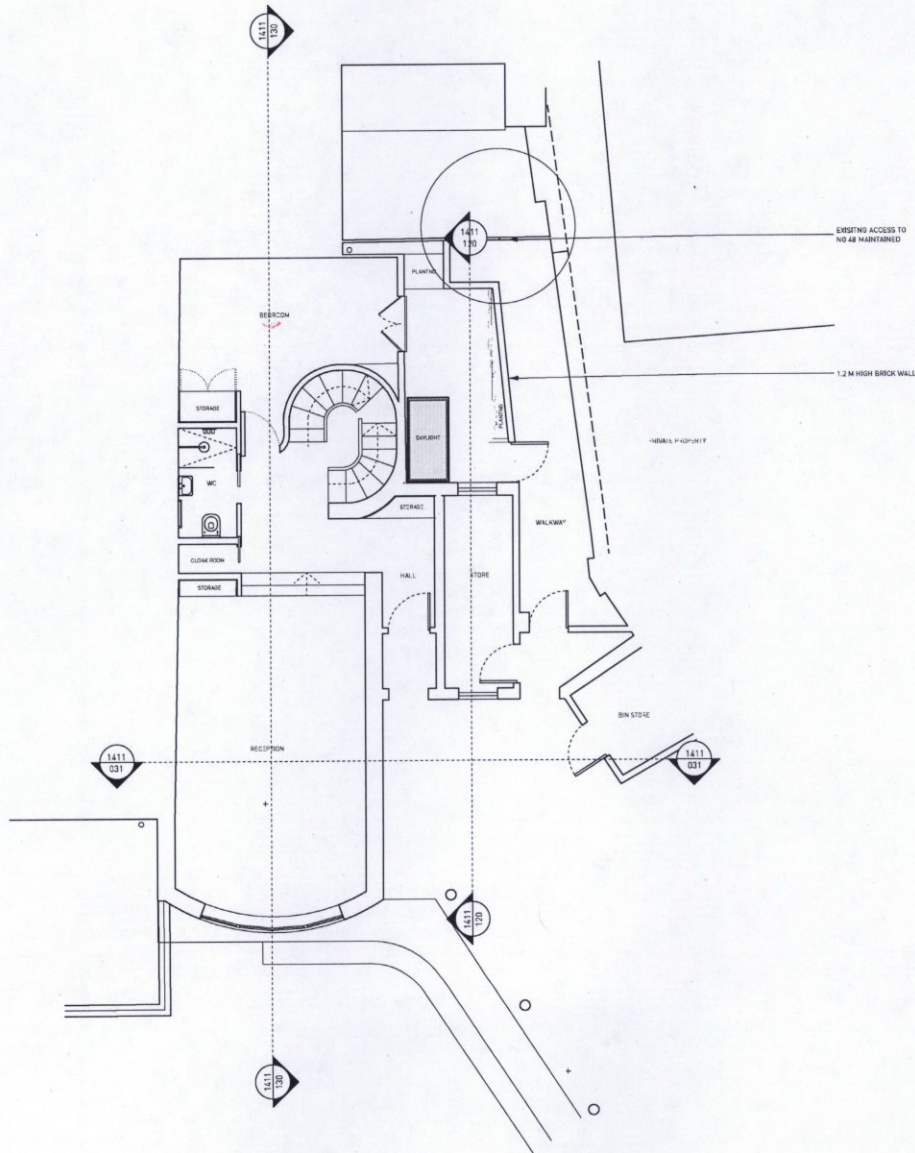
PROJECT 47 William Mews, SW1X 9HQ		
TITLE Proposed Basement Floor		
DWS No 1411(PL)099		
DATE 18.05.15	REVISION P1	SCALE 1:50 @ A1

Planning

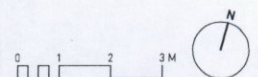
Issued 18/05/15

Revision P1

Notes



G



1. Do not scale this drawing.
2. For structural dimensions and details see Structural Engineers drawings.
3. All dimensions to be checked on site prior to commencement of any works or preparation of any shop drawings.
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P1	18.05.15	Planning

