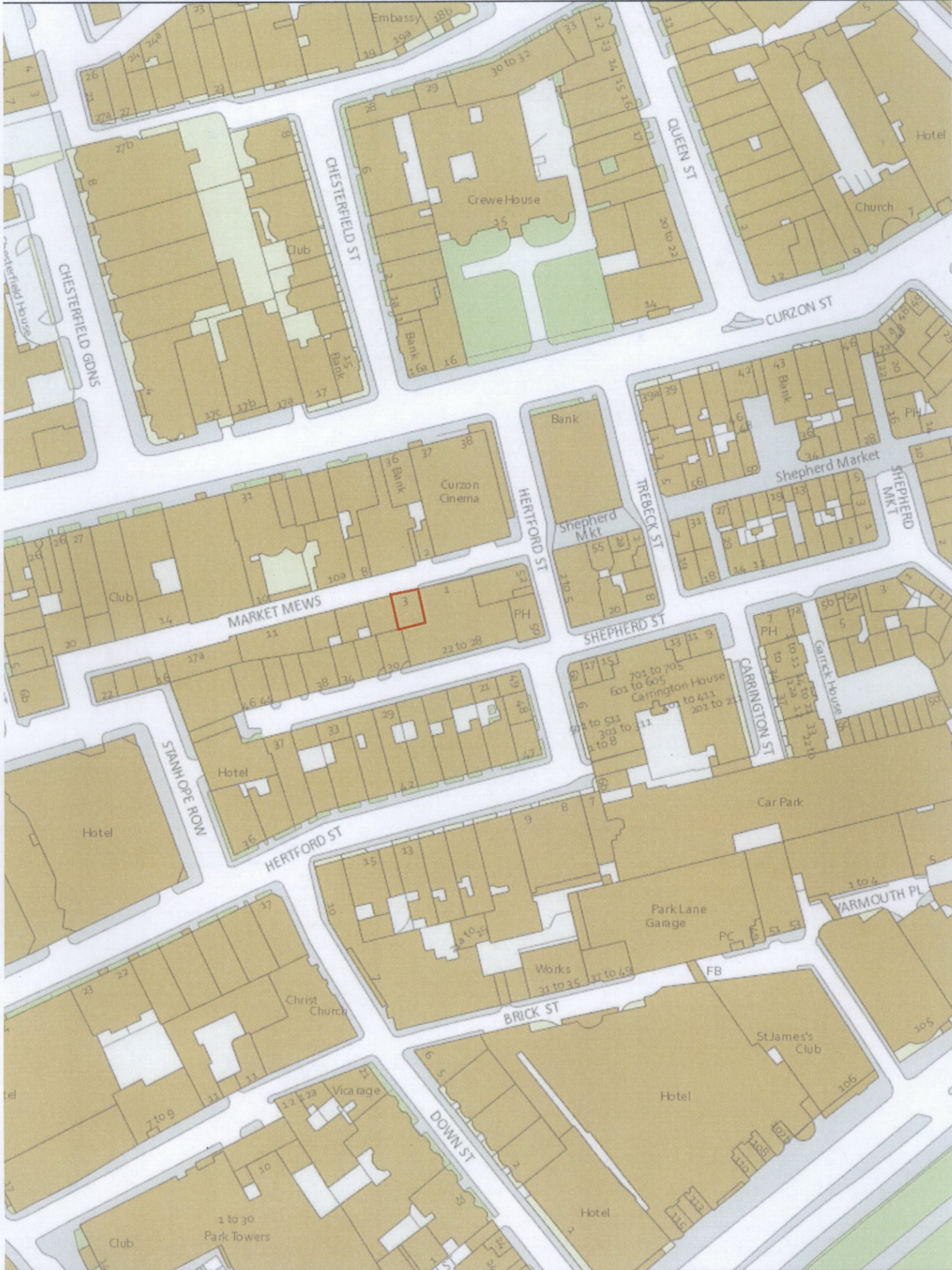


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 15 December 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	3 Market Mews, London, W1J 7BY		
Proposal	<ol style="list-style-type: none"> Alterations and extensions to the existing single family dwelling (Class C3) including excavation of single storey basement, erection of a rear extension at ground floor level, provision of a terrace at first floor level, raising the height of the rear closet wing and installation of air conditioning units within an enlarged rooftop plant enclosure (Scheme 1) Demolition of existing building and redevelopment to provide a single house on basement, ground and three upper floors including a rear terrace at first floor level and air condenser units within a rear basement lightwell (Scheme 2) 		
Agent	Savills		
On behalf of	S.C.I Victoria 2000		
Registered Number	15/04179/FULL (Scheme 1) 15/04180/FULL (Scheme 2)	TP / PP No	TP/13477 : PP-04188414
Date of Application	12.05.2015	Date amended/ completed	29.05.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		
Development Plan Context	<ul style="list-style-type: none"> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007 <p>Within London Plan Central Activities Zone</p> <p>Within Core Central Activities Zone</p>		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Scheme 1. Grant conditional permission.

Scheme 2. Grant conditional permission including a Grampian condition requiring details of arrangements for provision of alternative off-street parking.



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Data Source:

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3 MARKET MEWS, W1

2. SUMMARY

The application site is an unlisted single family dwelling house located within the Mayfair Conservation area. The building provides accommodation on ground to second floors, with an integral garage

Two applications have been submitted. The first proposes alterations and extensions to the existing building including the excavation of a new basement and rear extensions. The second scheme involves the demolition of the existing building and the erection of a new house on basement to third floors. No on-site parking is proposed.

The key issues for consideration are:

- The impact of the proposals upon the amenities of neighbouring residents.
- The impact of the works upon the character and appearance of the conservation area.
- The impact on on-street parking

For the reasons set out in the main report, the applications are considered acceptable in land use, amenity, design and townscape terms and comply with the relevant policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies. the applications are therefore recommended for approval.

3. CONSULTATIONS

Scheme 1

RESIDENTS' SOCIETY OF MAYFAIR AND ST JAMES'S:

No objection but remain concerned over basement excavations. Scheme should respect neighbours' amenity and take account of structural issues, hydrology and general disturbance. Long term impact on residential community needs to be identified. Question whether these concerns are sufficient to justify a recommendation for refusal.

HIGHWAYS PLANNING MANAGER:

No objection

ENVIRONMENTAL HEALTH:

No objection subject to appropriate conditions

BUILDING CONTROL:

No objection

THAMES WATER:

No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS:

No. Consulted: 101; Total No. of Replies: 4

Objections on the following grounds:

- Impact of works and construction vehicles on neighbouring businesses and residents
- Disturbance from noise and vibration as a result of basement excavation particularly as WW2 bomb craters elsewhere in the mews have been filled with concrete, which may extend beneath the application site.
- Unacceptable alterations to the ground floor facade and to position of entrance door.

ADVERTISEMENT/SITE NOTICE: Yes

Scheme 2

HISTORIC ENGLAND:

No objection- Council to determine as seen fit.

RESIDENTS' SOCIETY OF MAYFAIR AND ST JAMES'S:

No objection provided scheme complies with basement guidelines.

HIGHWAYS PLANNING MANAGER:

Objection- loss of off-street parking space will add to parking pressures.

ENVIRONMENTAL HEALTH:

No objection subject to appropriate conditions. Request a Site Environmental Management Plan (SEMP).

