Item No.
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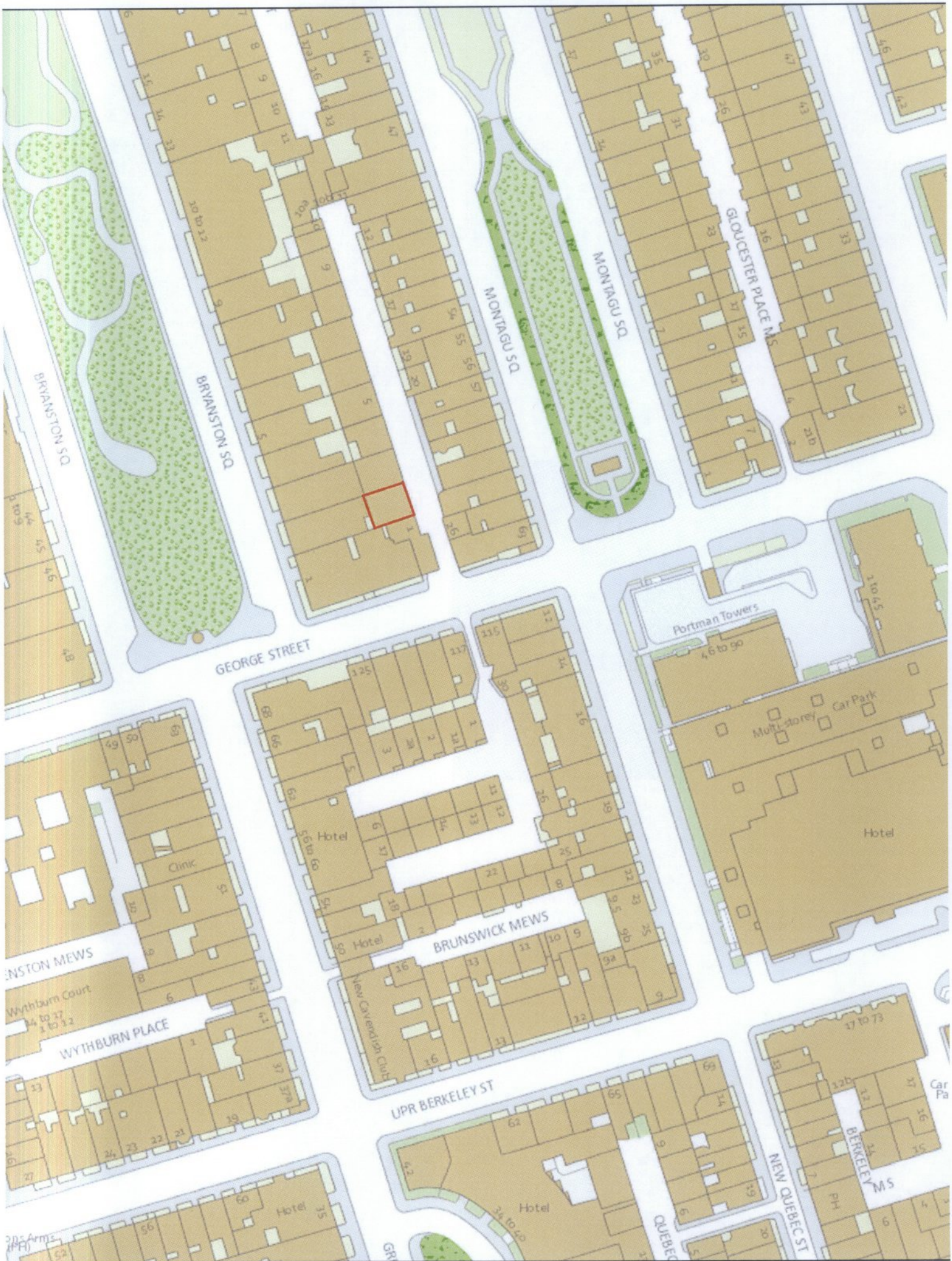
CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	**Date** 3 November 2015	**Classification** For General Release	
Report of Director of Planning		**Wards involved** Bryanston And Dorset Square	
Subject of Report	**2 Montagu Mews West, London, W1H 2EE**		
Proposal	Alterations including the erection of a single storey roof extension with roof terrace to the front of the building.		
Agent	Patalab		
On behalf of	Mr & Mrs Ian Barclay		
Registered Number	15/05523/FULL	**TP / PP No**	TP/5256
Date of Application	19.06.2015	**Date amended/ completed**	08.07.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Portman Estate		
Development Plan Context - **London Plan July 2011** - **Westminster's City Plan: Strategic Policies 2013** - **Unitary Development Plan (UDP) January 2007**	Within London Plan Central Activities Zone Outside Core Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.



City of Westminster

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2 Montagu Mews West, W1

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2. SUMMARY

2 Montagu Mews West is an, unlisted, single family dwelling house within a mews in the Portman Estate conservation area. Permission is sought for alterations to the building including the erection of a single storey roof extension and the creation of a roof terrace to the front of the building. Other alterations to the front and rear facades would constitute permitted development.

The key issues for consideration are:

- The impact of the proposals upon the amenities of neighbouring residents.
- The impact of the roof extension upon the character and appearance of the conservation area.

For the reasons set out in the main report, the application is considered acceptable in land use, amenity and design terms. The proposal complies with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies and is therefore recommended for approval.

3. CONSULTATIONS

THE MARYLEBONE ASSOCIATION
Objection - the roof form places constraints on future development at 1 Montagu Mews West. The southern end new roof should terminate against raised gable wall. The extension sets a precedent for future roof additions in a Mews where very few properties have been extended. The front terrace is not contextual and may become a source of noise disturbance.

ENVIRONMENTAL HEALTH
Potential noise disturbance from use of roof terrace which is at the same level as habitable rooms of neighbouring properties. The terrace should be omitted or screened. Lack of protected route in case of fire.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS
No. Consulted: 59; Total No. of Replies: 3.

Amenity
- and on wider views in the area.
- loss of daylight and sunlight.

Construction process
- Impact of construction works (including the cumulative impact of the basement and extension and proposed roof addition), obstruction of the mews, storage of materials and the removal of spoil.
- Potential impact on the fabric of the mews house through parallel project to excavate basement.
- Potential noise disturbance from reverberation and echoing given the enclosed nature of the site.
- Obstruction of the narrow mews and neighbouring garages from skips and construction vehicles.

ADVERTISEMENT/SITE NOTICE: Yes

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4. BACKGROUND INFORMATION

2 Montagu Mews West is an unlisted single family dwelling (Class C3) house located on the west side of the mews, towards its entrance from George Street. The building, which is situated within the Portman Estate Conservation Area, provides living accommodation over two floors.

The mews is residential in character and backs on to larger scaled residential properties in Bryanston Square

4.1 Relevant History

26 August 2014: A Certificate of Lawful Development was issued which conformed that a proposed basement extension constituted permitted development by virtue of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and therefore did not require the benefit of planning permission.

The basement extension has not yet been constructed, but this accommodation is shown on the submitted plans.

A previous planning application for a mansard roof extension (RN: 15/00625/FULL) was withdrawn in June 2015 to give the applicant the opportunity to address officers' concerns about the proposed design.

5. THE PROPOSAL

Permission is sought for the erection of a single storey roof extension and for the creation of a roof terrace to the front of the building.

Further alterations to the front and rear facades of the dwelling including the installation of timber garage doors, a replacement entrance door, and the replacement of windows, would constitute permitted development.

The proposed extension would provide an additional living room. The extension would be set back from the front building line by 2m, to form a roof terrace enclosed by a metal handrail positioned 0.45m from the roof edge. A flat roof to the rear will be accessible for maintenance only. On the southern side, the extension has been set in 0.9m from the existing gable/party wall will no. 1 Montagu Mews West. The rear dormer window and the rooflight serving the southern stairwell would contain obscure glass.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The additional residential floorspace is welcomed and complies with Unitary Development Plan Policy H3 and City Plan Policy S14.

6.2 Townscape and Design

Whilst the application premises is unlisted, the townhouses immediately behind it, fronting Bryanston Square, are listed Grade II. The application building, which dates from the 1970s is of no particular architectural or historic interest and is not identified as an unlisted building of merit within the conservation area audit. Nonetheless, the property, which is of two storeys

with flat roof behind the parapet cornice, reflects the traditional scale of properties within the Mews.
The Portman Estate Conservation Area Audit identifies the application building (and all buildings within the mews) as being unsuitable for a roof extension. This is to protect the original character of the mews which, in large part, derives from its small scale. However, the roofscape within the mews is not entirely consistent, particularly at the southern end where the application property is located. The property immediately to the north, No. 3 has a (poorly detailed) mansard roof extension. To the other side, at 1a Montagu Mews, there is a roof terrace. No. 26 Montagu Mews, opposite, also has a mansard roof extension and a large number of other properties within the mews roof terraces with railings visible from the street. There are also several other properties with small, set back, roof extensions in a variety of designs, which are not visible from street level.

