

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 10 November 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Regent's Park	
<b>Subject of Report</b>	<b>7 Denning Close, London, NW8 9PJ</b>		
<b>Proposal</b>	Demolition of existing single family dwelling and construction of new single family dwelling with basement and attic conversion.		
<b>Agent</b>	Mr Guy Stansfeld		
<b>On behalf of</b>	Mr & Mrs Imran Moola		
<b>Registered Number</b>	15/02696/FULL	<b>TP / PP No</b>	TP/10352
<b>Date of Application</b>	04.03.2015	<b>Date amended/ completed</b>	08.04.2015
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	St John's Wood		
<b>Development Plan Context</b> - 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		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

Grant conditional permission.





7 DENNING CLOSE, NW8

## 2. SUMMARY

Planning permission is sought for the demolition of the existing two storey dwellinghouse and the construction of a new single dwellinghouse with two storeys plus a basement and an attic conversion. The proposal has attracted a number of objections from neighbouring residents on the grounds of the impact of construction works on their amenities, especially regarding the potential access issues generated by construction vehicles attending the site.

The key issues are:

- The impact of the new building upon the character and appearance of this part of the St John's Wood Conservation Area.
- The impact on the amenities of neighbours.

The proposal once built would preserve the character and appearance of this part of the St John's Wood Conservation Area. Conditions are recommended to secure an updated Construction Management Plan and limit the hours of building work to seek to address neighbours concerns as far as practicable. Subject to these conditions, the proposal would accord with the UDP and City Plan policies and therefore approval is recommended.

## 3. CONSULTATIONS

### ST JOHN'S WOOD SOCIETY

No objection subject to comments of neighbours. Please refer to Arboricultural Manager. We are pleased to see CSH level 5 is proposed. Is there light pollution for neighbours from ornamental lighting?

### BUILDING CONTROL

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

### ARBORICULTURAL MANAGER

No objection to the proposal but suggests that further details of tree protection and management are provided under condition. With specific reference to T13, these should include details of more robust tree protection, soil amelioration to mitigate compaction and root loss, a flexible bracing system and an amended pruning specification.

### HIGHWAYS PLANNING MANAGER

Acceptable on transportation grounds. Car parking is retained and cycle parking and waste storage provision is shown. No objection to the Construction Management Plan.

### ENVIRONMENTAL HEALTH

Objection to the bedroom in basement labelled "Staff Bedroom" not receiving sufficient natural light as required by the Housing Act. Concern this will be the main living accommodation for staff which would be unacceptable. Also concerns about means of escape because occupiers of bedrooms would have to pass through the highest risk area i.e. the kitchen in order to escape. Plant acceptable subject to standard noise conditions.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 18; Total No. of Replies: 5.

Objections from four neighbours, and a representative of a further neighbour making representations on behalf of one of those neighbours and the Directors of the Management Company for Denning Close on one or all of the following grounds.

#### Townscape/Design

- Roof line too high when compared with existing property and neighbouring properties.
- Out of keeping with neighbouring properties in appearance and size.
- Overdevelopment of site. Larger than others in Denning Close and much greater than existing building.
- Bulk incompatible with surrounding buildings.

#### Amenity

- Noise levels from plant. Acoustic report does not consider impact on No.6.
- Proposal uncomfortably close to 7 Melina Place.

#### Other Matters

- Adverse impact on structural stability and drainage.
- Concern at removal of wall between No. 6 and No.7 for piling work.
- Concern about CMP arrangements for deliveries, loading and unloading.
- Lack of information in CMP about number of vehicle movements.
- Concerns regarding access to Denning Close during construction especially for emergency vehicles.
- Would block access to No.6 when deliveries take place.
- Concern for safety of pedestrians and children during the works.
- A parking audit of Denning Close has been submitted by resident in support of their objections. They cite this as demonstrating the access problems which would be encountered by construction vehicles and the access and safety issues this would result for pedestrians and cyclists. Concerns are also raised that the applicant's Construction Management Plan does not adequately address these issues.
- Congestion on Hall Road which will be caused during construction adding to current problem.
- CMP unrealistic.
- No consultation by developer with neighbours.

ADVERTISEMENT/SITE NOTICE: Yes

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

No. 7 Denning Close is a two storey unlisted building located within a private close within the St John's Wood Conservation Area.

### 4.2 Planning History

Permission was granted on 07.05.2013 for the erection of a single storey side extension and the excavation of the garden to house a swimming pool, conservatory extension to rear, first floor rear extensions, and associated external alterations including vents in connection with pool plant (Ref 12/08073/FULL). This has not been implemented.

## 5. THE PROPOSAL

Planning permission is sought for the demolition of the existing two storey single family dwelling and the construction of new single family dwelling with two storeys plus a basement and an attic conversion.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

The principle of additional residential floorspace in land use terms is supported by Policy H3 of the UDP.

### 6.2 Townscape and Design

The buildings within Denning Close are later 20th century buildings of relatively limited architectural quality. There is a unified terrace of properties to the west side of the street, and more irregularly sited properties elsewhere, though they have a certain unity of appearance based on consistent use of a limited range of materials, principally red brick and tiling to roofs. The application property is a fully detached property. Given the set back from Hall Road, the relatively heavy tree cover in the area, and the relative low height of the buildings, the properties on Denning Close do not have a significant townscape impact except from views within the street in Denning Close itself. In these circumstances, and particularly given that the building is a freestanding structure and not part of the unified terrace within Denning Close, its demolition and rebuilding is considered acceptable in principle, subject to a suitable replacement building.

Aside from the enlarged roof structure proposed to the new building, the new development otherwise largely follows the general form, materials and detailing of the existing building on site. Though a large new extension is proposed to ground floor level on the south side of the building, this largely reflects an earlier approval of an extension to this location and as such, and as it is particularly discreetly sited, this enlargement of the footprint is uncontentious. This will ensure that the main body of the new building will integrate successfully into the Denning Close townscape. Conditions are attached to ensure the materials are appropriate for this context. The basement will have little impact upon the appearance of the building, with the rooflights set directly behind the building in the heavily planted rear garden area.