BUILDING CONTROL:

No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS:

No. Consulted: 98; Total No. of Replies: 3

The objections raised are the same as for Scheme 1 in relation to the impact of construction works and basement excavation:

- The proposed height and roofline not in keeping with the existing unified terrace of houses
- The proposed facing materials are out of character with other buildings within the Mews.
- Unacceptable increase in density/residential floorspace.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site, 3 Market Mews, is a single family dwelling comprising ground, first and second floors. The building is unlisted and located within the Mayfair Conservation area.

To the rear of the property there is a lightwell, accessed from the existing garage. A small rear terrace at first floor level is accessed from the landing. There is a high party wall (just below the main roof ridge height) on the rear boundary with 22-28 Shepherd Street.

4.2 Relevant History

None.

5. THE PROPOSAL

Scheme 1

Permission is sought for alterations and extensions to the existing dwelling (Class C3) including the excavation of a single storey basement, the erection of a rear extension at ground floor level, and the creation of a full width terrace at first floor level. The height of the

rear closet wing would be raised by 0.4 metres. Air conditioning units would be provided within an enlarged rooftop plant enclosure.

Alterations are also shown to the ground floor frontage, including modifications to the building entrance.

The scheme would provide a cinema, gym, cycle storage and shower room in the basement. The lightwell at ground floor levels would be in-filled to provide an en-suite shower room. The ground floor garage would be retained.

Scheme 2

Permission is also sought for the demolition of the existing building and for the redevelopment of the site to provide a dwelling house on basement, ground and three upper floors. A courtyard/lightwell would be created at the rear, which would accommodate air condenser units contained within a plant enclosure. A terrace would be created at rear floor level.

As with scheme 1, the basement would provide a cinema, gym and cycle storage. No off street parking would be provided. However, the scheme involves the provision of alternative off-street parking provision.

The scheme has been amended to amend details of the proposed facing materials, originally including bronze cladding, with brickwork.

6. DETAILED CONSIDERATIONS

6.1 Land Use

Both proposals increase the amount of residential floorspace, in accordance with UDP Policy H3 and City Plan Policy S14, and would provide a good standard of accommodation. Under scheme 2, mitigation measures are proposed in order to ensure that the replacement dwelling can achieve the acceptable internal noise levels for future occupiers. These measures will be secured by condition.

An objection has been received on the grounds that the redevelopment proposal would result in significant increase in floorspace and an unacceptable increase in residential density. However, as the provision of additional residential floorspace accords with adopted land use policies, and as only one dwelling would occupy the site, this objection cannot be supported.

6.2 Townscape and Design

Market Mews is a cobbled street, running east-west between Hertford Street and Pitt's Head Mews, within the Mayfair Conservation Area. The application property is part of a row of flat-roofed, three-storey, residential mews properties on the south side of the street. They were built in the latter half of the twentieth century, to a uniform design of little architectural ambition, and their plain rendered façades make a neutral contribution to the street and surrounding conservation area.

Neighbouring properties further west along the mews are of similar design but are faced with yellow brick. To the east is a much taller, brown brick, building of four storeys with a mansard roof. The buildings on the opposite side of the mews are an eclectic mix of old and new, to which there is little consistency of design or materials. There is a great deal of dead frontage created by the service accommodation of properties on Curzon Street, such as the cinema and casinos.

Scheme 1

Single-storey basements are common features of larger residential buildings in the area. These are usually expressed, externally, by front area lightwells enclosed with metal railings. There is insufficient space to create such a feature in this case, but the absence of a front lightwell is not harmful in heritage asset terms, because lightwells are not a characteristic feature of mews houses in the area. Consequently, in design and heritage asset terms, the basement proposal has no detrimental impact on the external appearance of the building and would maintain the character and appearance of the surrounding conservation area.

Objections have been received in respect to the alterations to the ground floor front façade. It is acknowledged that the site forms part of a wider development. However, there is no record of any condition having been imposed to remove permitted development rights. Given the appearance of the existing building, these minor alterations are considered acceptable in design terms. It is noted that these works would ordinarily constitute permitted development. In these circumstances, it is not considered that objections to alterations to the building entrance could be supported.

The alterations at the rear are acceptable, minor, and visible in a few extremely limited private views. Objections to the scheme including those to the basement are not sustainable in design or heritage asset terms.

Scheme 2

The proposed redevelopment of the building is acceptable in principle in townscape terms, because of its poor aesthetic value, subject both to the replacement building being of the quality required by UDP policy DES 1 and to it according with DES 9, ensuring that the character and appearance of the surrounding conservation area is maintained.

Following revisions, the bronze cladding originally proposed has been replaced by painted timber and brickwork. An additional storey will be provided in the form of a slated mansard roof. This will make it the building taller than the remainder of the group of which it forms part, but still lower than the building adjoining it to the east. The overall design of the proposed street façade is appropriately simple in its detail and has a hierarchy of fenestration that suits the character and appearance of the street and this part of the conservation area. The amended palette of materials is now considered appropriate in principle. Samples of materials to be used will be reserved by condition.

The increased height of the building is acceptable in its context and, should neighbouring properties come forward with redevelopment proposals, in design terms. Buildings of the same height are likely to be acceptable. A similar approach was adopted in Shepherd Street where a large part of the north side of that 'mews' street was attractively redeveloped in recent years.

Subject to conditions the new building is considered to comply with UDP policies DES 1 and DES 9 and will be an improvement to the conservation area. Consequently, objections to the height, bulk and detailed design of the new building cannot be supported.

6.3 Amenity

UDP policy ENV 13 seeks to ensure that new developments do not adversely affect the amenities of neighbouring residents with respect to the level of daylight and sunlight received, overlooking or any increased sense of enclosure. Policy ENV 6 seeks to ensure that new developments do not give rise to significant noise disturbance. City Plan policy S29 also requires neighbours' amenities to be safeguarded.

Scheme 1

6.3.1 Daylight/ sunlight, overlooking and noise disturbance

The site is bounded, to the rear, by a high wall, which extends to a height above the second floor window lintel. The existing rear closet wing extends a further 1m above this height and is set in 0.7m inside the from the rear boundary with 22-28 Shepherd Street.

The proposal includes an increase in height of the rear closet wing, by a 0.4m, to provide adequate head height for the stairs. The rear extensions and enlarged first floor terrace would sit well below the height of the existing boundary rear wall.

Given the relationship between the application property and neighbouring sites, it is not considered that the rear extensions would have a detrimental effect upon the properties to either side in terms of sense of enclosure or loss of light. Similarly, it is not considered that the creation of an enlarged terrace at rear first floor level would have a significant impact upon potential levels of noise disturbance.

The proposal is considered to maintain the amenities of neighbouring residents, in terms of overlooking, levels of daylight/sunlight and noise levels and therefore accords with policies ENV 13, ENV 6 and S29.

6.3.2 Plant noise

New air conditioning units would be sited within an existing rooftop plant enclosure, which will be slightly enlarged. An acoustic report has been submitted and assessed by the Environmental Health Officer who raises no objections to the installation of plant on noise grounds. As the plant has not been selected, a supplementary noise report is required to ensure that the plant meets the Council's criteria. In these circumstances, subject to conditions, the proposal is considered to comply with UDP policy ENV7.

Scheme 2

6.3.3 Overlooking and noise disturbance

To the rear, on the eastern side, the replacement building would abut the rear boundary at basement and ground floor levels, with a small terrace on the roof. A lightwell/courtyard would be provided on the western side. Again, given the high boundary wall, it is not considered that this aspect of the scheme would adversely affect the amenities of neighbouring residents in terms of light received, overlooking or disturbance from the use of the terrace.