The proposed roof extension would be set back approximately 2m behind the front parapet and would not be visible in street level views. As such, given the mews context, it is considered the principle of a roof extension on this site is acceptable, despite the advice within the conservation area audit.

The detailed design of the proposed extension has been amended from the previous proposal, and will incorporate traditional materials, with slate clad roof and lead-clad dormers. Terrace railings would be set back behind the parapet to minimise their visual impact. There would be high level views of the extension from neighbouring properties, especially those on Bryanston Square. However, the traditional detailing and materials would ensure that the appearance of the extension is satisfactory in these views.

The applicants are also proposing a number of changes to the building's elevation. The front will be re-rendered, with new windows and doors in painted timber and vertical timber boarded garage doors. Windows to the rear will also be replaced. These changes, which do not require permission, are nevertheless considered acceptable in design terms.

As such, overall, the proposals are considered acceptable in design and historic building terms. Subject to the quality of detail and materials being assured by condition, the scheme is considered to accord with UDP Policy DES 6 (roof extensions), will preserve the character and appearance of the Portman Estate Conservation Area and will not harm the setting of the adjoining listed buildings. Consequently, the proposals would also comply with UDP Policies DES 9 and DES 10.

Objections have been raised on design grounds. However given that the building is not listed and in view of the inconsistent roofscape of within the mews and the existence of various roof terraces and extensions, it is not considered that these objections could be supported.

6.3 Amenity

Policies within the City Plan (S29) and the Unitary Development Plan (UDP) (ENV 13) seek to protect and improve the residential environment. Proposals will be resisted where they result in a material loss of daylight and sunlight or cause unacceptable overshadowing, particularly to existing dwellings. Developments should not result in a significant increase in the sense of enclosure or overlooking.

6.3.1 Daylight/Sunlight

The closest residential properties to the application site are those to either side (No. 1 and 3 Montagu Mews West), to the rear (No. 2 Bryanston Square) and properties opposite (25 and 24 Montagu Mews West). An objection has been received from the occupier of the ground, first and mezzanine floor apartment at 2 Bryanston Square on the grounds that the proposed

roof extension would result in a loss of daylight and sunlight that property. The Portman Estate has also expressed concern about the potential loss of light to the first floor kitchen/diner and living room window to this flat, where there is a separate dining room.

The proposed roof extension has been set back from the front and rear elevations, in order to reduce its impact. The application is supported by a daylight/sunlight assessment.

6.3.1.1 Daylight

In measuring the level of daylight received to neighbouring properties, BRE guidance states that if the Vertical Sky Component (VSC), which measures the amount of light received at the face of a window, is less than 27% and there would be more than a 20% reduction to the window, the of light loss would start to be noticeable. The supporting text of UDP Policy ENV13 recognises that where the level of light received by a property already falls well below the recommendations made in the BRE document, any loss of light may be unacceptable.

The submitted report outlines that neighbouring windows most affected by the proposals do not currently achieve the benchmark of 27% for VSC. However, reductions are small in real terms (at a maximum of 2.8%) and all reductions are below 20%.

Light to some of the objectors' windows at the rear of 2 Bryanston Square will be affected by the proposals. A first floor kitchen within the closet wing leads into open plan accommodation within the main part of the building comprising a seating area at the front and a dining area at the rear. This kitchen window will experience a reduction in VSC of 11.6%. However, this room is served by a second window within the side elevation. The first floor window to the dining area would be unaffected. A ground floor bedroom within the rear closet wing would see a VSC reduction of 0.26% while the ground floor bedroom window in the main rear elevation would see a reduction of 7.19%.

The most significant loss is to a window within the rear undercroft to flats at 1 Bryanston Square, which would see the greatest reduction in VSC (16%). It is unclear what room this windows serves and no objection has been received from the occupants. However, this window currently achieves a VSC value of 1.5% and the resulting loss would not have a significant impact.

In view of the above, it is not considered that the proposals would have a material impact upon levels of daylight to neighbouring properties and a recommendation for refusal on these grounds could not be supported.

6.3.1.2 Sunlight

The BRE sunlight tests are only applicable to windows which face within 90 degrees of due south. The BRE guidance recommends that main windows should receive at least 25% of the total annual probable sunlight hours, including at least 5% of the annual probable sunlight hours in the winter months between 21 September and 21 March. Sunlight availability will be adversely affected if the total number of sunlight hours falls below these targets and is less than 0.8 times the amount prior to the development.

Two windows in the front elevation of Nos. 24 and 25 Montagu Mews West require testing. The report shows that the reduction in annual sunlight to No. 25 would be less than 1% and there would be no loss of winter sun. The window at No. 24 would see small loss in annual and winter sun but would still achieve values exceeding the BRE threshold. In these circumstances, it is not considered that the scheme would have a material impact on levels of sunlight to neighbouring buildings.

6.3.2 Overlooking

Historic photographs show that the roof of No. 1 Montagu Mews West, to the south of the application site, has been used as a terrace for a number of years. To address the potential for overlooking an obscure glazed rooflight is proposed within the south facing roof slope, which would serve a staircase.

The dormer window to the rear elevation would also be obscurely glazed. This new living room would be predominately lit by the openable windows in the front elevation (leading onto the roof terrace). Subject to a condition requiring the use of obscure glass, within windows fixed shut, it is not considered that the use of the roof extension would lead to a significant loss of privacy to neighbouring occupiers.

6.3.3 Proposed roof terrace

Objections have been received regarding potential noise disturbance from the use of the proposed roof terrace. However, many properties within the mews benefit from terraces (Nos. 1,3, 4, 5, 6 and 24). The scheme proposes create a small terrace overlooking the mews which would occupy a depth of approximately 2m, and is set back 0.45m from the front edge of the roof.

There is already a high degree of mutual overlooking between properties within the mews and to adjacent sites. Terraces are a common feature in central London, given the limited space for gardens, and could be a source of noise and general disturbance. However it is not considered that the use of the proposed terrace would, given its limited size and in the context of terraces on neighbouring buildings, have a significant impact on overlooking or noise disturbance to neighbouring residents.

It is considered that the proposed screening to the southern boundary of terrace would not be sufficient to prevent overlooking to the existing terrace at No. 1 Montagu Mews West. However the applicant is willing to provide a planted screen, maintained to a minimum height of 1.8m along this boundary. The installation of this screen would be secured by condition.

The occupiers of No. 1 Montagu Mews West have erected a timber screen and planted trees and shrubs along this shared boundary. In these circumstances, and given the distance (approx. 4m) to windows at the rear of at property, it is not considered that the erection of a 1.8m screen would result in any loss of light to the neighbouring property.

The plans indicate that the flat roof to the rear which wraps around the southern side of the extension would not be used as a rear terrace, and access only for maintenance purposes. A condition is recommended to this effect.

The proposal is considered to maintain the amenities of neighbouring residents, in terms of overlooking and noise and disturbance.

6.3.4 Sense of Enclosure

The form of the proposed extension has been designed to reflect that of the approved extension to 3 Montagu Mews West and would have a similar relationship with windows at the rear of Bryanston Square. In these circumstances, and given the distance between the properties, it is not considered that the application could justifiably be recommended for refusal on the grounds that it would have an unacceptable impact on the sense of enclosure to the first floor kitchen and dining area windows or the ground floor bedroom windows at 2 Bryanston Square.

6.4 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.

6.5 Economic Considerations

Any economic benefits arising from the proposal are welcomed.

6.6 Other UDP/Westminster Policy Considerations

Not applicable

6.7 London Plan

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

6.8 National Policy/Guidance Considerations

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

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

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

6.9 Planning Obligations

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

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

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

6.11 Access

Access to the property is to remain unchanged.

6.12 Other Issues

6.12.1 Future Roof Extensions

The Marylebone Association has objected to the proposals on the grounds that it would place constraints on any future roof addition at 1 Montagu Mews West. The City Council is obliged to consider the acceptability of proposals for the site and could not reasonable seek amendments to facilitate potential extensions on adjoining buildings, which may never materialise.

The Marylebone Association also considers that the extension should be set against the neighbouring gable/party wall to no. 1 Montagu Mews West. However, the proposed extension has been set back from this boundary in order to safeguard the amenities of the occupiers of that property.

6.12.2 Loss of Views

Objections have been received from the Portman Estate relating to the loss of views from an existing flat at 2 Bryanston Square. However, the protection of private views is not a material planning consideration.

6.12.3 Impact of Construction Works

Objections have been received from the occupiers of 3 Montagu Mews West concerning both the potential impact of any future basement excavation upon the structural integrity of other buildings and the cumulative impact of the construction of the basement and roof extension. Objections relate to potential obstruction within the mews from skips etc. and the fact that there is no space available on the site for the storage of building materials waste and spoil.