With regards to the enlarged roof structure proposed, though this will give the building a greater presence and massing in the street scene of Denning Close, it is not considered unacceptable. The northern-eastern section of the roof level which is the closest to the street within Denning Close will retain a relatively low height roof structure, with the higher element set further back. The overall height will be no larger than that of the run of terraced houses to the immediate north in Denning Close, and though the roof is significantly higher and bulkier than at present, this aspect does not have such an impact upon the character and appearance of the building to warrant a refusal of permission.

Overall, the replacement of the building is considered acceptable, and the new building proposed is considered a suitable replacement for this site. The application is therefore considered acceptable in design and townscape terms.

The proposal would be consistent with Policies DES1, DES5 and DES9 of the UDP and Policies S25 and S28 in the City Plan.

### 6.3 Residential Amenity

The proposed building largely sits within the same envelope of the existing building above ground level with the exception of the ground floor side extension and the conversion of the attic which results in a more substantial and higher roof form. Because of the detached nature of the property, these additions will not have a significant impact on the amenity of surrounding properties in terms of sense of enclosure and loss of sunlight/daylight.

The proposal does not involve the addition of any windows that would introduce any significant overlooking.

Objections have been received with regard to the noise created by the plant and the fact that the acoustic report did not consider the impact on No. 6. The acoustic report has been assessed and approved by Environmental Health and has measured the impact on the nearest noise sensitive location to the proposed plant as required by the City Council's noise conditions. It is assumed that if the noise impact is acceptable at the nearest noise sensitive window it will be at noise sensitive locations further away.

Accordingly, the proposal would be consistent with Policy ENV13 of the UDP and Policy S29 of the City Plan.

#### **6.4 Transportation/Highways**

The off street car parking will be retained as part of the proposal and cycle storage and waste storage is included in the plans. On this basis, the Highways Planning Manager has no objection to the proposal on transportation grounds. A number of objections have been received relating to access and transportation but these relate to temporary issues during the construction of the scheme and are dealt with in Section 6.11 below.

#### **6.5 Equalities and Diversities**

No change to access arrangements into this house.

#### **6.6 Economic Considerations**

Not relevant in the determination of this householder application.

#### **6.7 London Plan**

This proposal raises no strategic issues.

#### **6.8 Central Government Advice**

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

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

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

#### **6.9 Planning Obligations**

Not relevant in the determination of this householder application.

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

The City Council's Arboricultural Manager has no objection to the proposal but suggests that further details of tree protection and management are provided. With specific reference to T13, these should include details of more robust tree protection, soil amelioration to mitigate compaction and root loss, a flexible bracing system and an amended pruning specification. These details will be required by conditions attached to any planning approval granted.

## **6.11 Other Matters**

### **Basement Excavation**

In terms of the progression of our policy towards basements, the City Council recently adopted its Supplementary Planning Document (SPD) 'Basement Development in Westminster' on 24 October 2014. The SPD provides detailed advice and clarification on how current policy is implemented in relation to basement development. It does not introduce any additional restrictions on basement development above and beyond the precautionary approach that the City Council had already adopted in response to such development.

The Draft Basements Policy remains the subject of consultation and has not yet been adopted. It is this document which will provide a specific basement policy and it will form part of the local plan (replacing the UDP) in due course. It has some, but only very limited, legal weight (known as material weight or a material consideration). It will not gain more legal weight until after consultation and amendment and will need to be tested at an independent examination before formal legal adoption.

The new basements policy may introduce restrictions on basement excavations provided there is a valid planning reason for doing so, but, as explained above, it has to go through a formal process including an examination in public by an independent Inspector and then legal adoption and it is not, therefore, likely to be formally adopted until early 2016.

In this case concern has been raised by residential occupiers of neighbouring properties over the potential impact of the basement excavation on the structure and foundations on adjoining properties.

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 seek 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.

An objection has been received from a neighbour concerned about the structural implications of the proposed basement on the foundations of neighbouring buildings and on the potential implications for drainage. Building Control advise that the structural approach for the construction of the proposed basement is acceptable. The existence of groundwater has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible.

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 Management**

Objections have been received relating to the submitted Construction Management Plan (CMP). These include concern about the arrangements for deliveries, loading and unloading, lack of information in the plan about the number of vehicle movements, concerns regarding access to Denning Close during construction especially for emergency vehicles and particularly to No.6, concern for safety of pedestrians and children during the works, concern that congestion on Hall Road will be increased and objections to the CMP on the basis it is unrealistic. A parking audit of Denning Close has been submitted by a resident in support of their objections. They cite this as demonstrating the access problems which would be encountered by construction vehicles and the access and safety issues this would result for pedestrians and cyclists. Concerns are also raised that the applicant's CMP does not adequately address these issues.

The submitted CMP does show how the impact of the demolition and construction at the property will be minimised, however, it does not fully cover all of the requirements laid down in the standard CMP condition therefore it is recommended that condition is attached to any permission so that a detailed comprehensive plan is submitted and approved prior to work on site commencing. This should provide further clarification in terms of arrangements for deliveries and a construction programme.

The loading/unloading area for the scheme is located within the boundary of the property so this should mean that any blocking of access should be limited and temporary. The plan

states that banksmen will be in position for all deliveries and that the safe passage of pedestrians and cyclists will be ensured at all times.

The residents' concerns about the impact of the construction works on their amenities are well understood. However, it is considered that the CMP is reasonable and has attempted to mitigate the impact of the works on neighbours. The Highways Planning Manager has assessed the CMP and raises no objections to it. As stated above, the standard condition requiring a detailed CMP is recommended for completeness to ensure all issues are covered.

### **6.13 Conclusion**

It is therefore recommended that conditional permission is granted.