6.3.4 Plant noise

Three air conditioning units will be sited within a plant enclosure in the basement courtyard. The submitted acoustic report has been assessed by the Environmental Health Officer who raises no objections to the installation of plant on noise grounds. Again, as the plant has not been selected, a condition requiring the submission of a supplementary acoustic report is recommended to ensure that the plant meets the required criteria.

6.3.5 Daylight/Sunlight

The closest residential properties to the application site are those to either side (No. 1 and 5 Market Mews), to the rear (No. 22-28 Shepherd Street) and properties opposite (2 and 4 Market Mews, which are the rear of flats at 36 Curzon Street). Given that scheme 2 seeks the

redevelopment of the site, with an additional mansard storey, the application is supported by a daylight/sunlight assessment.

6.3.5.1 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 shows that neighbouring windows on the opposite side of Market Mews (no. 4) and a rooflight to the rear of the site at 22-28 Shepherd Street are the most affected by the proposals. However, although these windows do not currently achieve the benchmark of 27% benchmark for VSC, losses are small in real terms (at a maximum of 3%) and all reductions are below 20%. In view of the above, it is not considered that the proposals would have a material impact upon levels of daylight to neighbouring properties. All windows will continue to receive good light.

6.3.5.2 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.

The submitted report demonstrates that the all neighbouring windows would continue to receive annual sunlight levels above the 25% benchmark. There would be a 25% loss of winter sun in the case of two first floor windows at 2 Market Mews (from 4 to 3%) and a 33% loss to one first floor window at 4 Market Mews (from 6 to 4%). No objections have been received from the occupants of this property. However, records suggest that these are windows to a single first floor flat, with two windows serving a bedroom and one window serving the living room, where the second window is unaffected. As this flat would continue to receive good levels of sunlight overall and, as losses are small in real terms, and as resulting values are close to the target for winter sun, it is not considered that an the impact would be so significant as to justify a recommendation for refusal on sunlight grounds.

6.4 Highways

6.4.1 Parking

Neither scheme results in an increase in the number of residential units. Cycle parking is proposed to be provided and can be secured by condition.

The applicants have stated that the existing garage is not suitable for the parking of modern sized cars. The garage space is not safeguarded by condition and it is acknowledged that it could be converted to provide additional habitable accommodation without planning permission.

However, scheme 1 seeks to retain garage and given the requirements of scheme 2 (detailed below), it is considered reasonable to add a condition to requiring the applicants to retain the

garage, or to provide an alternative off-street parking space should the garage be converted to provide additional living accommodation.

There is no provision to provide an integral garage space as part of the redevelopment scheme. Policy 23A of the UDP states that the permanent loss of existing off-street residential car parking spaces will not be permitted other than in exceptional circumstances. The applicants have therefore indicated their willingness to provide alternative off-street parking provision in a local car park (unspecified) for a period of 25 years. This arrangement is considered acceptable and would be secured by a Grampian condition requiring the submission of full details, which would be secured through a S106 planning obligation.

6.4.2 Servicing

The waste arrangements are acceptable and a condition is recommended to secure their provision and retention.

6.5 Economic Considerations

Any economic benefits arising from the proposal are welcomed.

6.6 Other UDP/Westminster Policy Considerations

On 20 October 2014 the City Council formerly adopted the Supplementary Planning Document 'Basement Development in Westminster'.

Following the expiry of the public consultation on the emerging basements policy, a decision has been taken that in the case of all applications received from 1 November 2015, the City Council will give weight to parts of the emerging basement policy including limits on the extent of excavation beneath a garden, requirements for a landscaping and permeable surfacing; the use of natural ventilation and energy efficient ventilation, drainage measures, the protection of the character and appearance of the building, garden setting or surrounding area through appropriate design and siting of features such as lightwells. However, these applications were submitted prior to 1 November 2015.

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

Scheme 2 is the subject of a Grampian condition which will require the applicants to enter into a s106 planning obligation to ensure the provision of alternative off-street parking (minimum 25 years) for use in association with the replacement dwelling. A similar condition is suggested for Scheme 1 should future applicants seek to convert the existing garage to provide additional living accommodation.

These proposed arrangements are considered to comply with the relevant CIL tests.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of insufficient scale as to require an Environmental Assessment. However the redevelopment scheme will incorporate energy efficient measures as part of the development. Scheme 2 includes a proposal to create a living wall within the lightwell, which will improve the site's contribution to the biodiversity of the area.

6.11 Access

Access to the property will remain unchanged.

6.12 Other Issues

6.12.1 Impact of construction work

Objections have been received to both schemes in regards to the noise and vibration arising from the construction works, and in particular the excavation of a new basement. Objectors have advised that WW2 bomb craters in the area were infilled in concrete and that basement excavations beneath 5 Market Mews were prolonged as a result. There is evident concern that the application site may be similarly affected. Objections have also been received on the grounds that the parking of construction vehicles in Market Mews and surrounding streets will make it difficult for existing residents to park and will potentially cause congestion to the local road network.

Permission cannot reasonably be withheld on these grounds. However, the Council's standard condition is recommended to control the hours of building and excavation works. The applicant has submitted a draft Construction Management Plan (CMP) which addresses how the proposed works will take place, whilst seeking to ameliorate the impact on neighbouring residents. As the main contractor has not been appointed to carry out the works, and as such the CMP may be subject to change prior to the commencement of the development, a condition is recommended requiring the submission and approval of a finalised Plan.

The Environmental Health Officer has requested the provision of a Site Environmental Management Plan (SEMP), which would address the matters such as the management of noise and dust will be managed during the construction phase. SEMPs, which are secured by legal agreement, are required only in the case of significant developments. It is not considered that these schemes are of a scale to require the submission of such a Plan. Any future complaints regarding construction noise and vibration would be dealt with under Environmental Health legislation.

The Environmental Health Officer has raised the possibility that ground contamination could be found beneath the site. An informative is recommended to deal with this issue.

6.12.2 Basements

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

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

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

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

Officers consider that in the light of the above it would be justifiable to adopt a precautionary approach to these types of development where there is a potential to cause damage to adjoining structures.

To address this, the applicant has provided a structural engineer's report, for both schemes, explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

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

The reports have been considered by our Building Control Officers who have advised that the structural approach appears satisfactory. We are not approving these reports or conditioning that the works shall necessarily be carried out in accordance with them. Their 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. 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. Whether they secure the structural integrity of the development and neighbouring buildings during construction is not controlled through the planning regime but other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control.

6.13 Conclusion

The two schemes are considered acceptable in amenity, design and highway grounds, and comply with the policies set out in the UDP and City Plan. The applications are therefore recommended for approval.

BACKGROUND PAPERS

Scheme 1.

1. Application forms.
2. Letter from Residents' Society of Mayfair and St James's dated 13 July 2015.
3. Memorandum from Highways Planning Manager dated 16 June 2015.
4. Memorandum from Environmental Health dated 19 June 2015.
5. Emails from Building Control dated 17 July and 3 December 2015
6. Email from Thames Water dated 22 June 2015.
7. Letter from the occupier of 1 Viceroy Court, 10A Market Mews dated 22 June 2015.
8. Letter from the occupier of 2 Viceroy Court, 10A Market Mews dated 22 June 2015.
9. Online response from the occupier of 11-15 Market Mews dated 20 June 2015.
10. Online response from the occupier of Nugent House, 10 Market Mews dated 30 June 2015.