The City Council has previously determined that the basement excavation is permitted development. As application does not include a new basement, the concerns about the potential impact of these works cannot be taken into account. However, any future basement excavations will require approval under the Building Regulations.

Proposals for roof extensions to mews properties are relatively common and would not normally require the submission of a supporting construction management plan. Any issues surrounding the siting of skips etc would be dealt with by Highways Licensing but it is not considered that the concerns raised could justify a recommendation for refusal.

6.12.4 Means of escape

The Environmental Health Officer has objected to the application on the grounds that the means of escape in case of a fire which would be via the stairway, which leads into an open plan living room/kitchen area. The absence of a protected escape route is considered to constitute a fire safety risk.

As this is not a listed building, any necessary internal alterations to provide a protected route would not require planning permission. And it is understood that other measures, including the installation of sprinkler systems, can overcome these concerns. In these circumstances, it is recommended that an informative be added to the decision notice advising the applicants to seek further advice on this matter.

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7 Conclusion

Subject to appropriate conditions, the scheme is considered acceptable in land use, amenity and design terms and is therefore recommended for approval.

BACKGROUND PAPERS

1. Application forms
2. Memorandum from Environmental Health dated 20.07.2015
3. Letter from the Marylebone Association dated 13.08.2015
4. Letter from the Portman Estate dated 31.07.2015
5. Letter from the occupiers of 2 Bryanston Square dated 29.07.2015
6. Letter from the occupiers of 3 Montagu Mews West dated 30.07.2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARA SPURRIER ON 020 7641 3934 OR BY E-MAIL – sspurrier@westminster.gov.uk

15/05523/FULL

DRAFT DECISION LETTER

Address: 2 Montagu Mews West, London, W1H 2EE

Proposal: Alterations including the erection of a single storey roof extension with roof terrace to the front of the building.

Plan Nos: PA2_2010 03 2011 03, 2012 04, 2013 03, 2100 04, 2101 03, 2200 04,

Case Officer: Lindsay Jenkins **Direct Tel. No.** 020 7641 5707

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 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.

Noisy work must not take place outside these hours. (C11AA)

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

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

Reason:
To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

4 The glass that you put in the windows in the western and southern elevation of the roof

extension must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

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)

5 The area indicated as 'Flat Roof' on the proposed second floor plan drawing no. PA2_2012 04 must only be used for maintenance or to escape in an emergency. It must not be used as a roof terrace or for sitting out.

Reason:
To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

6 You must not use the roof of the permitted extension as a balcony or for any other purpose. You can however use the roof to escape in an emergency. (C21CA)

Reason:
To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

7 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme

The installation of a privacy screen (at least 1.8m tall) to the southern boundary of the second floor (front) terrace.

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 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)

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 will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)

3 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

4 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)

5 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.

6 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:

* Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;

* This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm.

It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

7 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.

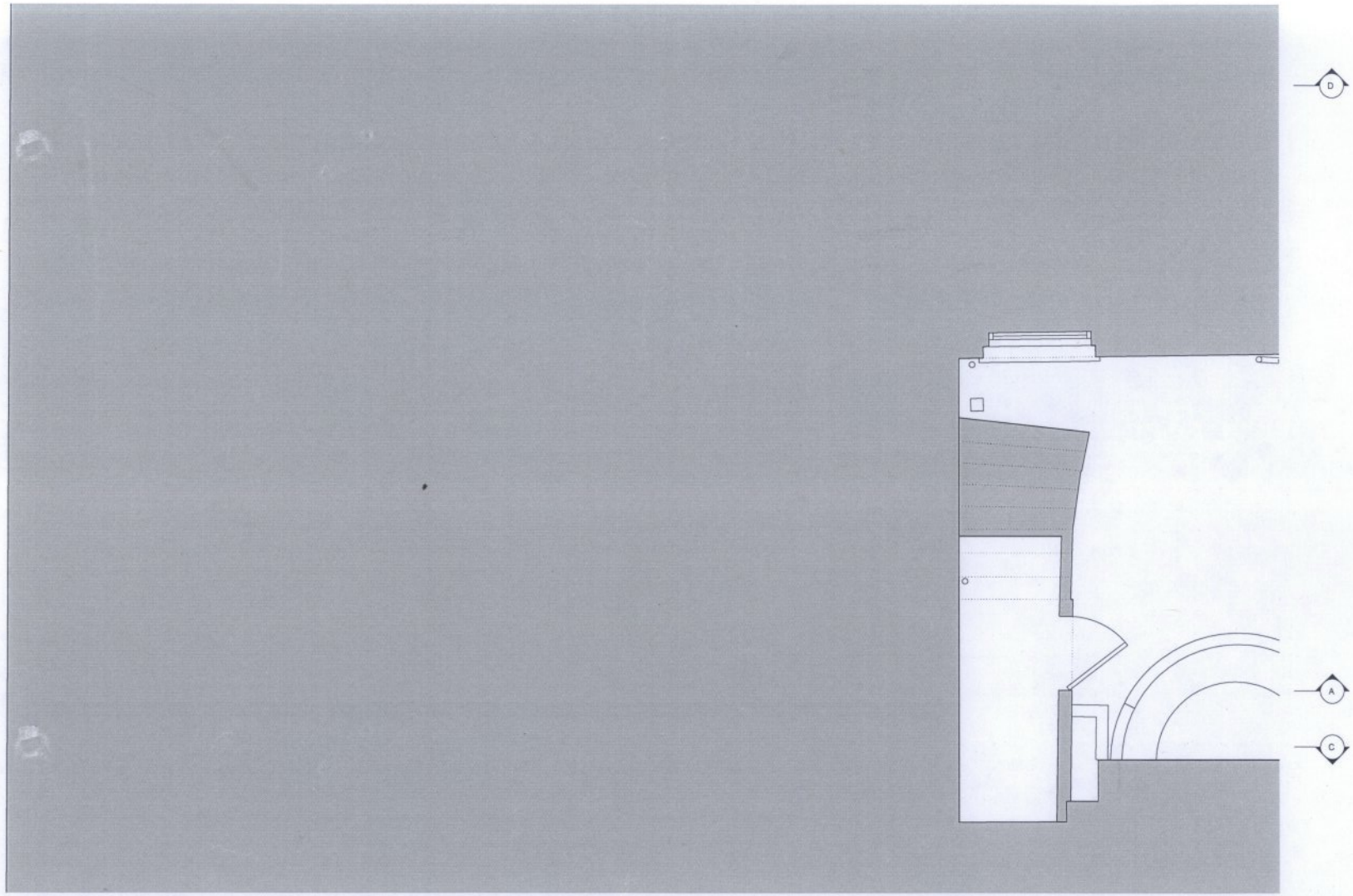
Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)

8 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.

9 You are advised that the internal layout of the development only had one means of escape in the event of a fire though a high risk room (kitchen). The applicant should contact the Residential Environmental Health Team for information concerning protected routes.

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.



PATALAB

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EC1Y 0TY

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w: www.patalab.com
e: info@patalab.com

Notes

DO NOT SCALE. Use figured dimensions only. ALL contractors are requested to check all dimensions on site before proceeding.
All discrepancies to be notified in writing to PATALAB.
Dimensions are in millimeters unless stated otherwise.
All levels are in meters above AOD unless stated otherwise.
No areas indicated, or areas calculated from this drawing should be used for valuation purposes or as the basis for development contracts.
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Client
Ian and Nicola Barclay