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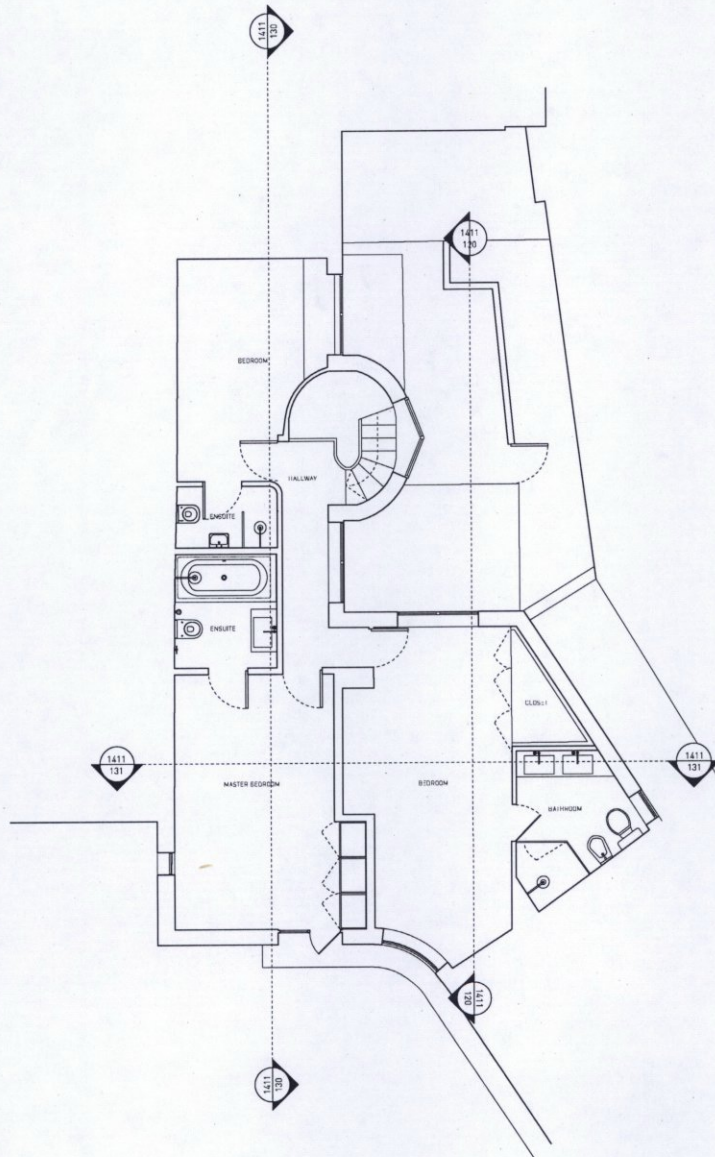
PROJECT	47 William Mews, SW1X 9HQ		
TITLE	Proposed Ground Floor		
DWG No	1411(PL)110		
DATE	REVISION	SCALE	
18/05/15	P1	1:50 @ A1	

Planning

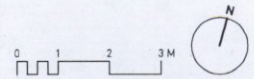
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Revision P1