Scheme 2.

1. Application forms and letter from Savills dated 30 November 2015.
2. Letter from Historic England dated 16 June 2015.
3. Letter from Residents' Society of Mayfair and St James's dated 30 June 2015.
4. Memorandum from Highways Planning Manager dated 16 June 2015.
5. Memorandum from Environmental Health dated 16 September 2015.
6. Emails from Building Control dated 17 July and 3 December 2015.
7. Email from Assistant Manager of Curzon Mayfair dated 21 June 2015.
8. Letter from the occupier of 1 Viceroy Court, 10A Market Mews dated 22 June 2015.
9. Letter from the occupier of 2 Viceroy Court, 10A Market Mews dated 22 June 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

DRAFT DECISION LETTER

Address: 3 Market Mews, London, W1J 7BY

Proposal: Alterations and extensions to the existing single family dwelling (Class C3) including excavation of single storey basement, erection of a rear extension at ground floor level, provision of a terrace at first floor level, raising the height of the rear closet wing and installation of air conditioning units within an enlarged rooftop plant enclosure

Plan Nos: 100GA D3, 101GA D3, 120GA D3, 200GA D3, 201GA D3, 300GA D4, 301GA D3.

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

You must carry out basement excavation work only:

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

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

Reason:

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

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

Reason:

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

- 4 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
 - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
 - (c) Manufacturer specifications of sound emissions in octave or third octave detail;
 - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
 - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
 - (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
 - (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
 - (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
 - (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

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

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

that the plant will comply with the Council's noise criteria as set out in Condition 4 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan: Strategic Policies adopted November 2013, by contributing to reducing excessive ambient noise levels.

- 6 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

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

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

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

Reason:

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

- 8 You must apply to us for approval of detailed drawings (scale 1:10) ; of the following parts of the development -

-all new windows and external doors with full size frame/glazing bars.

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES

1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 9 The car parking space shown on plan 100 GA D3 shall be retained or, if it is proposed to use this garage space as habitable living accommodation at any time in the future, details of arrangements to secure the provision of alternative off-street parking must be submitted and approved prior to the occupation of this garage space as habitable accommodation.

Reason:

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

- 10 Prior to the occupation of the existing garage as habitable accommodation, as permitted under Condition 9, you must submit appropriate arrangements to secure the following-

-mitigation of the impact of the development on on-street parking demand in the area.

You must not occupy the existing garage as habitable accommodation until details of the alternative off street car parking provision have been approved and the alternative parking provision must be provided in accordance with these approved details.

Reason:

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

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 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

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

24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street

London SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (150AA)

- 3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

- 4 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.

- 5 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)

- 6 Conditions 5 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 7 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 8 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 9 Under condition 10, we are likely to accept a legal obligation under section 106 of the Town and County Planning Act to secure the provision of alternative off-street parking provision for a minimum period of 25 years. Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition. (I77AA)

DRAFT DECISION LETTER

Address: 3 Market Mews, London, W1J 7BY

Proposal: Demolition of existing building and redevelopment to provide a single house on basement, ground and three upper floors including a rear terrace at first floor level and air condenser units within a rear basement lightwell

Plan Nos: MAR100 D3, MAR110 D3, MAR120 D3, MAR200 D4, MAR201 D4, MAR300 D4, MAR301 D4. Noise Assessment 12476.NIA.01 dated 30 April 2015.

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

You must carry out basement excavation work only:

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

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

Reason:

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

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

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

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

Reason:

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

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

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

- 5 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

Reason:

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

- 6 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

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

- 7 (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.

- 8 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.

- 9 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 7 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13AC)

- 10 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development as set out in TRANS 10 of

our Unitary Development Plan that we adopted in January 2007.

- 11 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development.

- 12 You must apply to us for approval of detailed drawings (scale 1:10) of the following parts of the development -

-all new windows and external doors with full size frame/glazing bars

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these details;. (C26DB)

Reason:

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

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

Reason:

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

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

Reason:

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

- 15 You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building without our permission. This is despite the provisions of Classes of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To protect the appearance of the property and the character of the area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R21DC)

- 16 **Pre Commencement Condition.** You must not start any demolition work on site until we have approved either:

- (a) a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or
- (b) an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building.

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

Reason:

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

- 17 **Pre Commencement Condition.** You must not start work on the site until we have approved appropriate arrangements to secure the following.

Mitigate the impact of the development on on-street parking

In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19AB)

Reason:

To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan: Strategic Policies adopted November 2013 and in TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R19AC)

- 18 Prior to the occupation of the dwelling, you must implement the measures as set out in Section 6 of the acoustic report 12476.NIA.01 dated 30 April 2015 prepared by KP Acoustics.

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

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 For the avoidance of doubt the Construction Management Plan required under condition 3 shall be limited to the items listed. Other matters such as noise, vibration, dust and construction methodology will be controlled under separate consents including the Control of Pollution Act 1974 and the Building Regulations. You will need to secure all necessary approvals under these separate regimes before commencing relevant works.
- 3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 4 As this development involves demolishing the buildings on the site, we recommend that you survey the buildings thoroughly before demolition begins, to see if asbestos materials or other contaminated materials are present - for example, hydrocarbon tanks associated with heating systems. If you find any unexpected contamination while developing the site, you must contact:

Contaminated Land Officer
 Environmental Health Consultation Team
 Westminster City Council
 Westminster City Hall
 64 Victoria Street
 London SW1E 6QP

Phone: 020 7641 3153
 (I73CA)

- 5 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.

- 6 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)

- 7 Conditions 7 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 8 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 9 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact:
- Thames Water Utilities Ltd
Development Planning
Maple Lodge STW
Denham Way
Rickmansworth
Hertfordshire
WD3 9SQ
Tel: 01923 898072
Email: Devcon.Team@thameswater.co.uk
- 10 A Groundwater Risk Management permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer/. permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 11 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate

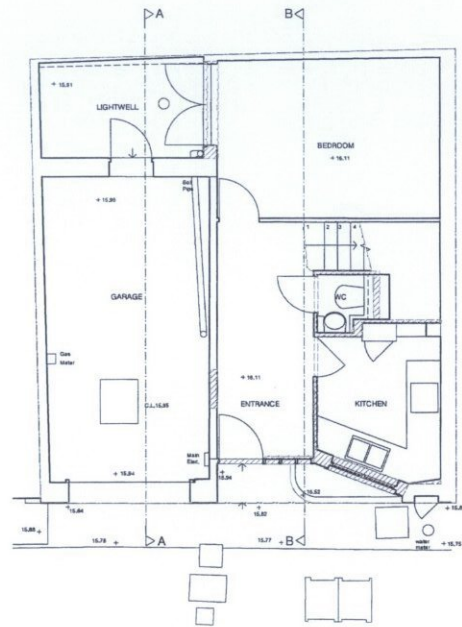
institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

- 12 Under condition 17, we are likely to accept a legal obligation under section 106 of the Town and County Planning Act to secure the provision of alternative off-street parking provision for a minimum period of 25 years, as set out in the letter dated 30 November 2015 from Savills;. Please look at the template wordings for planning obligations (listed under 'Supplementary planning guidance') on our website at www.westminster.gov.uk. Once the wording of the agreement has been finalised with our Legal and Administrative Services, you should write to us for approval of this way forward under this planning condition. (I77A