Project
2 Montagu Mews West
London
W1H 2EE

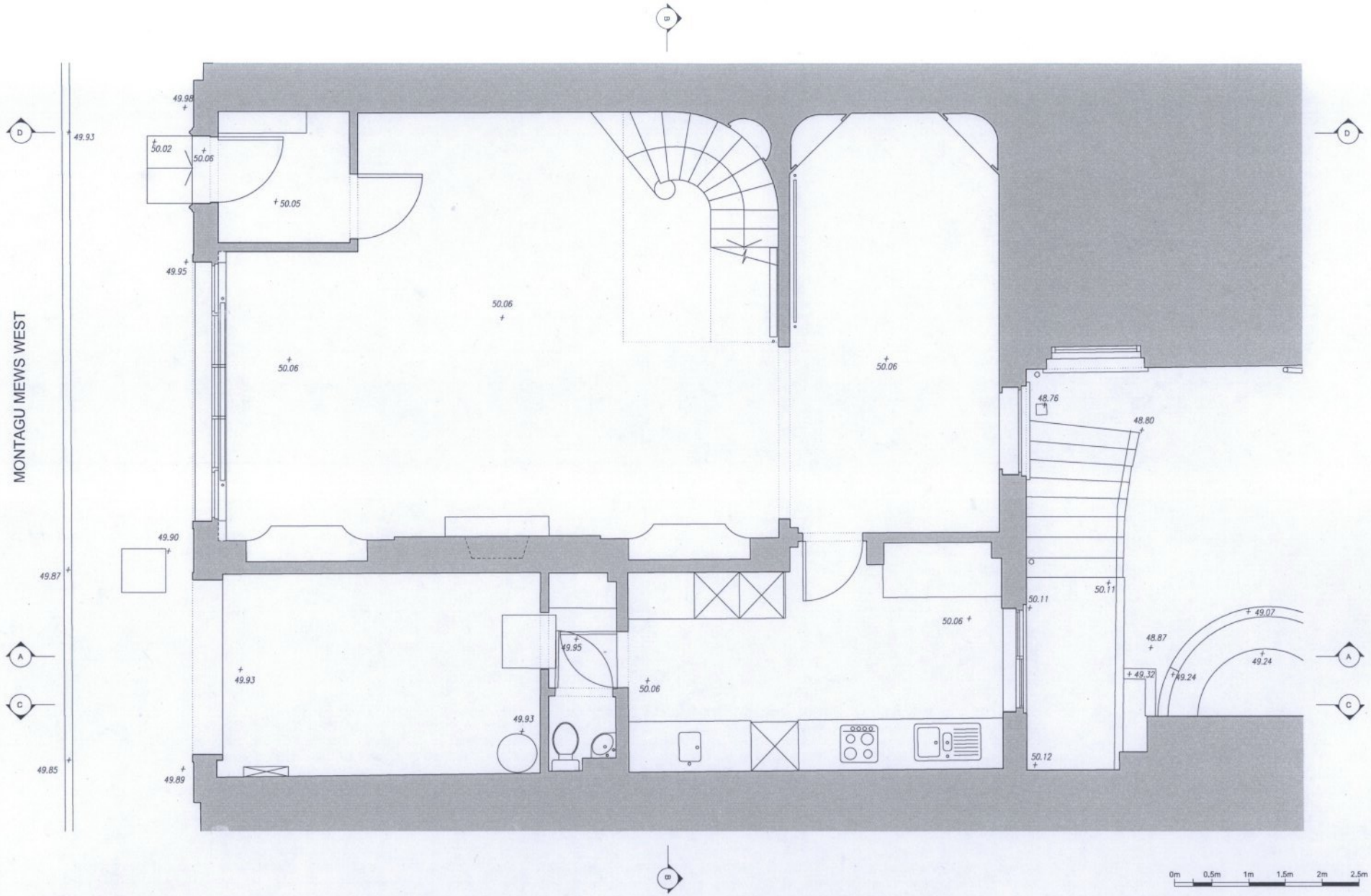
Key Plan

Rev	Date	Reason for Issue
00	20.10.15	Issued for planning

PATALAB

Project: 2 Montagu Mews West
Drawing Title: Existing Garden Level Plan

Scale	Paper Size	Date	Project No	Drawing No	Rev
1:25 / 1:50	A1 / A3	20.10.15	1407	A1009	00



PATALAB

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Client

Ian and Nicola Barclay

Project

2 Montagu Mews West
London
W1H 2EE

Key Plan

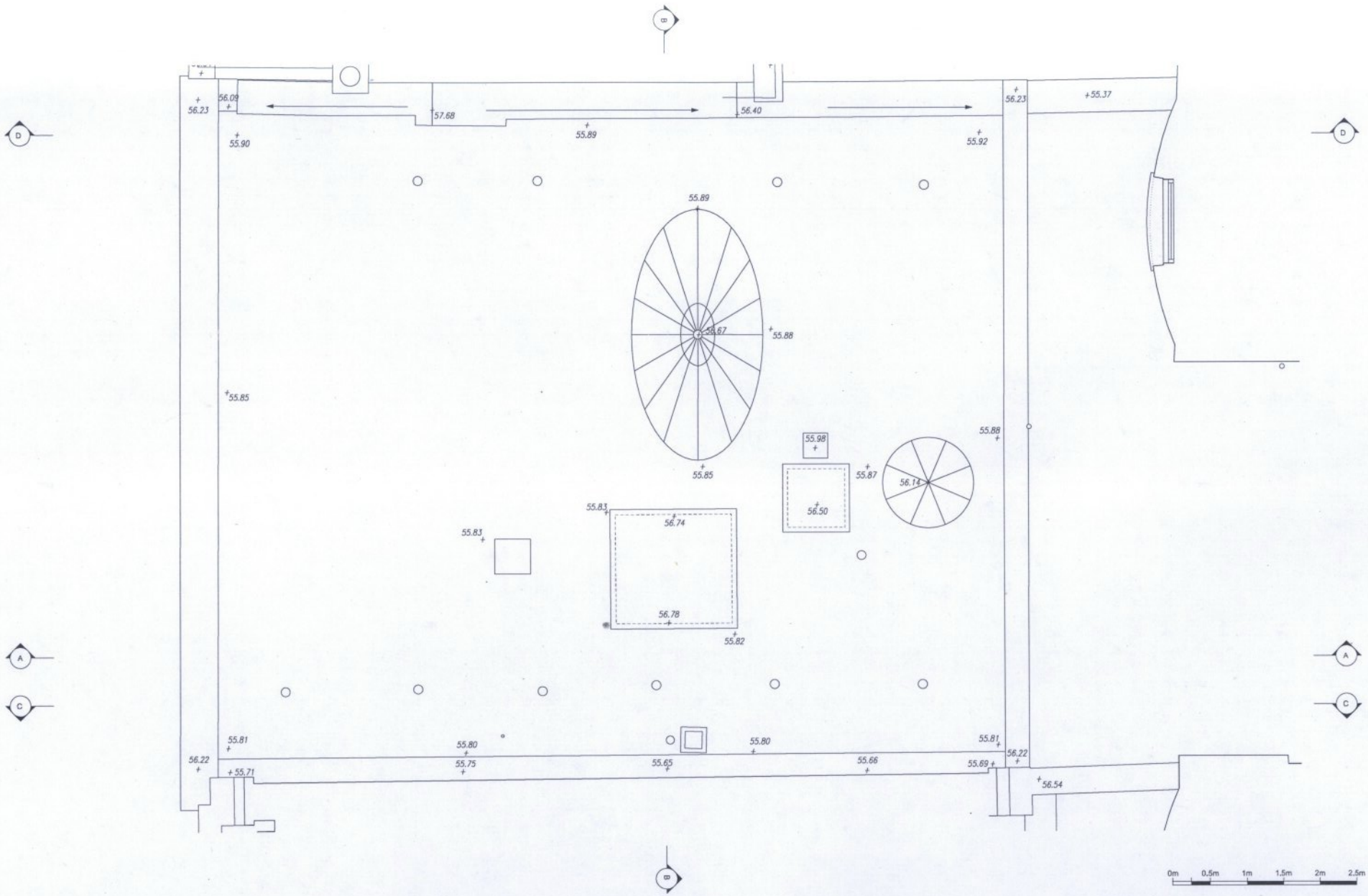
Rev	Date	Reason for Issue
02	20.10.15	For Planning Application
01	03.07.14	For Permitted Development
00	-	Not Issued

PATALAB

Project 2 Montagu Mews West

Drawing Title **Existing Ground Floor Plan**

Scale	Paper Size	Date	Project No	Drawing No	Rev
1:25 / 1:50	A1 / A3	30.06.14	1407	A1010	02



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Client
Ian and Nicola Barclay

Project
2 Montagu Mews West
London
W1H 2EE

Key Plan

Rev	Date	Reason for Issue
02	20.10.15	For Planning Application
01	03.07.14	For Permitted Development
00	-	Not Issued