## **BACKGROUND PAPERS**

1. Application form.
2. Email from St John's Wood Society dated 9.04.15
3. Email from Building Control dated 16.04.15.
4. Memorandum from Arboricultural Manager dated 1.06.15
5. Memorandum from Highways Planning Manager dated 14.04.15
6. Email from Environmental Health dated 21.04.15
7. Letter from owner/occupier of 2 Denning Close dated 22.4.2015.
8. Letter from representative of owner of 6 Denning Close dated 20.4.2015
9. Letter from owner/occupier of 9 Denning Close dated 23.4.2015 with attachment
10. Letter from owner/occupier of 10 Denning Close dated 15.4.2015
11. E-mail from owner of 7 Melina Place dated 1.05.2015

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT NATHAN BARRETT ON 020 7641 5943 OR BY E-MAIL – [nbarrett@westminster.gov.uk](mailto:nbarrett@westminster.gov.uk)

**DRAFT DECISION LETTER**

- Address:** 7 Denning Close, London, NW8 9PJ
- Proposal:** Demolition of existing single family dwelling and construction of new single family dwelling with basement and attic conversion.
- Plan Nos:** Site Location Plan; GSA915-PL01; GSA915-PL02; GSA915-PL03; GSA915-PL04; GSA915-PL05; GSA915-PL06; GSA915-PL07; GSA915-PL08; GSA915-PL09; GSA915-PL10; GSA915-EX01; GSA915-EX02; GSA915-EX03; GSA915-EX04; Code for Sustainable Homes Preliminary Statement; Planning Statement; Design and Access Statement; Arboricultural Report; Construction Management Plan; Construction Method Statement (for information only) ; Acoustic Report; Photographs.
- Case Officer:** Richard Langston **Direct Tel. No.** 020 7641 7923

**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 2018 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 St John's Wood 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 You must apply to us for approval of samples of the facing materials you will use, including glazing and including materials for the flue, 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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 The new windows shall be formed in white painted timber

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 St John's Wood 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)

- 6 You must apply to us for approval of a section drawing showing the projection of the solar pv and solar thermal panels from the roofslope adjacent. 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 this drawing. (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 St John's Wood 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 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood 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 **Pre Commencement Condition.** Notwithstanding your submitted Construction Management Plan, 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 as local planning authority. 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 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.

- 9 **Pre Commencement Condition.** Notwithstanding your submitted Arboricultural Report (Appendix D dated January 2015) you must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing 220917-P-22 of that Report;. 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.

Reason:

To protect the trees and the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R31DC)

- 10 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 1 year 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 5 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the

character and appearance of this part of the St John's Wood Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

- 11 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
  - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
  - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
  - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
  - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
  - (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
  - (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
  - (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
  - (i) The proposed maximum noise level to be emitted by the plant and equipment.

**Reason:**

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of

Westminster's City Plan: 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.

- 12 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.

**Informative(s):**

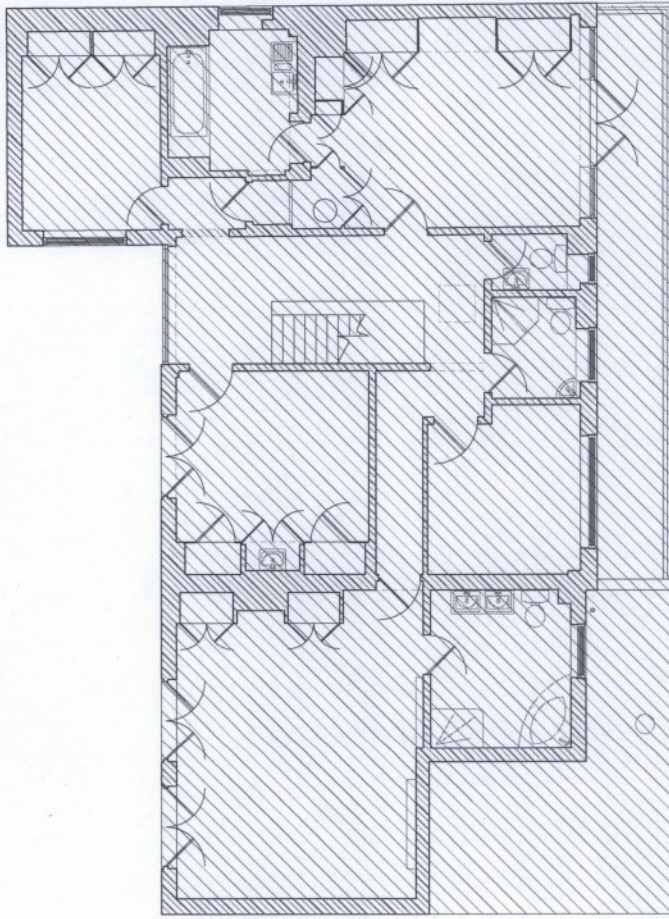
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic 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 In relation to Condition 9 and with specific reference to T13 (as designated in your Arboricultural Report dated January 2015) the details should include a more robust tree protection, soil amelioration to mitigate compaction and root loss, a flexible bracing system and an amended pruning specification.
- 3 As part of Condition 10 you should include planting to mitigate the loss of the two small trees and several significant shrubs on site.



**DEMOLITION**

<b>GUY STANFELD ARCHITECTS LIMITED</b>	
Project No:	<b>7 DENNING CLOSE, NW8</b>
Client:	GS
Date:	24 FEB 2015
Drawn by:	GS
Checked by:	GS
Scale:	1:100 @ A3
<p><b>EXISTING GROUND FLOOR PLAN</b></p>	
<p>918 DENNING ROAD LONDON NW8 1BZ www.stanfild.com  T: +44 20 8662 8606 F: +44 20 8662 8777 info@stanfild.com</p>	
<p><small>PLEASE NOTE: Do not scale, use figures, dimensions only. All dimensions to be verified on site prior to the commencement of any work or the production of any other relevant information in any other relevant information. This drawing to be read in conjunction with all related Architect and Engineer's drawings and any other relevant information.</small></p>	