Scheme 1 – 15/04179/FULL

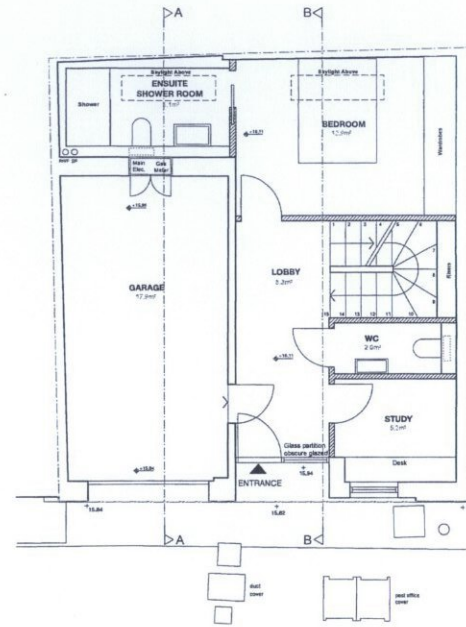
Electronic File Ref: 3 Market Mews - 0

Revision	Status	Date
A1	Draft - Survey Import	04 / 08 / 20
A2	Draft - Internal Review	13 / 08 / 20
A3	Draft - Internal Review	08 / 09 / 20
A4	Draft - Internal Review	11 / 09 / 20
B1	Draft - Team Meeting	18 / 09 / 20
B2	Draft - Internal Review	19 / 09 / 20
B3	Draft - Pre - Application	23 / 09 / 20
B4	Draft - Internal Review	25 / 11 / 20
B5	Draft - Internal Review	11 / 03 / 20
D1	Draft - Design Team	23 / 03 / 20
D2	Draft - Internal Review	06 / 05 / 20
D3	Issue - Planning Application	08 / 05 / 20



Ground Floor - Existing

GEA = 67.0 sqm
GIA = 51.5 sqm



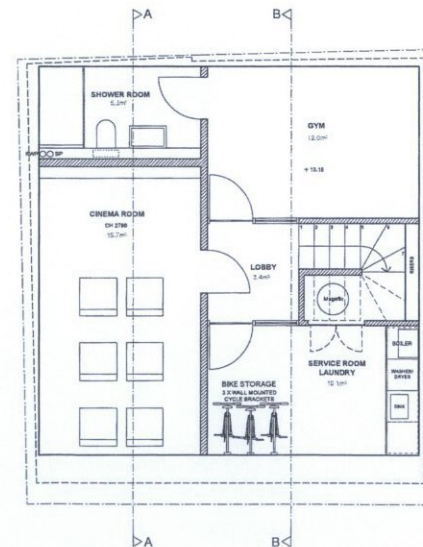
Ground Floor - Proposed

GEA = 67.0 sqm
GIA = 59.4 sqm

CASE COPY
12 MAY 2023

Stage: Planning Application

- Existing Structure
- Proposed New Structure
- Proposed Demolition
- Site Boundary/Extent of Site



Lower Ground Floor - Proposed

GEA = 67.0 sqm
GIA = 54.0 sqm

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7BY

DRAWING TITLE
Lower Ground & Ground Floor Plan
Existing - Proposed
SCALE @ A1 / A3
1:50 / 1:100
Aug. 2014

DRAWING N° 100 GA
STATUS & REVISION D3

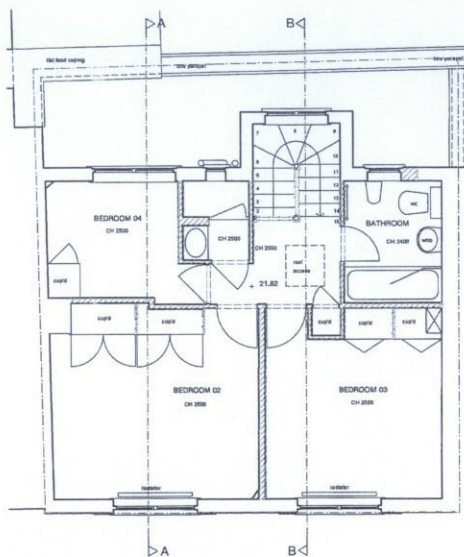
General Notes

This drawing is for planning purposes only. All settings and levels must be checked on site. All levels must be checked on site and refer to Ordinance Datum. All floor and wall heights must be checked on site. All dimensions must be checked on site. This drawing must be read in conjunction with all other relevant drawings. This drawing must not be used for land transfer purposes. Calculated areas in accordance with Pastor Real Estate Definition of Areas for Schedule of Areas.

Pastor Real Estate has prepared this document in accordance with the instructions of the Client under the agreed Terms of Appointment. This document is for the sale and specific use of the Client and Pastor Real Estate shall not be responsible for any use of its contents for any purpose other than that for which it was prepared and provided. Should the Client require to pass electronic copies of the document to other parties, this should be for co-ordinators purposes only, the whole of the file should be so copied, but no professional liability or warranty shall be extended to other parties by Pastor Real Estate in the connection without the explicit written agreement thereto by Pastor Real Estate.

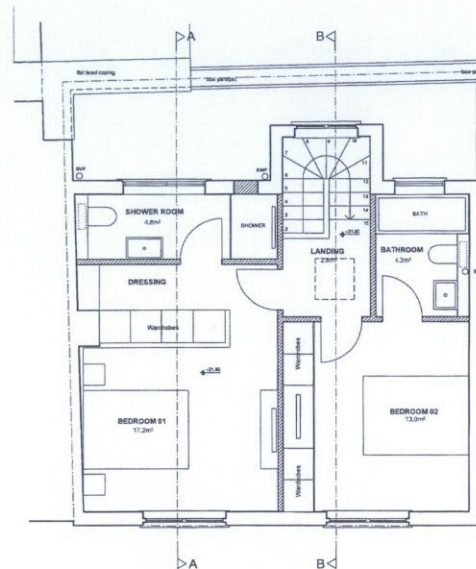
Electronic File Ref: 3 Market Mews - D

Revision	Status	Date
A1	Draft - Survey Import	04 / 08 / 20
A2	Draft - Internal Review	13 / 08 / 20
A3	Draft - Internal Review	08 / 09 / 20
A4	Draft - Internal Review	11 / 09 / 20
B1	Draft - Team Meeting	18 / 09 / 20
B2	Draft - Internal Review	19 / 09 / 20
B3	Draft - Pre - Application	23 / 09 / 20
B4	Draft - Internal Review	23 / 09 / 20
B5	Draft - Internal Review	25 / 11 / 20
B6	Draft - Internal Review	11 / 03 / 20
D1	Draft - Design Team	23 / 03 / 20
D2	Draft - Internal Review	06 / 05 / 20
D3	Issue - Planning Application	08 / 05 / 20