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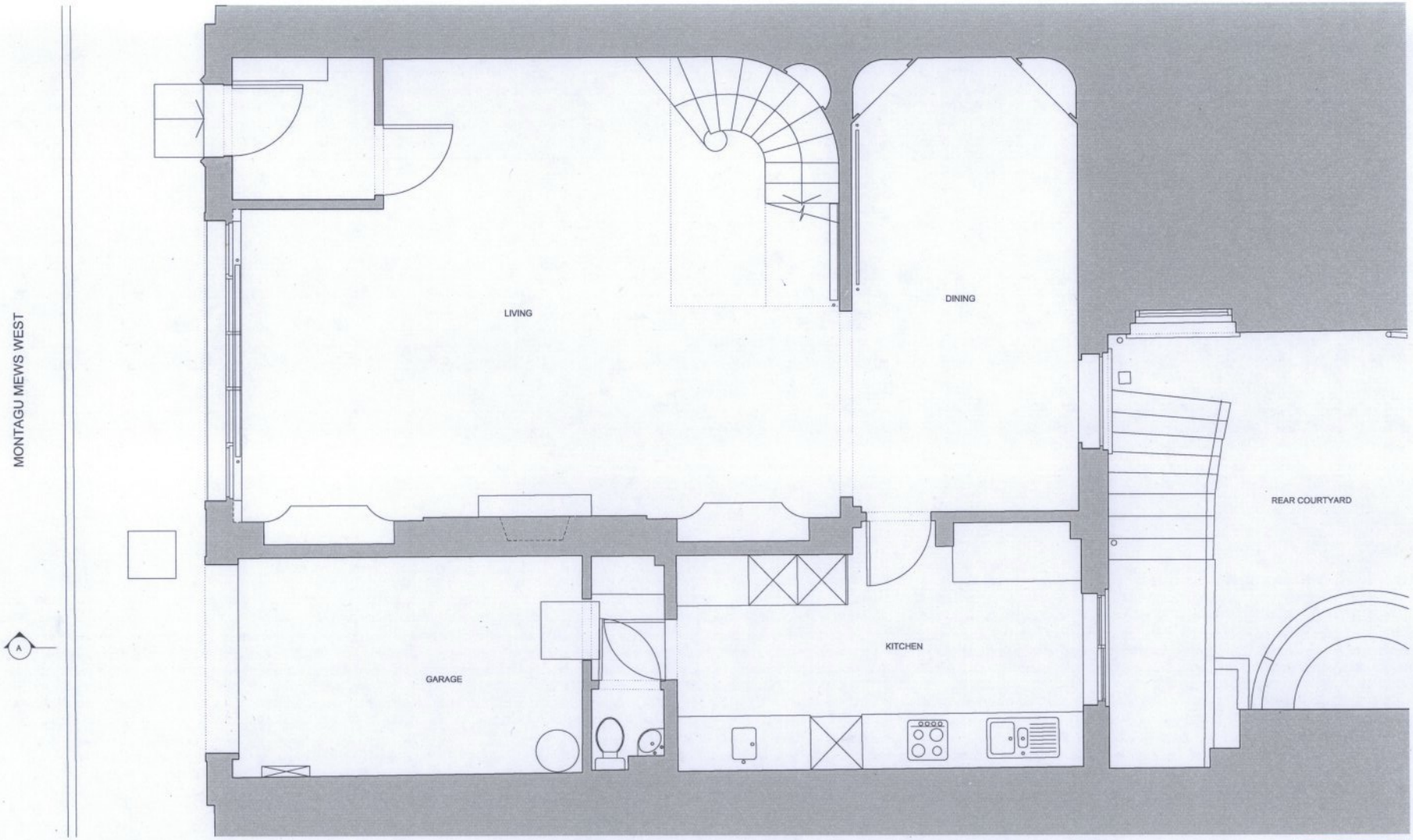
Project 2 Montagu Mews West

Drawing Title **Existing Roof Plan**

Scale	1:25 / 1:50	Project No	Drawing No	Rev
Paper Size	A1 / A3	1407	A1012	02
Date	30.06.14			



Note: No change proposed

0m 0.5m 1m 1.5m 2m 2.5m

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Client
Ian and Nicola Barclay

Project
2 Montagu Mews West
London
W1H 2EE

Key Plan

Rev	Date	Reason for Issue
03	20.10.15	For Planning Application
02	18.06.15	For Planning Application
01	26.01.15	For Planning Application
00	13.01.15	For Planning Application

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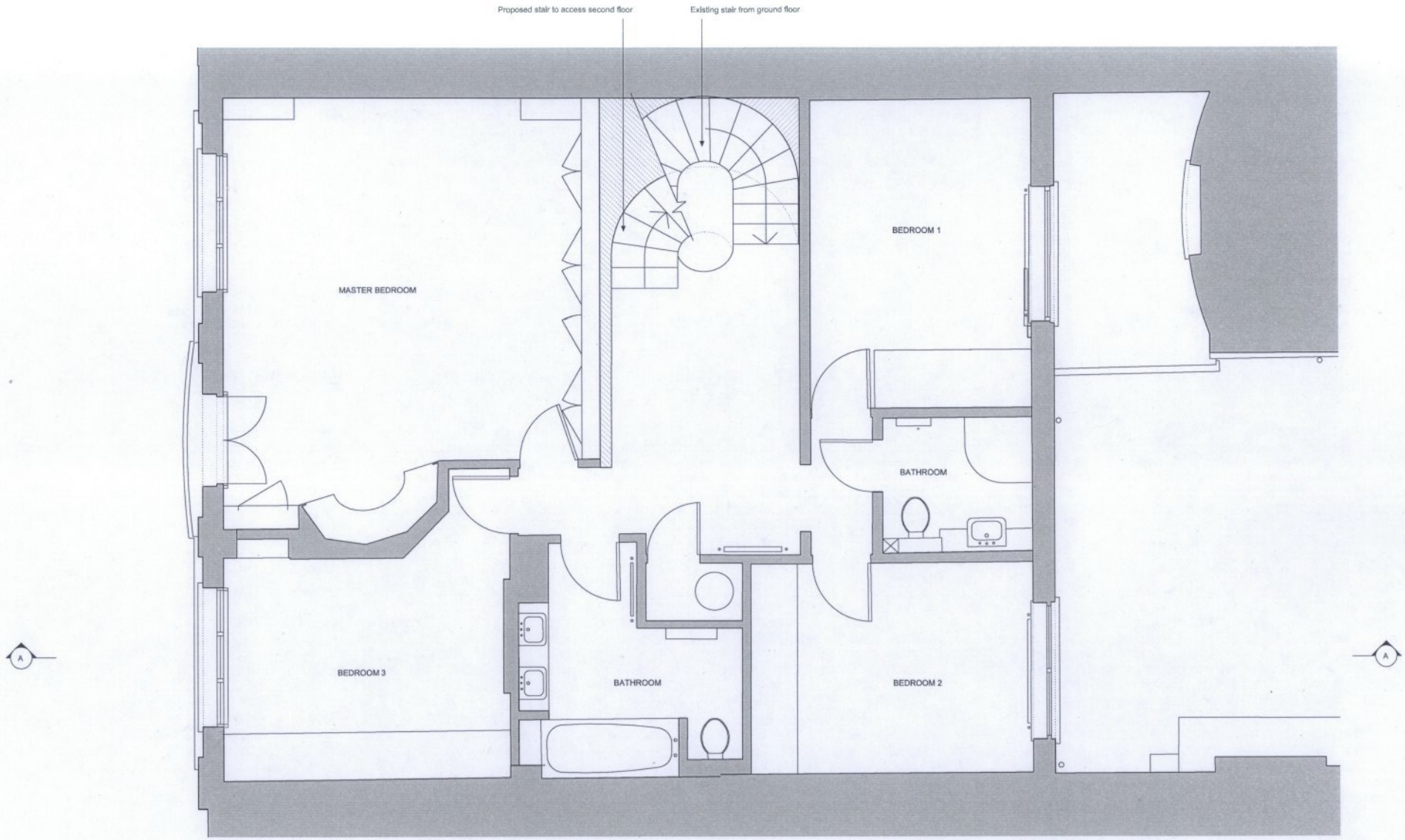
Project 2 Montagu Mews West
Drawing Title Proposed Ground Floor Plan

Scale	Paper Size	Date	Project No	Drawing No	Rev
1:25 / 1:50	A1 / A3	13.01.15	1407	PA2_2010	03



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Client

Ian and Nicola Barclay

Project

2 Montagu Mews West
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W1H 2EE

Key Plan

Rev	Date	Reason for Issue
03	20.10.15	For Planning Application
02	18.06.15	For Planning Application
01	26.01.15	For Planning Application
00	13.01.15	For Planning Application