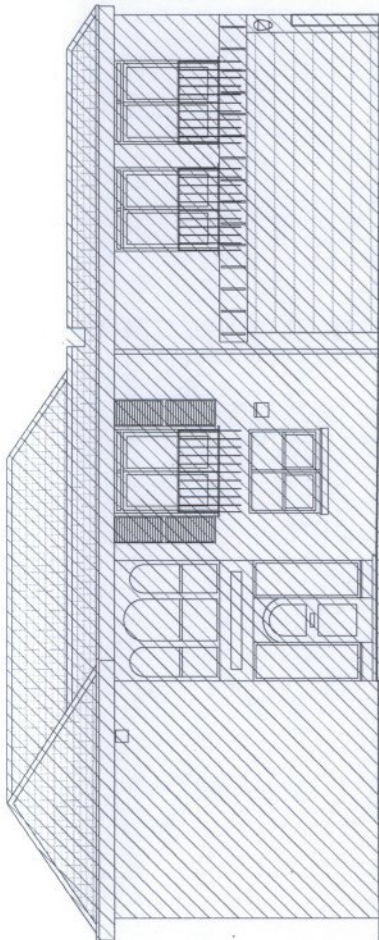


DEMOLITION

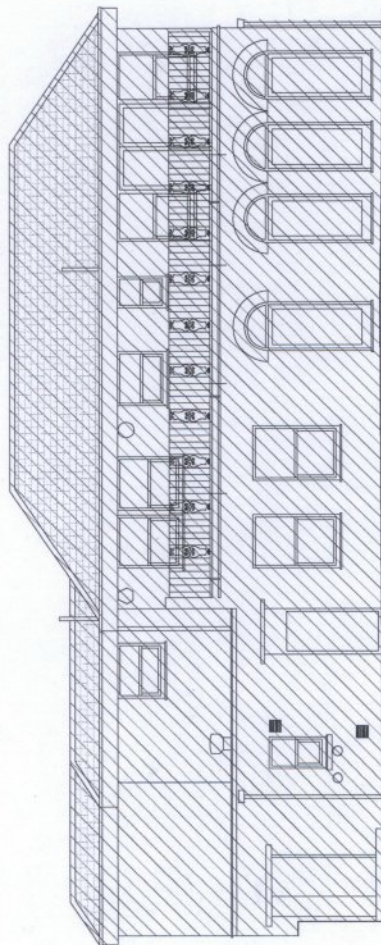


10 meters

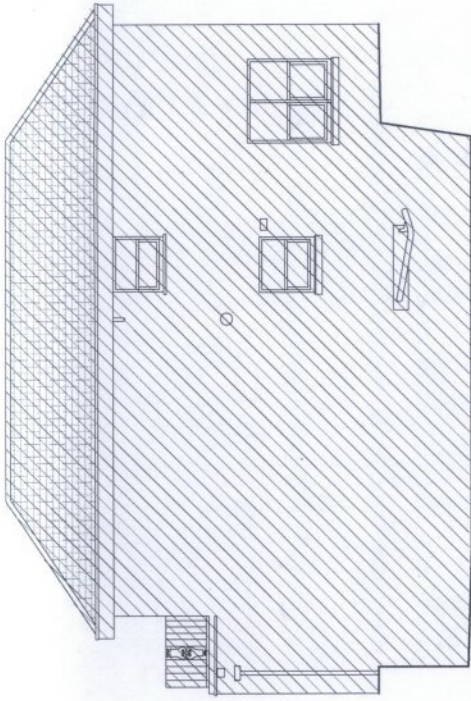
<p><b>GUY STANSFELD ARCHITECTS LIMITED</b></p>	
<p>Project No: <b>7 DENNING CLOSE, NW8</b></p>	<p>Date: <b>24 FEB 2015</b></p>
<p>Client: <b>GS</b></p>	<p>Scale: <b>1:100 @ A3</b></p>
<p>Project Name: <b>EXISTING FIRST FLOOR PLAN</b></p>	<p>Project No: <b>GSA915-EX02</b></p>
<p><small>Do not scale, use figure dimensions only. All dimensions to be verified on site prior to the commencement of any work on this project. If any discrepancy is noted, the drawing to be held in conjunction with all related Architects and Engineers drawings and any other relevant information. NOTE: This drawing to be held in conjunction with all related Architects and Engineers drawings and any other relevant information.</small></p>	
<p><small>911 GUY STANSFELD ARCHITECTS LIMITED, 100 GUY STANSFELD ROAD, GUY STANSFELD, LONDON, N16 6JH. T: +44 (0)20 8862 6696. F: +44 (0)20 8862 6772. www.guystansfeld.com</small></p>	



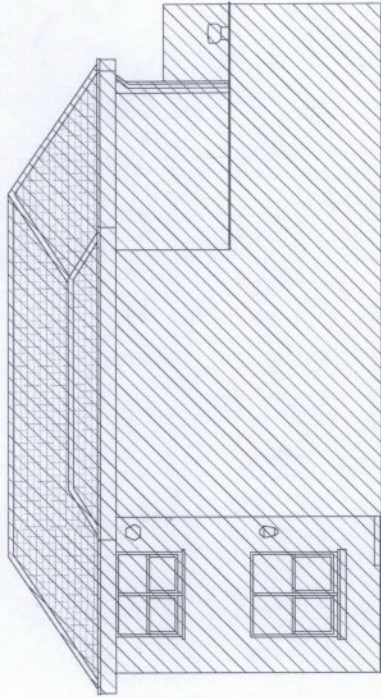
Datum: 37.00m.  
Elevation 1.



Datum: 37.00m.  
Elevation 3.



Datum: 37.00m.  
Elevation 2.



Datum: 37.00m.  
Elevation 4.