Second Floor - Existing

GEA = 54.3 sqm
GIA = 46.5 sqm

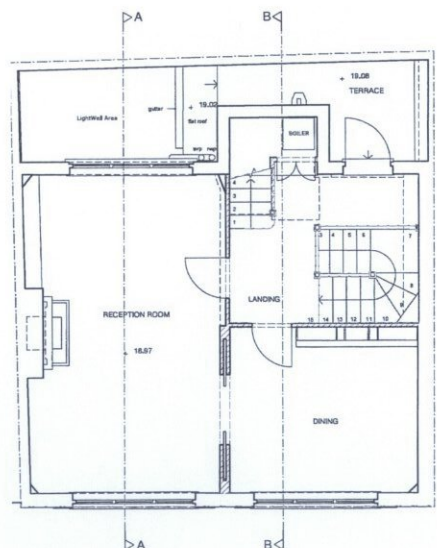


Second Floor - Proposed

GEA = 54.3 sqm
GIA = 46.5 sqm

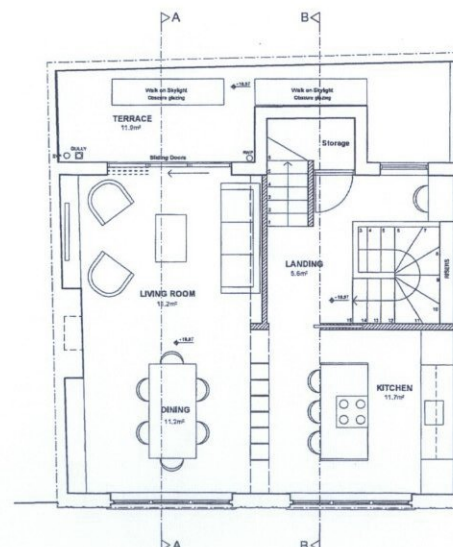
Stage: Planning Application

- Existing Structure
- Proposed New Structure
- Proposed Demolition
- Site Boundary/Extent of Site



First Floor - Existing

GEA = 54.3 sqm
GIA = 47.0 sqm



First Floor - Proposed

GIA = 54.3 sqm
GIA = 47.4 sqm

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7BY

DRAWING TITLE
First & Second Floor Plan
Existing - Proposed

SCALE @ A1 / A3
1:50 / 1:100 DATE
Aug. 2014

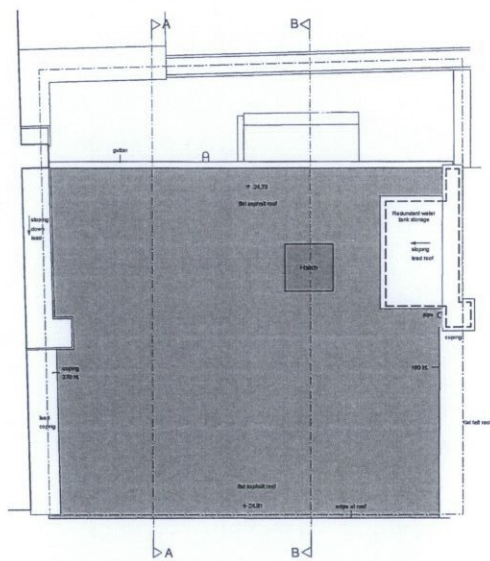
DRAWING N° STATUS & REVISION
110 GA D3

General Notes

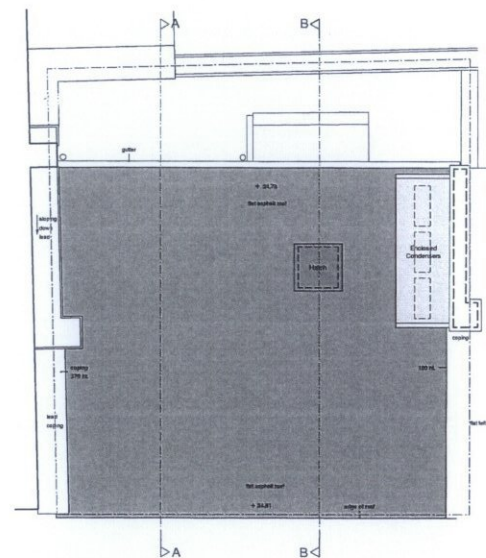
This drawing is for planning purposes only.
All settings and levels must be checked on site.
All levels must be checked on site and refer to Ordnance Datum.
All heights and weatherings must be checked on site.
This drawing must be read in conjunction with all other relevant drawings.
This drawing must not be used for land transfer purposes.
Calculated areas in accordance with the Surveyors Act 1954 and the Schedule of Areas for Schedule of Areas.

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Electronic File Ref:		3 Market Mews -
Revision	Status	Date
A1	Draft - Survey Import	04 / 08 / 20
A2	Draft - Internal Review	13 / 08 / 20
A3	Draft - Internal Review	08 / 09 / 20
A4	Draft - Internal Review	11 / 09 / 20
B1	Draft - Team meeting	18 / 09 / 20
B2	Draft - Internal Review	19 / 09 / 20
B3	Draft - Pre - Application	23 / 09 / 20
B4	Draft - Internal Review	25 / 11 / 20
B5	Draft - Internal Review	11 / 03 / 20
D1	Draft - Design Team	23 / 03 / 20
D2	Draft - Internal Review	06 / 05 / 20
D3	Issue - Planning Application	08 / 05 / 20



Existing Roof Space



Proposed Roof Plan

Stage: Planning Application

- Existing Structure
- Proposed New Structure
- Proposed Demolition
- Site Boundary/Extent of Site

0m 7m

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7BY

DRAWING TITLE
Roof Plan
Existing / Proposed

SCALE @ A1 / A3
1:50 / 1:100 Aug. 2014

DRAWING N° STATUS & REVISION
120 GA **D3**

General Notes
This drawing is for planning purposes only.
All setting out must be checked on site.
All levels must be checked on site and refer to Ordnance Datum.
All bearings and measurements must be checked on site.
All dimensions must be checked on site.
This drawing must be read in conjunction with all other relevant drawings.
This drawing must not be used for land transfer purposes.
Calculations made in accordance with Pastor Real Estate Definition of Areas for Schedule of Areas.
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Electronic File Ref:		3 Market Mews - D
Revision	Status	Date
A1	Draft - Survey Import	04 / 08 / 201
A2	Draft - Internal Review	13 / 08 / 201
A3	Draft - Internal Review	08 / 09 / 201
A4	Draft - Internal Review	11 / 09 / 201
B1	Draft - Team Meeting	18 / 09 / 201
B2	Draft - Internal Review	19 / 09 / 201
B3	Draft - Pre - Application	23 / 09 / 201
B4	Draft - Pre - Application	24 / 09 / 201
B5	Draft - Internal Review	25 / 11 / 201
B6	Draft - Internal Review	11 / 03 / 201
D1	Draft - Design Team	23 / 03 / 201
D2	Draft - Internal Review	06 / 05 / 201
D3	Issue - Planning Application	08 / 05 / 201
D4	Issue - Planning Substitution	24 / 11 / 201

C/C
Received 24/11/15

Stage: Planning Application

- Existing Structure
- Proposed New Structure
- Proposed Demolition
- Site Boundary/Extent of Site