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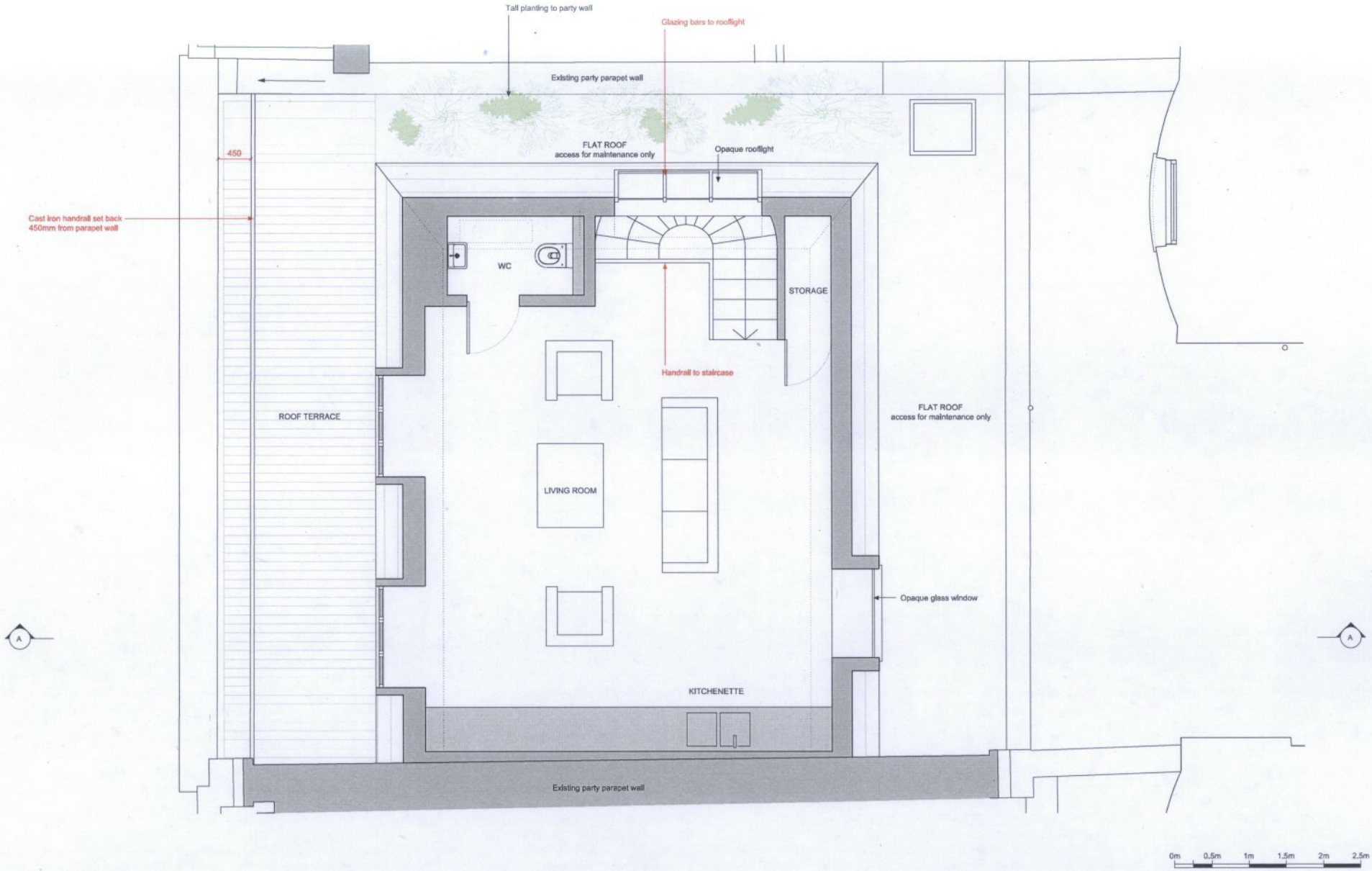
Project 2 Montagu Mews West

Drawing Title **Proposed First Floor Plan**

Scale	1:25 / 1:50	Project No	Drawing No	Rev
Paper Size	A1 / A3	1407	PA2_2011	03
Date	13.01.15			



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Client
Ian and Nicola Barclay

Project
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Key Plan

Rev	Date	Reason for Issue
04	20.10.15	For Planning Application
03	10.09.15	Updated For Planning Application
02	18.06.15	For Planning Application
01	26.01.15	For Planning Application
00	13.01.15	For Planning Application

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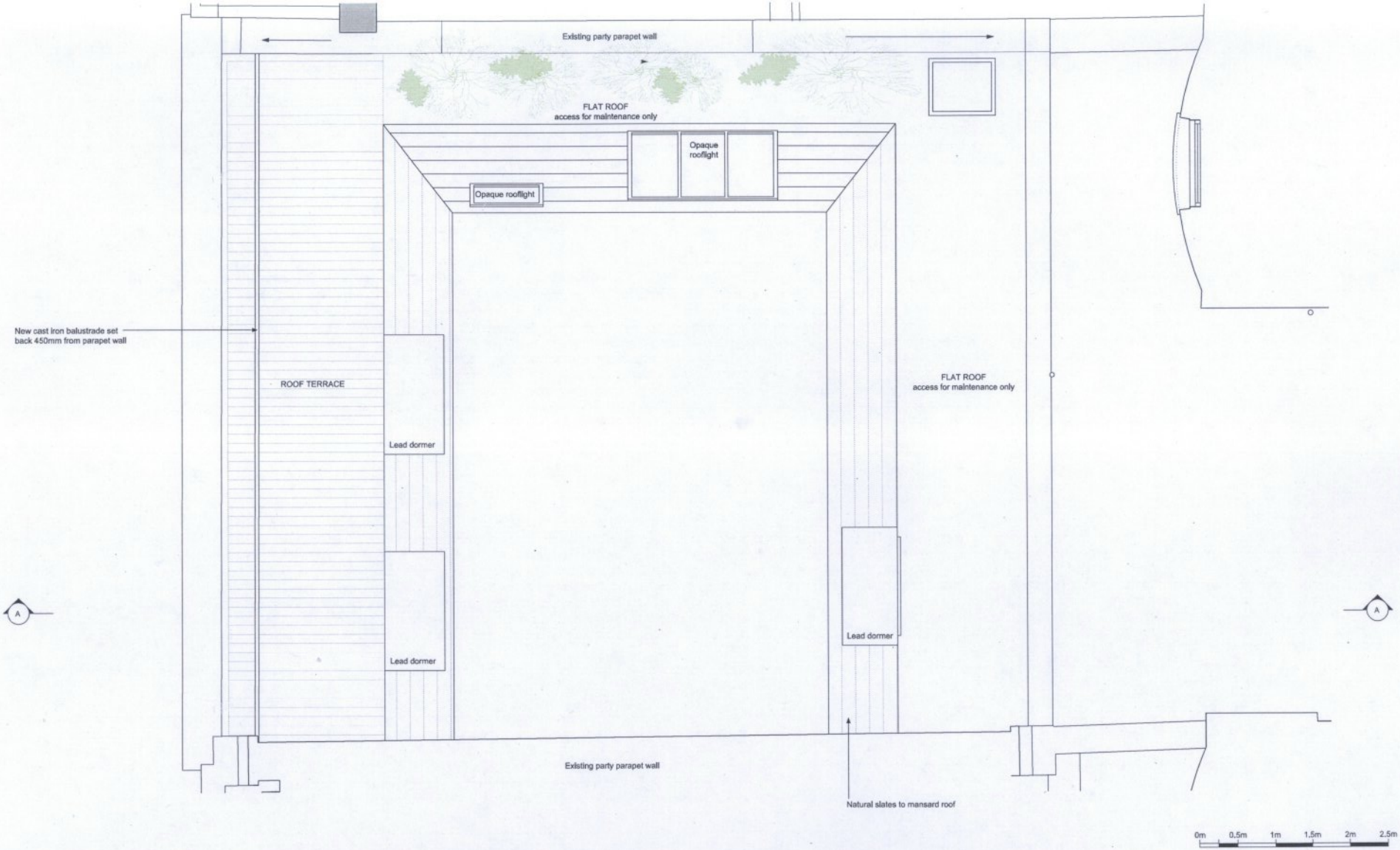
Project 2 Montagu Mews West

Drawing Title **Proposed Second Floor Plan**

Scale	1:25 / 1:50	Project No	Drawing No	Rev
Paper Size	A1 / A3	1407	PA2_2012	04
Date	13.01.15			



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Ian and Nicola Barclay

Project
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W1H 2EE

Key Plan

Rev	Date	Reason for Issue
03	20.10.15	For Planning Application
02	18.06.15	For Planning Application
01	26.01.15	For Planning Application
00	13.01.15	For Planning Application

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Project 2 Montagu Mews West
Drawing Title Proposed Roof Plan

Scale	Paper Size	Date	Project No	Drawing No	Rev
1:25 / 1:50	A1 / A3	13.01.15	1407	PA2_2013	03

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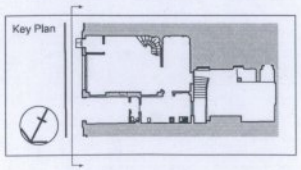
Key Plan



Rev	Date	Reason for Issue
02	20.10.15	For Planning Application
01	03.07.14	For Permitted Development
00	02.07.14	Issued for Information

PATALAB

Project 2 Montagu Mews West

Drawing Title Existing Front Elevation (E1)

Scale	Paper Size	Date	Project No	Drawing No	Rev
1:25 / 1:50	A1 / A3	03.07.14	1407	A1100	02

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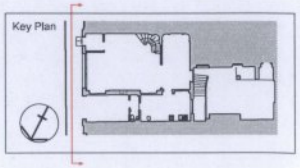
Key Plan



Rev	Date	Reason for Issue
04	20.10.15	For Planning
03	04.09.15	For Planning
02	18.06.15	For Planning Application
01	26.01.15	For Planning Application
00	13.01.15	For Planning Application