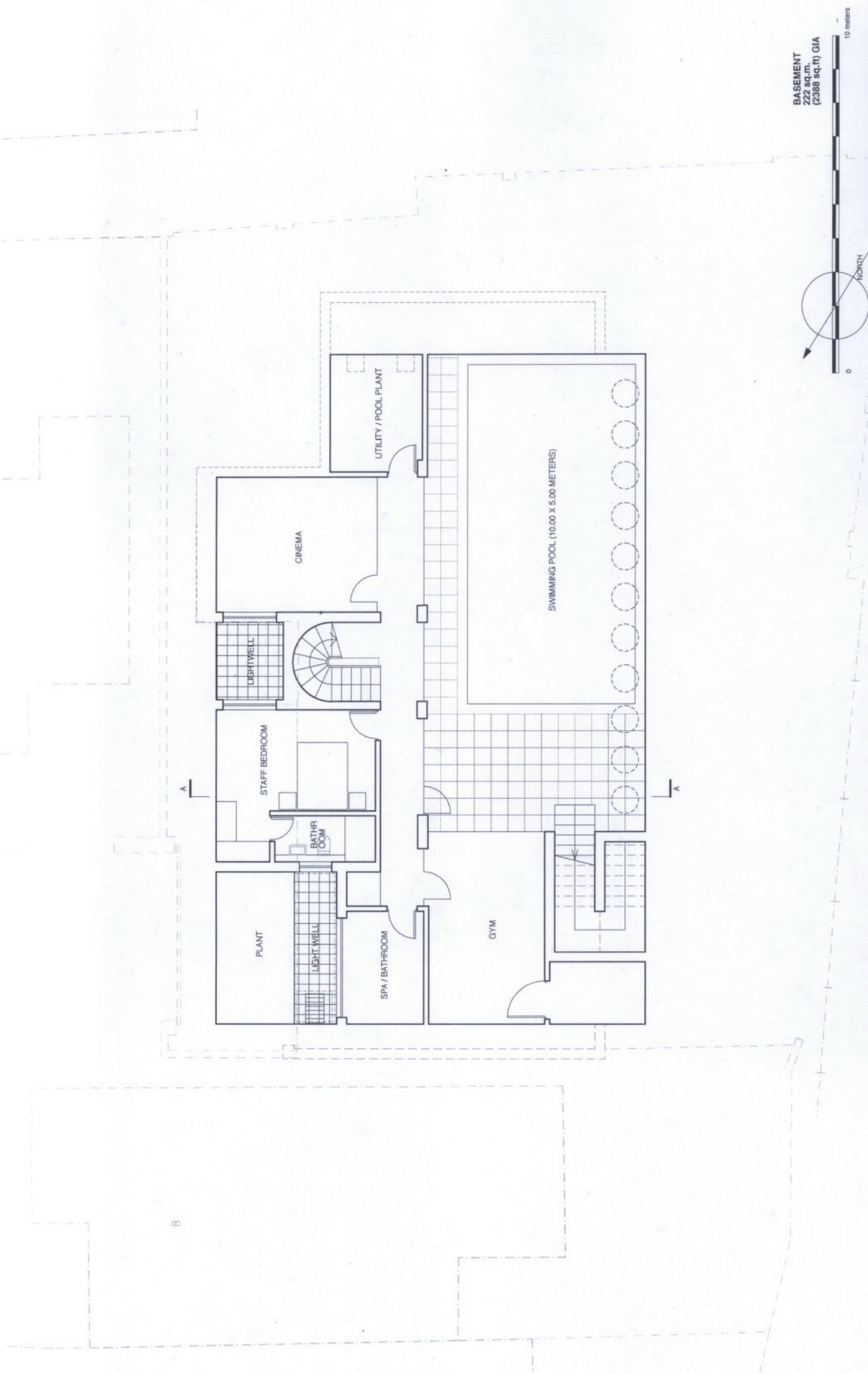


DEMOLITION

10 meters

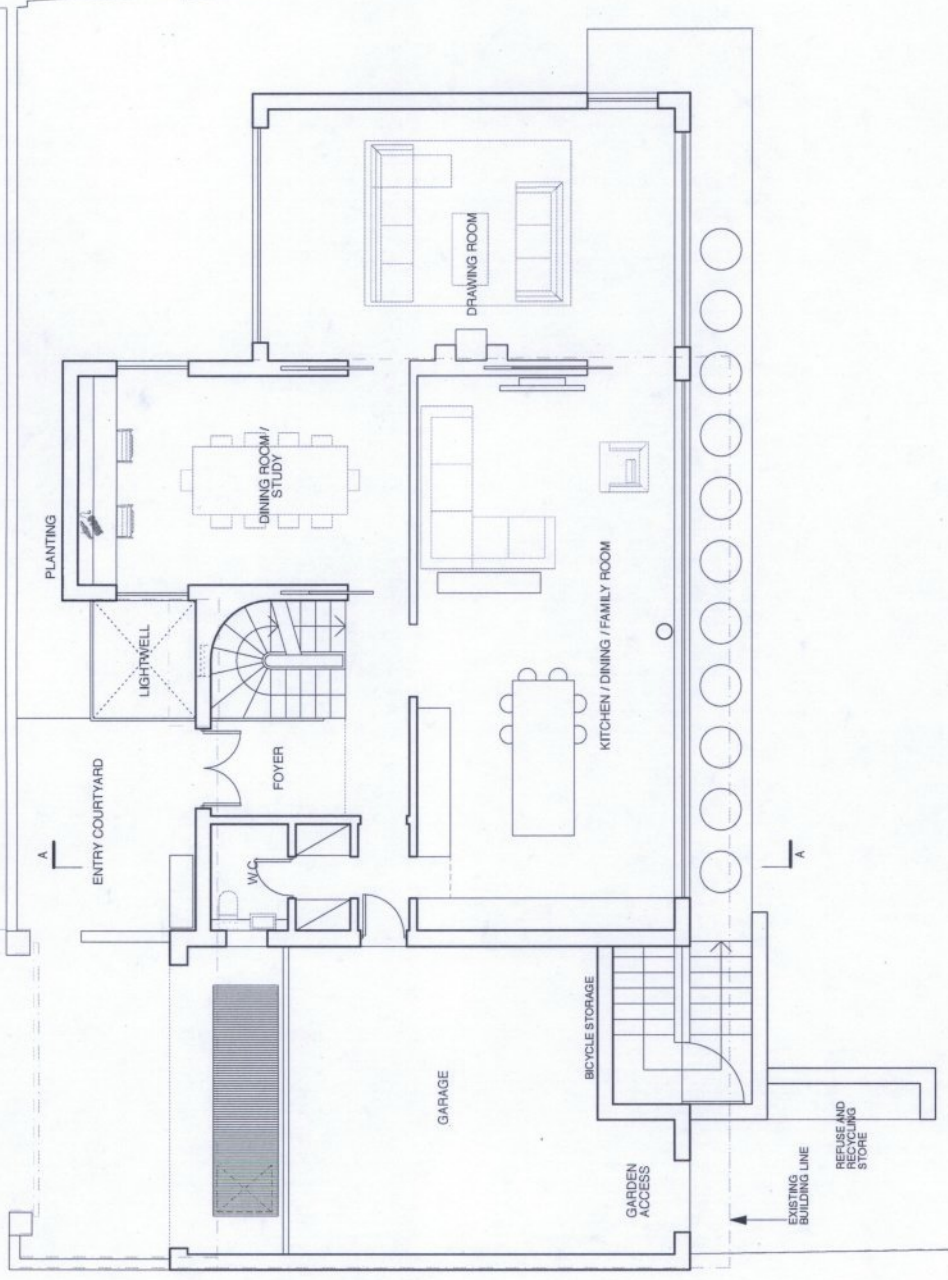


Project No.		Date		Client/Ref	
7 DENNING CLOSE, NW8		24 FEB 2015		GS	
Project Site		Drawing No.		Scale	
EXISTING ELEVATIONS		GS		1:100 @ A3	
<p>PLEASE NOTE: — Do not scale, use figured dimensions only. — All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. — This drawing to be read in conjunction with all related Architectural and Engineer's drawings and any other relevant information.</p>					
<p>GUY STANSFELD ARCHITECTS LIMITED          318 KENSAL ROAD LONDON, W10 6EZ www.stansfeld.com          T. +44 20 8962 8868 F. +44 20 8962 8177 guy@stansfeld.com</p>					
<p>GS/915-EX04</p>					



**BASEMENT**  
222 sq.m.  
(2388 sq.ft) GIA

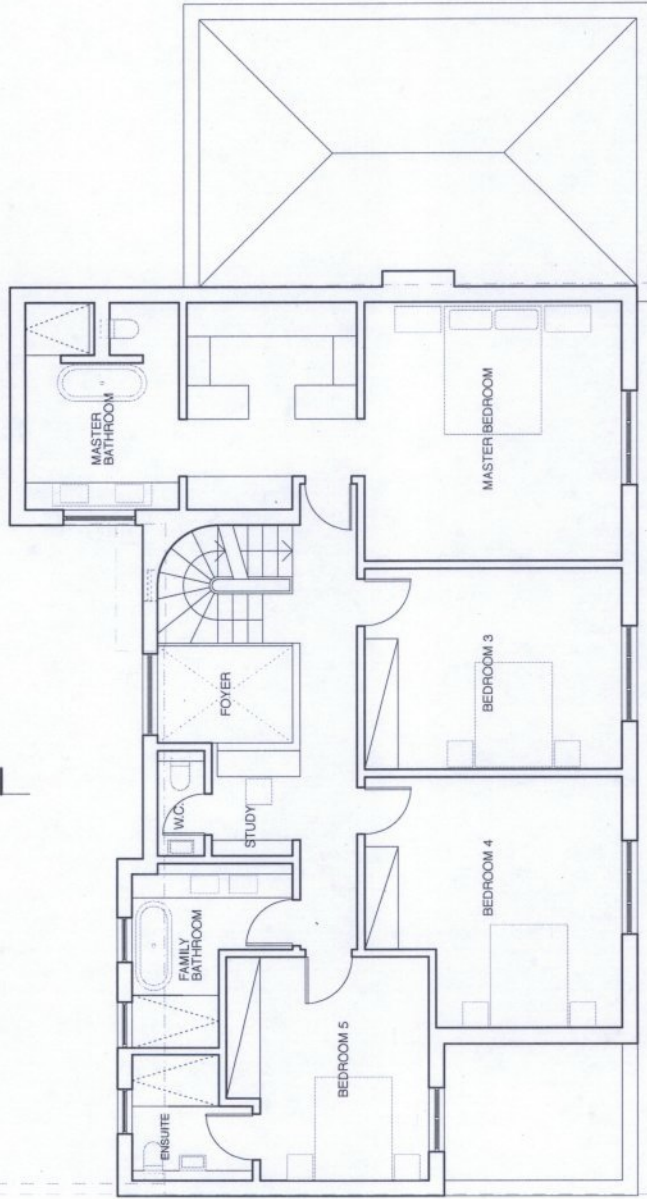
<b>GUY STANFELD ARCHITECTS LIMITED</b>	
<b>7 DENNING CLOSE, NW8</b>	<b>PROPOSED BASEMENT FLOOR PLAN</b>
Project No.	Client
GS	24 FEB 2015
Drawn by	Checked by
	1:100 @ A3
<b>GSA915-PL01</b>	
<small>PLEASE NOTE: This plan shall only be used in conjunction with the accompanying drawings and any other relevant information. The drawing to be used in conjunction with all relevant Architect's and Engineer's drawings and any other relevant information.</small>	
<small>918 KENSAL ROAD, LONDON W10 0PZ www.guyandstanfeld.com T: +44 20 8962 8960 F: +44 20 8962 8777 guy@stanfeld.com</small>	



GROUND FLOOR  
195 sq.m.  
(2100 sq.ft.) GIA



GUY STANFELD ARCHITECTS LIMITED	
Project No.	GS-24 FEB 2015
Client	7 DENNING CLOSE, NW8
Drawn by	PROPOSED GROUND FLOOR PLAN
Scale	1:100 @ A3
Date	24 FEB 2015
Project Name	GSA915-PL02
<small>PLEASE NOTE: Do not scale, use figured dimensions only. All dimensions to be verified on site prior to the commencement of any work or the production of any other relevant information. This drawing to be read in conjunction with all related Architects and Engineers drawings and any other relevant information.</small>	
<small>318 KENSAL ROAD, LONDON, W10 8BZ www.stanfild.com T: +44 20 8852 8866 F: +44 20 8852 8777 guy@stanfild.com</small>	