Existing Front Elevation



Proposed Front Elevation

0m 1m

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7BY

DRAWING TITLE
Front Elevation
Existing / Proposed

SCALE @ A1 / A3
1:50 / 1:100

DATE
Aug. 2014

DRAWING N°
300 GA

STATUS & REVISION
D4

General Notes

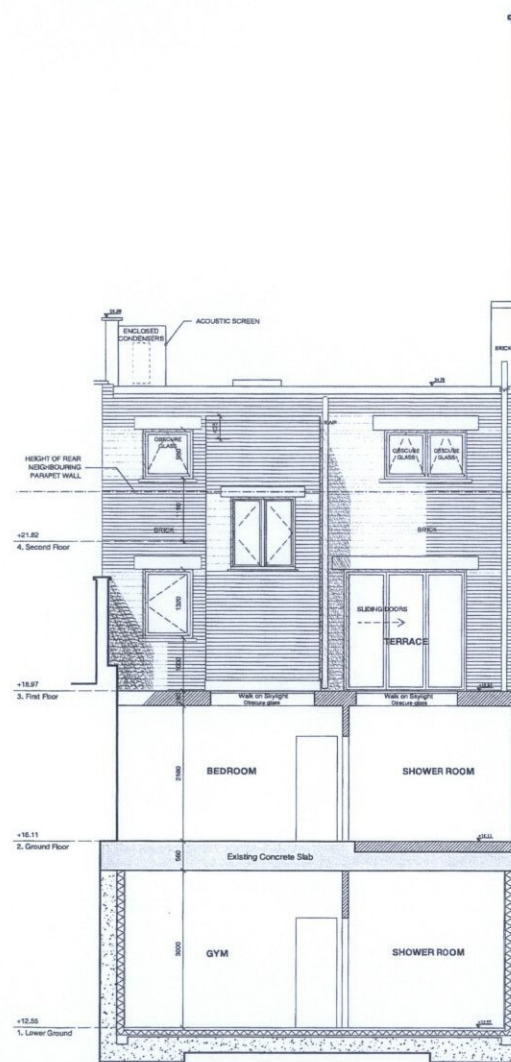
This drawing is for planning purposes only.
All settings shall be checked on site.
All levels must be checked on site and refer to Ordnance Datum.
All fixings and materials must be checked on site.
All dimensions must be checked on site.
This drawing must be read in conjunction with all other relevant drawings.
Calculations are in accordance with Pastor Real Estate Definition of Area for Schedule of Areas.

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Revision	Status	Electronic File Ref	3 Market Mews
A1	Draft - Survey Import	31 / 01 / 2	
A2	Draft - Internal Review	12 / 05 / 2	
A3	Draft - Internal Review	08 / 08 / 2	
B1	Draft - Team Meeting	18 / 09 / 2	
B2	Draft - Internal Review	19 / 09 / 2	
B3	Draft - Pre - Application	23 / 09 / 2	
B4	Draft - Internal Review	25 / 11 / 2	
B5	Draft - Internal Review	11 / 03 / 2	
D1	Draft - Design Team	23 / 03 / 2	
D2	Draft - Internal Review	06 / 05 / 2	
D3	Issue - Planning Application	06 / 05 / 2	



Existing Rear Elevation



Proposed Rear Elevation

Stage: Planning Application

- Existing Structure
- Proposed New Structure
- Proposed Demolition
- Site Boundary/Extent of Site

0m 1m

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7B

DRAWING TITLE
Rear Elevation
Existing / Proposed

SCALE @ A1 / A3
1:50 / 1:100 Aug. 201

DRAWING N° **301 GA** STATUS & REVISION D





General Notes

This drawing is for planning purposes only. All settings must be checked on site. All levels must be checked on site and refer to Ordnance Datum. All strips and measurements must be checked on site. All dimensions must be checked on site. This drawing must be read in conjunction with all other relevant drawings. Calculations must be used for land transfer purposes. Calculations must be in accordance with Pastor Real Estate Definition of Area for Schedule of Areas.

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Electronic File Ref.	Revision	Status	3 Market Mews
A1	Draft - Survey Import	04 / 08 / 20	
A2	Draft - Internal Review	13 / 08 / 20	
A3	Draft - Internal Review	08 / 09 / 20	
B1	Draft - Team Meeting	10 / 09 / 20	
B2	Draft - Team Meeting	10 / 09 / 20	
B3	Draft - Pre - Application	23 / 09 / 20	
B4	Draft - Internal Review	25 / 11 / 20	
B5	Draft - Internal Review	11 / 02 / 21	
D1	Draft - Design Team	23 / 03 / 21	
D2	Draft - Internal Review	06 / 05 / 21	
D3	Issue - Planning Application	08 / 05 / 21	

Stage: Planning Application

-  Existing Structure
-  Proposed New Structure
-  Proposed Demolition
-  Site Boundary/Extent of Site