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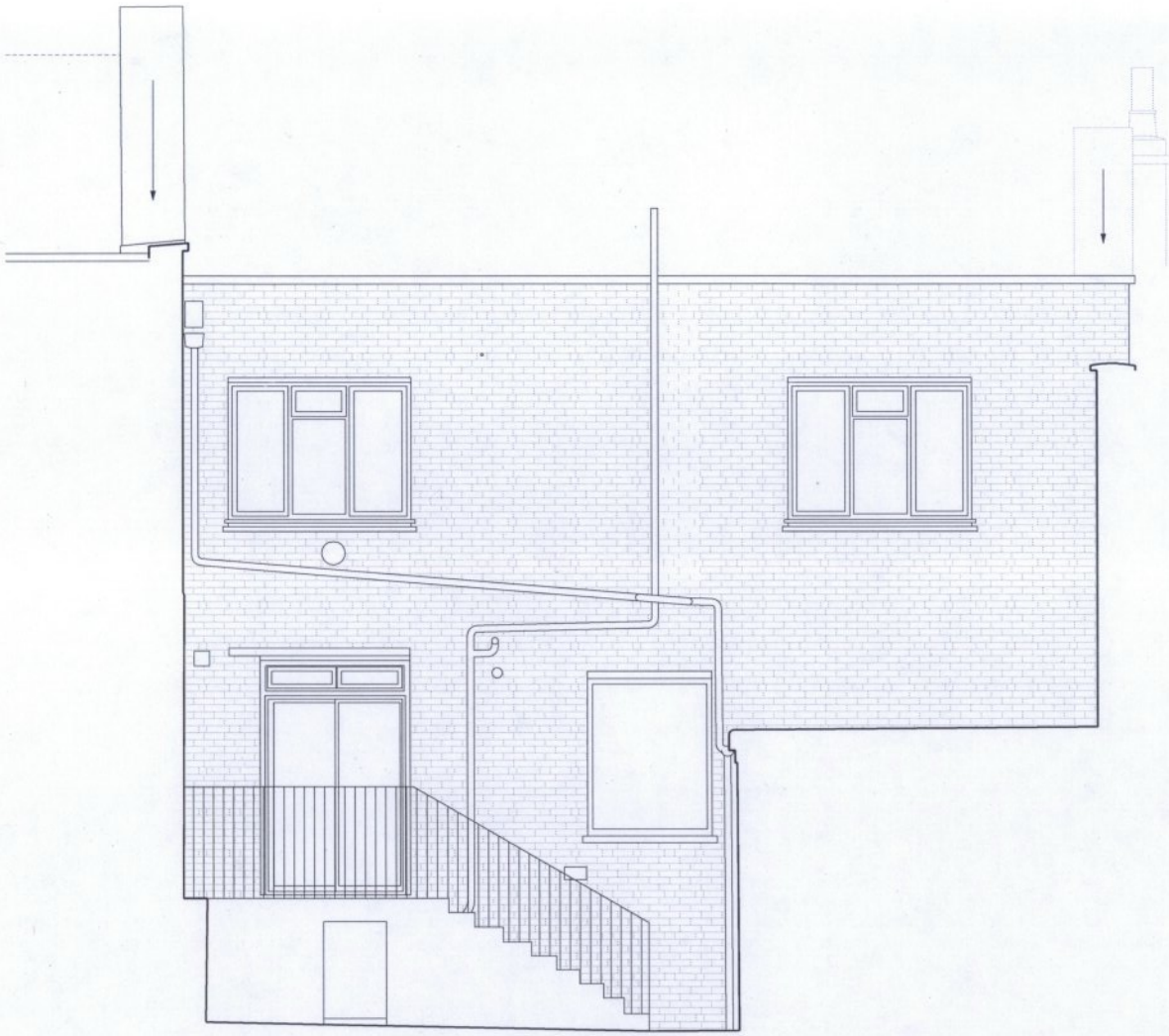
Project 2 Montagu Mews West

Drawing Title Proposed Front Elevation (E1)

Scale	1:25 / 1:50	Project No	Drawing No	Rev
Paper Size	A1 / A3	1407	PA2_ 2100	04
Date	13.01.15			



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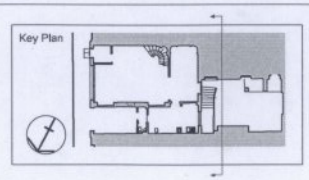

Rev	Date	Reason for Issue
02	20.10.15	For Planning Application
01	03.07.14	For Permitted Development
00	02.07.14	Issued for Information

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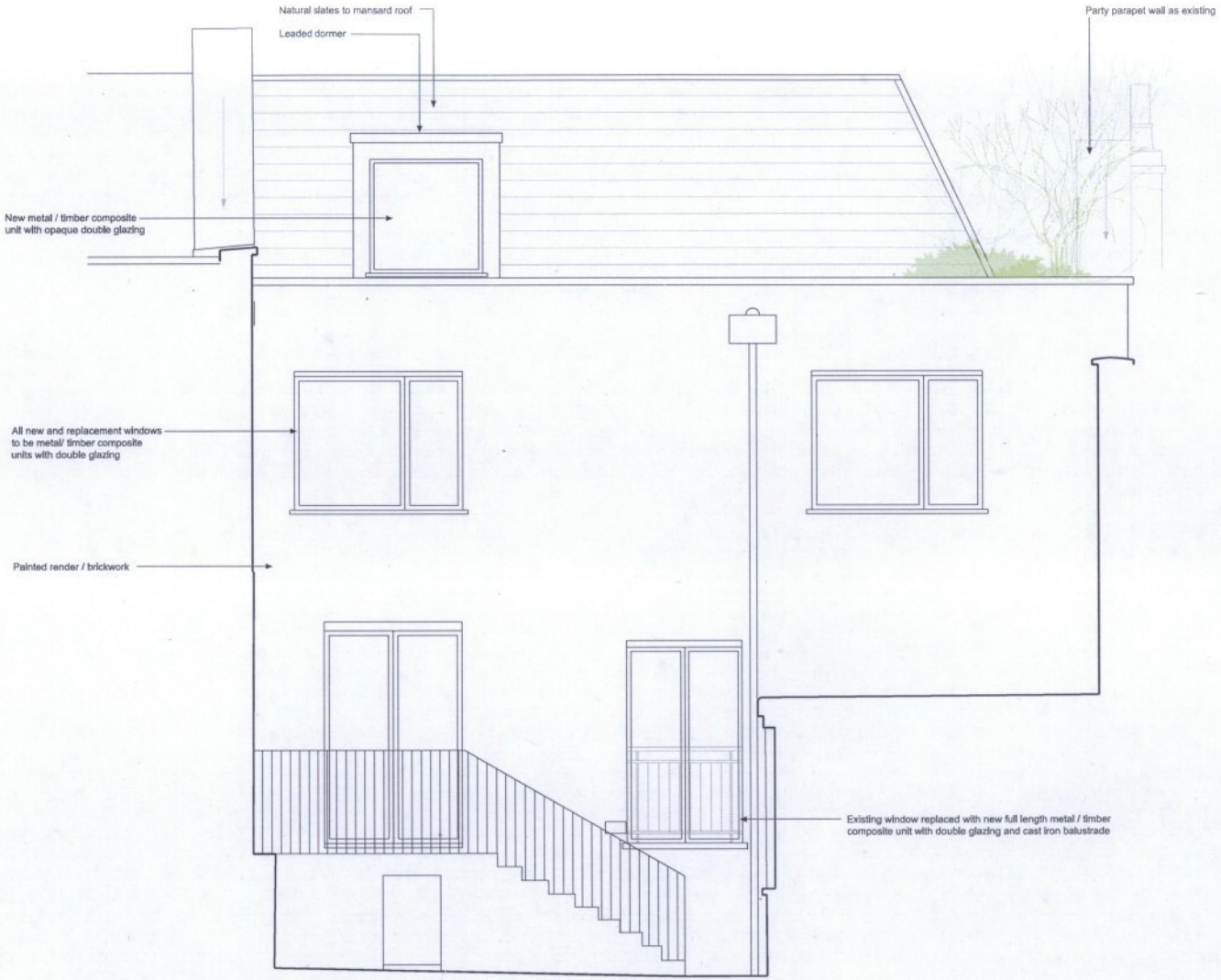
Project 2 Montagu Mews West

Drawing Title **Existing Rear Elevation (E2)**

Scale	Paper Size	Date	Project No	Drawing No	Rev
1:25 / 1:50	A1 / A3	02.07.14	1407	A1101	02



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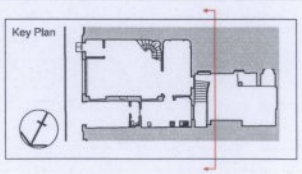
Key Plan



Rev	Date	Reason for Issue
03	20.10.15	For Planning Application
02	18.06.15	For Planning Application
01	26.01.15	For Planning Application
00	13.01.15	For Planning Application