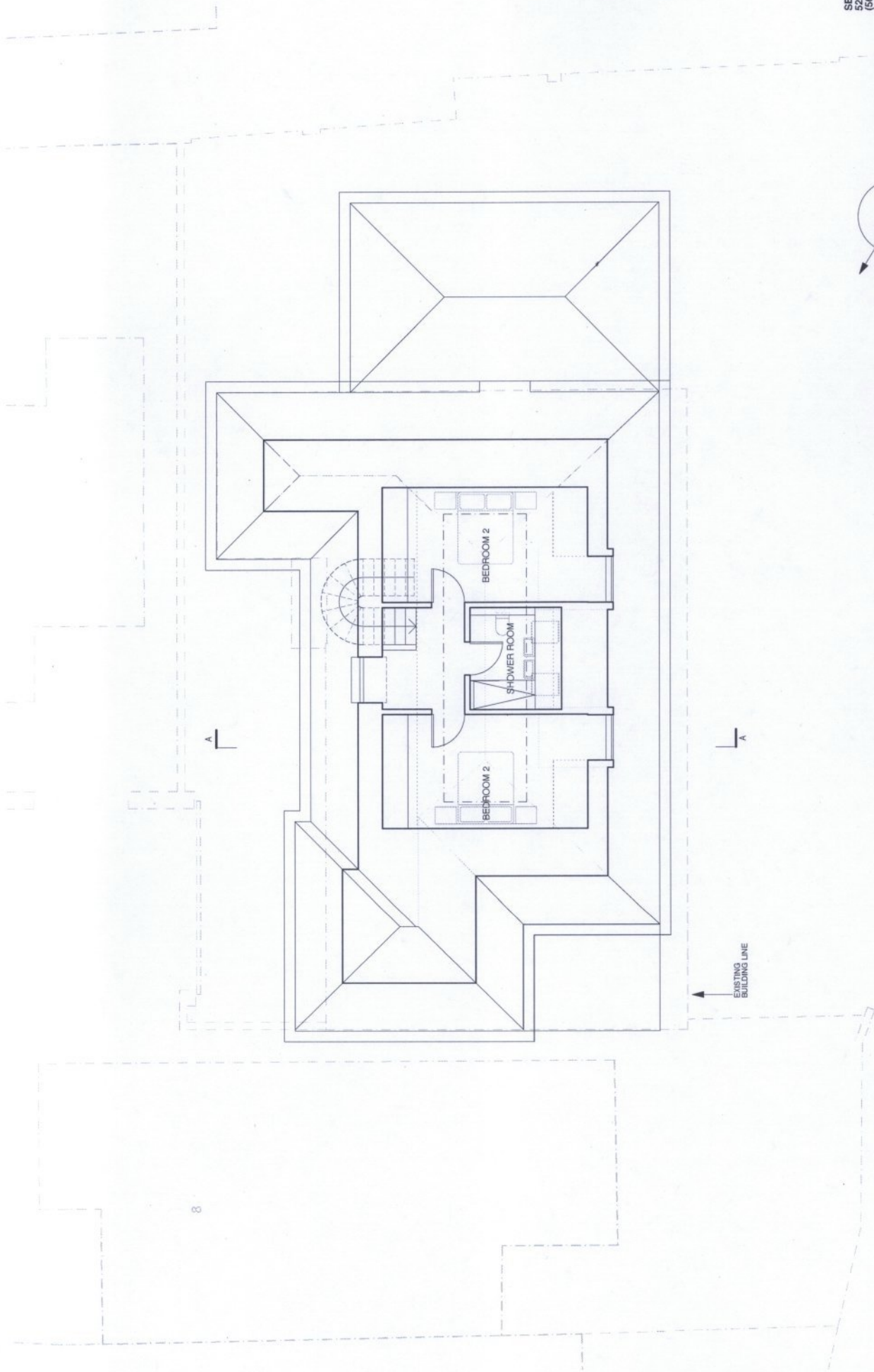


FIRST FLOOR  
 155 sq.m.  
 (1670 sq.ft.) GIA



10 meters

GUY STANSFELD ARCHITECTS LIMITED	
Project No	7 DENNING CLOSE, NW8
Client	GS
Date	24 FEB 2015
Scale	1:100 @ A3
PROPOSED FIRST FLOOR PLAN	
PLEASE NOTE: --- Do not scale, use figured dimensions only. --- All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. --- This drawing to be read in conjunction with all related Architects and Engineer's drawings and any other relevant information.	
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SECOND FLOOR  
52 sq.m  
(560 sq.ft.) GIA