Notes



1



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P1	18.05.15	Planning

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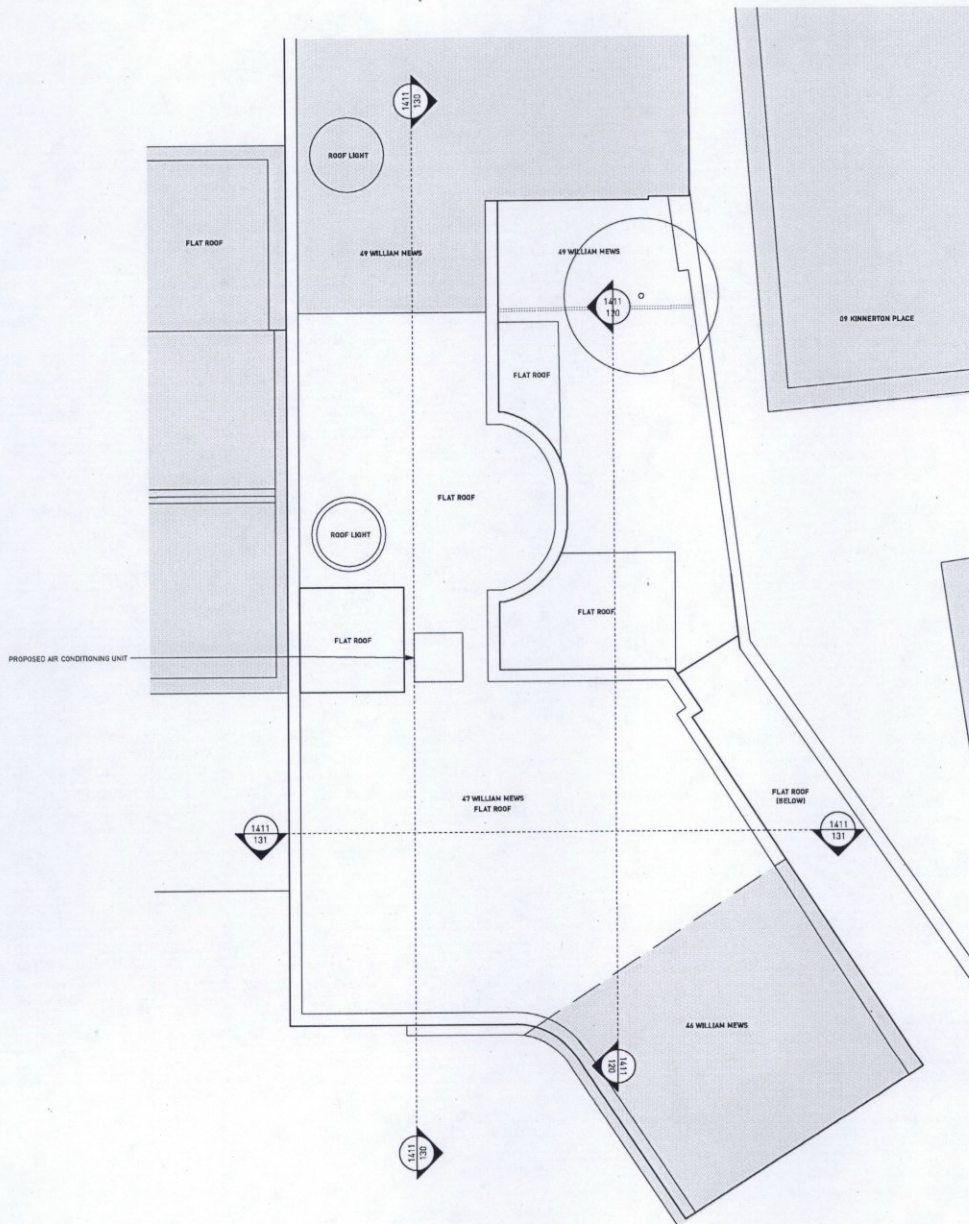
PROJECT	47 William Mews, SW1X 9HQ		
TITLE	Proposed First Floor		
DWG No	1411(PL)111		
DATE	REVISION	SCALE	
18.05.15	P1	1:50 @ A1	

Planning

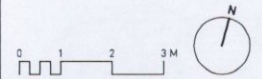
Issued 17.06.15

Revision P2

Notes



R



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2. For structural dimensions and details see Structural Engineers drawings.
3. All dimensions to be checked on site prior to commencement of any works or preparation of any shop drawings.
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Revision	Date	Description
P1	16.05.15	Planning
P2	17.06.15	Planning

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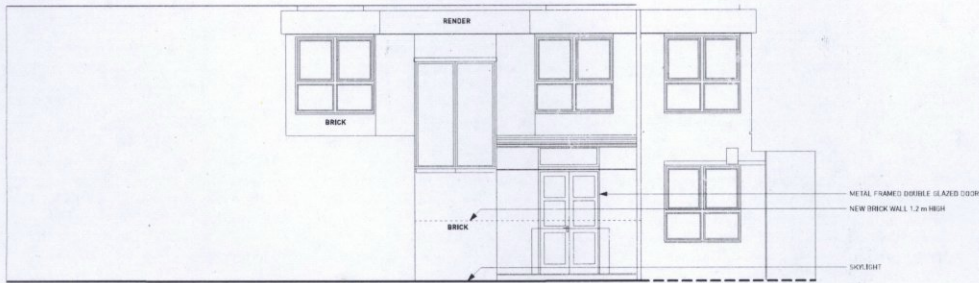
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TITLE		Proposed Roof Plan	
DWG No		1411(PL)112	
DATE	REVISION	SCALE	
17.06.15	P2	1:50 @ A1	

Planning

Issued 18/05/15

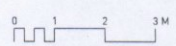
Revision P1

Notes



120 47 William Mews Proposed East Elevation
1:50

E



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P1	18.05.15	Planning

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PROJECT 47 William Mews, SW1X 9HQ		
TITLE Proposed East Elevation		
DWS No 1411(PL)120		
DATE 18/05/15	REVISION P1	SCALE 1:50 @ A1

Planning

Issued 18.05.15

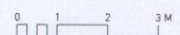
Revision P1

Notes



121 47 William Mews Proposed South Elevation
1:50

E



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P1	18.05.15	Planning

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PROJECT 47 William Mews, SW1X 9HQ		
TITLE Proposed South Elevation		
DWG No 1411(PL)121		
DATE 18.05.15	REVISION P1	SCALE 1:50 @ A1