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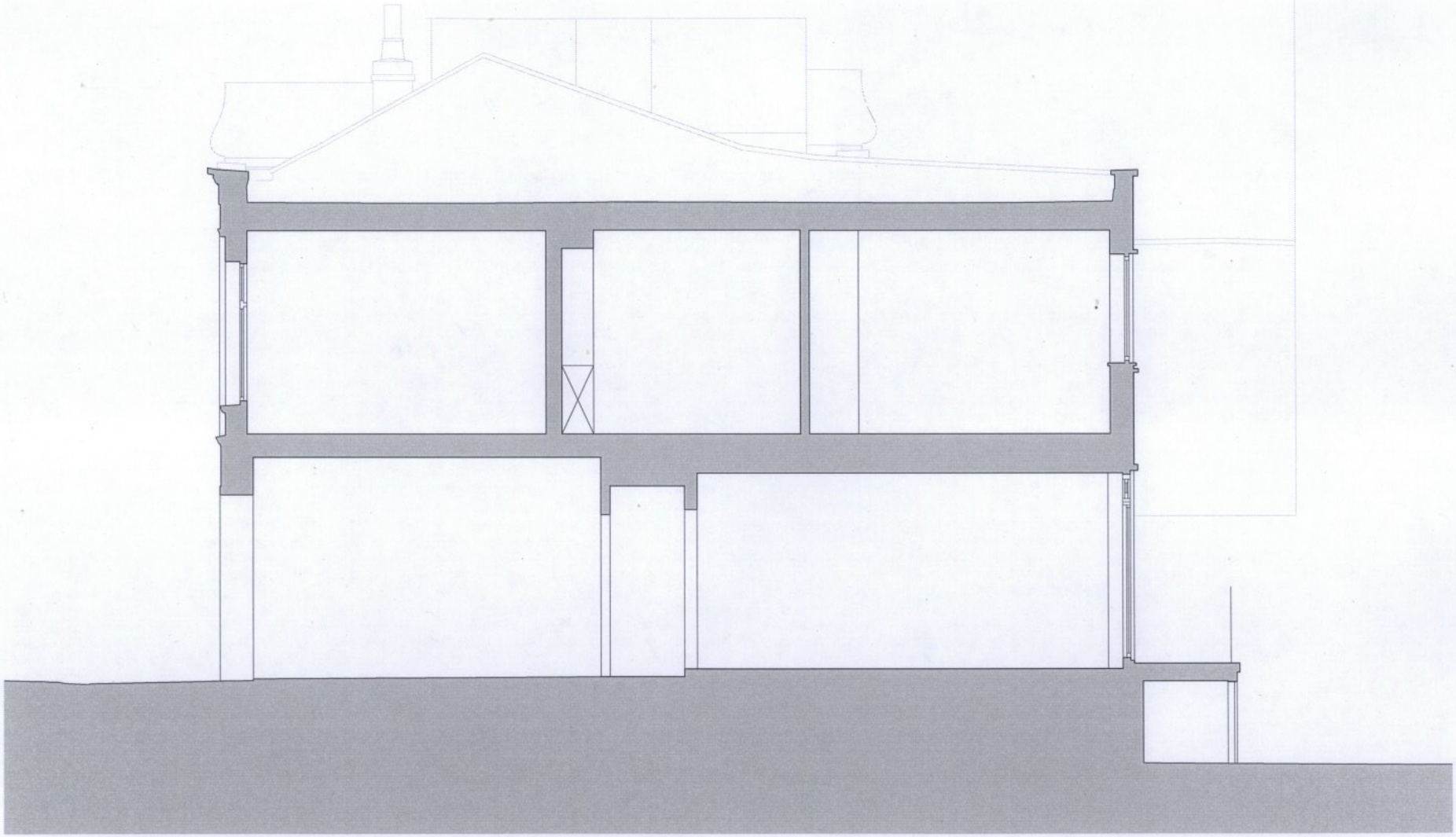
Project 2 Montagu Mews West

Drawing Title **Proposed Rear Elevation (E2)**

Scale	Paper Size	Date	Project No	Drawing No	Rev
1:25 / 1:50	A1 / A3	13.01.15	1407	PA2_2101	03



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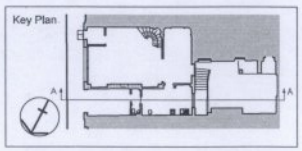
Key Plan



Rev	Date	Reason for Issue
02	20.10.15	For Planning Application
01	03.07.14	For Permitted Development
00	-	Not Issued

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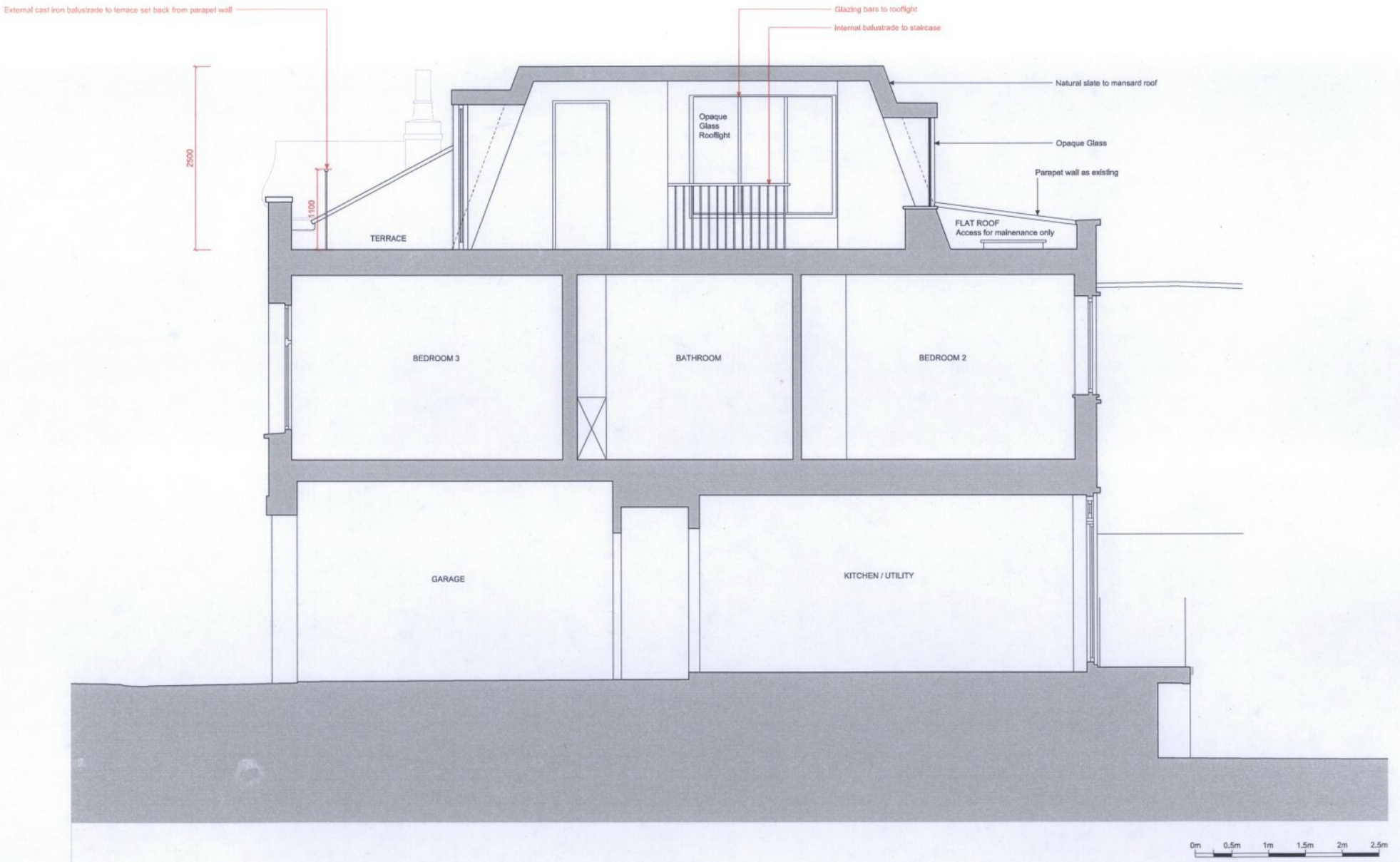
Project 2 Montagu Mews West

Drawing Title **Existing Section AA**

Scale	1:25 / 1:50	Project No	Drawing No	Rev
Paper Size	A1 / A3	1407	A1200	02
Date	30.06.14			



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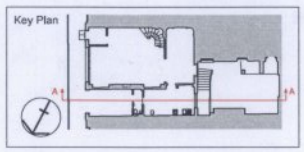

Rev	Date	Reason for Issue
04	20.10.15	For Planning Application
03	10.09.15	Updated For Planning Application
02	18.06.15	For Planning Application
01	26.01.15	For Planning Application
00	13.01.15	For Planning Application

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Project 2 Montagu Mews West

Drawing Title **Proposed Section AA**

Scale	1:25 / 1:50	Project No	Drawing No	Rev
Paper Size	A1 / A3	1407	PA2_2200	04
Date	13.01.15			