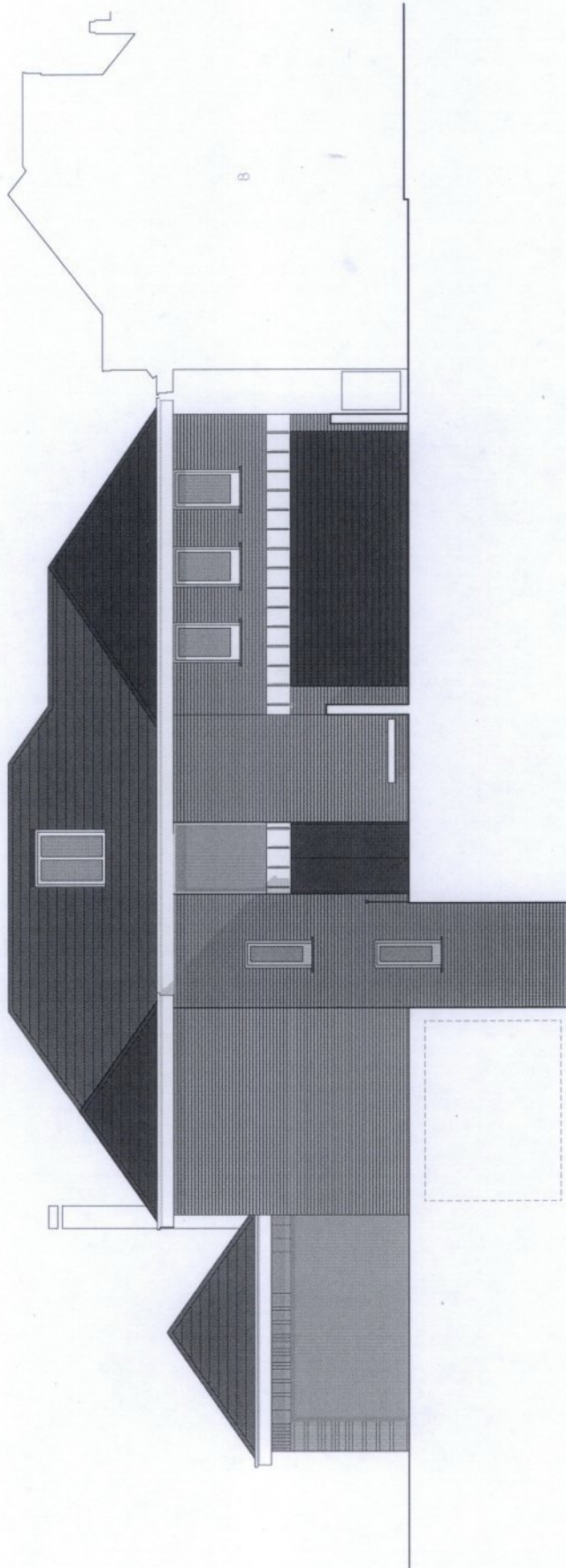


10 meters



<b>GUY STAMSFELD ARCHITECTS LIMITED</b> <small>Company Number</small>	
<small>Project No.</small> <b>7 DENNING CLOSE, NW8</b>	<small>Date</small> <b>24 FEB 2015</b>
<small>Client</small> <b>GS</b>	<small>Scale</small> <b>1:100 @ A3</b>
<small>Project Name</small> <b>PROPOSED ATTIC FLOOR PLAN</b>	
<small>Project No.</small> <b>GSA915-PL04</b>	
<small>Address</small> <b>318 KENSAL ROAD LONDON W10 5JZ</b>	
<small>Website</small> <b>www.stamsfeld.com</b>	
<small>Phone</small> <b>T. +44 20 8562 8858 F. +44 20 8562 8777</b>	
<small>Email</small> <b>guy@stamsfeld.com</b>	

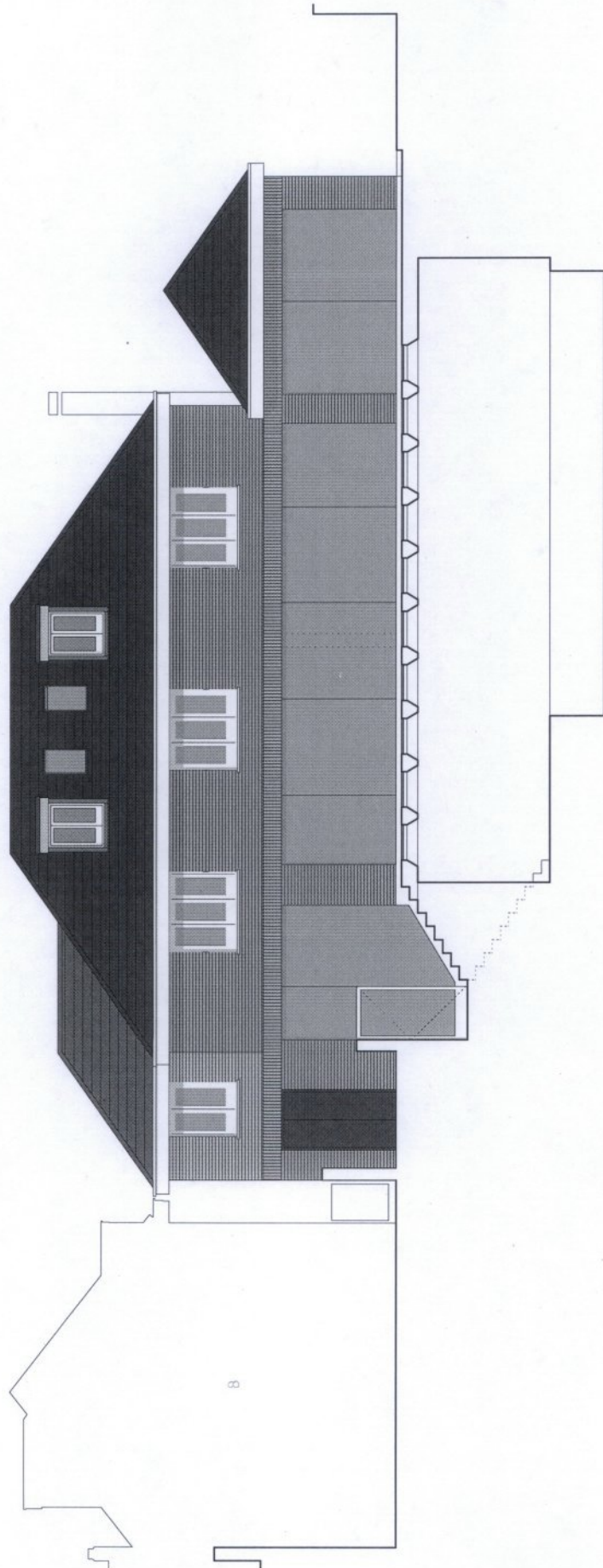
PLEASE NOTE: Do not scale. Use figured dimensions only. All dimensions to be verified on site prior to the commencement of any work or the production of any construction documents. This drawing is to be used in conjunction with all related documents and the Engineer's drawings or any other relevant information.



8



<b>GUY STANSFELD ARCHITECTS LIMITED</b>	
Project No.	24 FEB 2015
Drawing No.	GS
Drawing Title	7 DENNING CLOSE, NW6
Drawing Date	24 FEB 2015
Drawing Scale	1:100 @ A3
<b>PROPOSED FRONT ELEVATION</b>	
Project Reference: <b>GSA915-PL05</b>	
<small>PLEASE NOTE: — Do not scale, use listed dimensions only. — All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawings. — This drawing to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.</small>	
<small>310 KENSAL ROAD LONDON, W10 8JZ www.stansfeld.com T: +44 20 8962 8686 F: +44 20 8962 8777 guy@stansfeld.com</small>	



Project No		7 DENNING CLOSE, NW8	
Client Name		GUY STANSFELD ARCHITECTS LIMITED	
Drawn By	Date	Checked By	Scale
GS	24 FEB 2015		1:100 @ A3
Drawing Title		PROPOSED REAR ELEVATION	
<small>PLEASE NOTE</small> — Do not scale, use figured dimensions only. — All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. — The drawing to be read in conjunction with all related documents and Engineers drawings and any other relevant information.			
<small>318 KENSAL ROAD LONDON W10 6BZ www.stansfeld.com T. +44 20 8952 8668 F. +44 20 8952 8777</small>		<small>GSA915-PL06 www.stansfeld.com</small>	