0m 2m

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7B

DRAWING TITLE
Section AA
Existing / Proposed

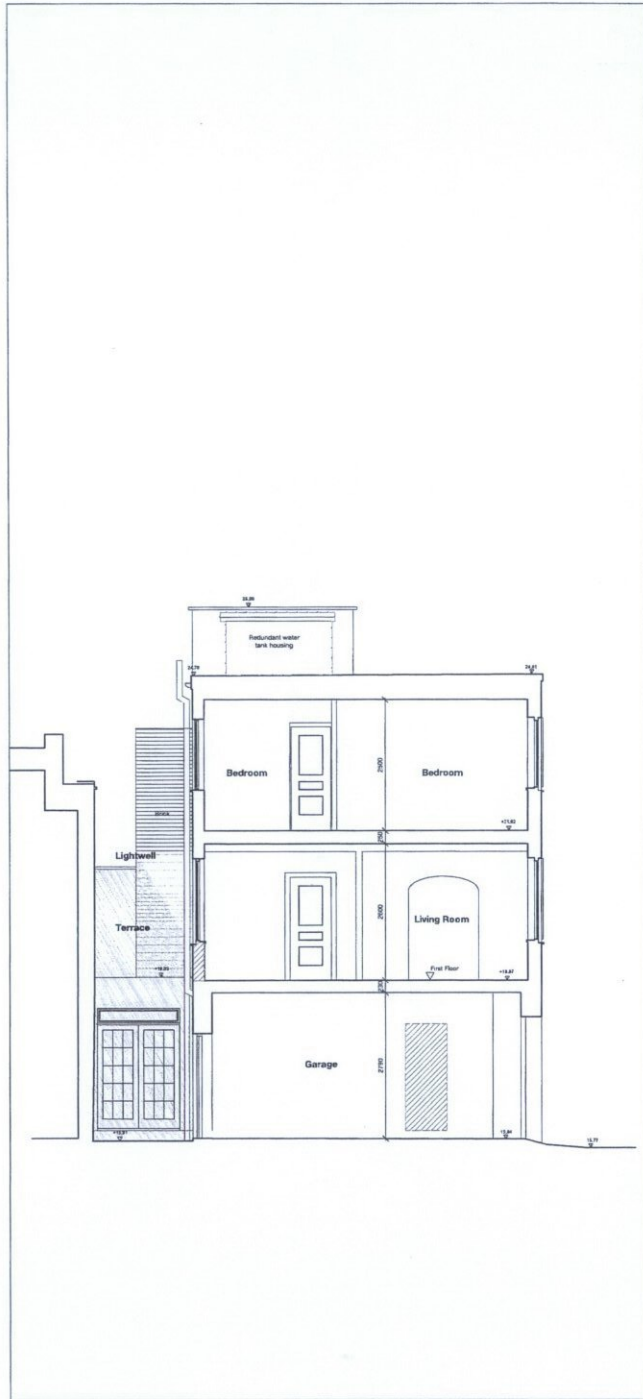
SCALE @ A1 / A3
1:50 / 1:100 Aug. 2021

DRAWING Nº **200 GA** STATUS & REVISION **D**

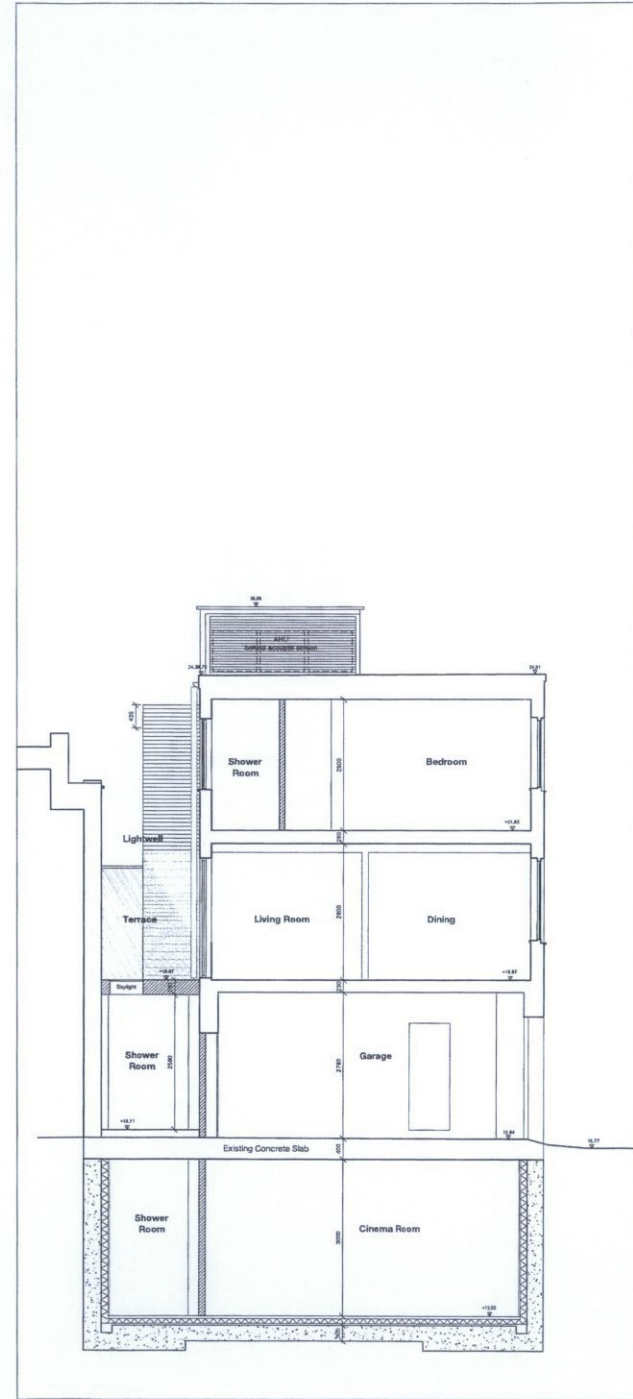
General Notes

This drawing is for planning purposes only. All existing use must be checked on site. All levels must be checked on site and refer to Ordnance Datum. All tags and weathings must be checked on site. All dimensions must be checked on site. This drawing must be read in conjunction with all other relevant drawings. This drawing must not be used for land transfer purposes. Calculated areas in accordance with Pastor Real Estate Definition of Area for Schedule of Areas.

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Existing Section AA







Proposed Section AA

Electronic File Ref: 3 Market Mews

Revision	Status	Date
A1	Draft - Survey Import	04 / 08 / 2
A2	Draft - Internal Review	13 / 08 / 2
A3	Draft - Internal Review	08 / 08 / 2
B1	Draft - Team Meeting	18 / 08 / 2
B2	Draft - Internal Review	19 / 08 / 2
B3	Draft - Pre - Application	23 / 08 / 2
B4	Draft - Internal Review	25 / 11 / 2
B5	Draft - Internal Review	11 / 03 / 2
D1	Draft - Design Team	23 / 03 / 2
D2	Draft - Internal Review	06 / 05 / 2
D3	Issue - Planning Application	08 / 05 / 2

Stage: Planning Application

-  Existing Structure
-  Proposed New Structure
-  Proposed Demolition
-  Site Boundary/Extent of Site

0m 1m

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7B

DRAWING TITLE
Section BB

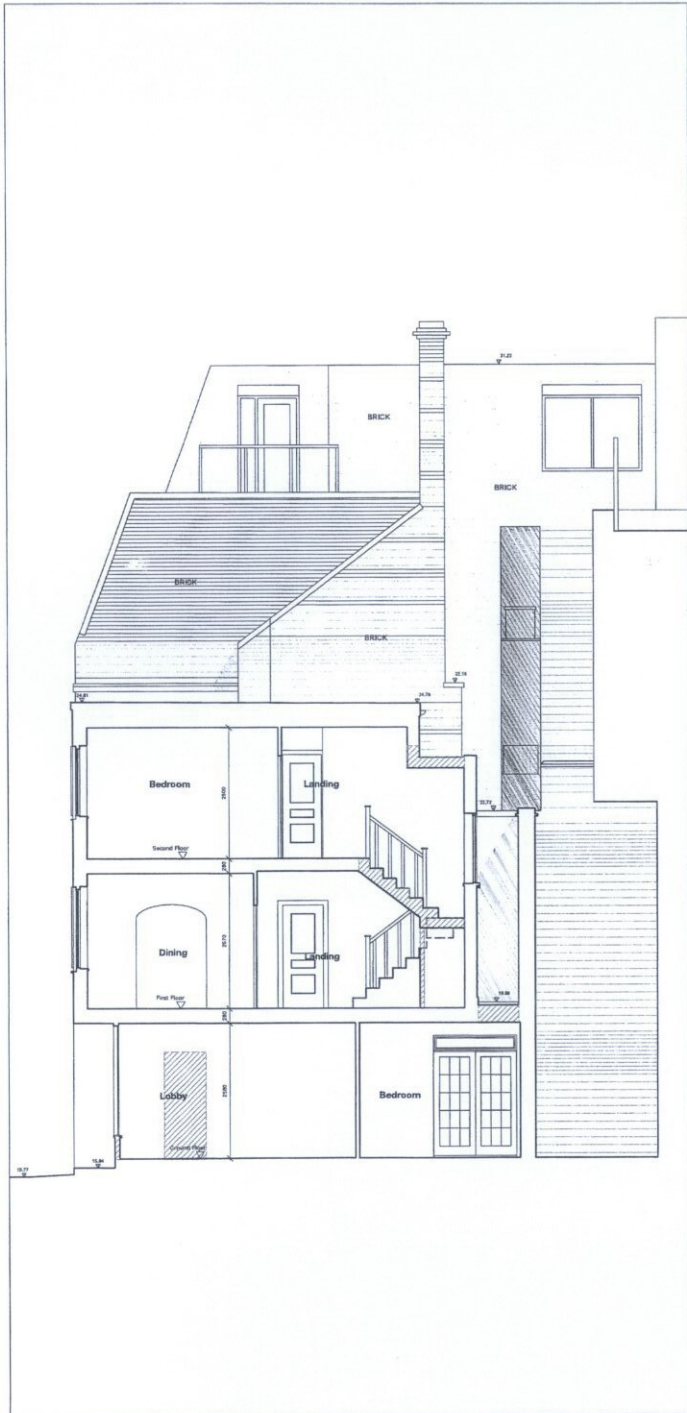
SCALE @ A1 / A3
1:50 / 1:100 Aug. 201

DRAWING N° STATUS & REVISION
201 GA D

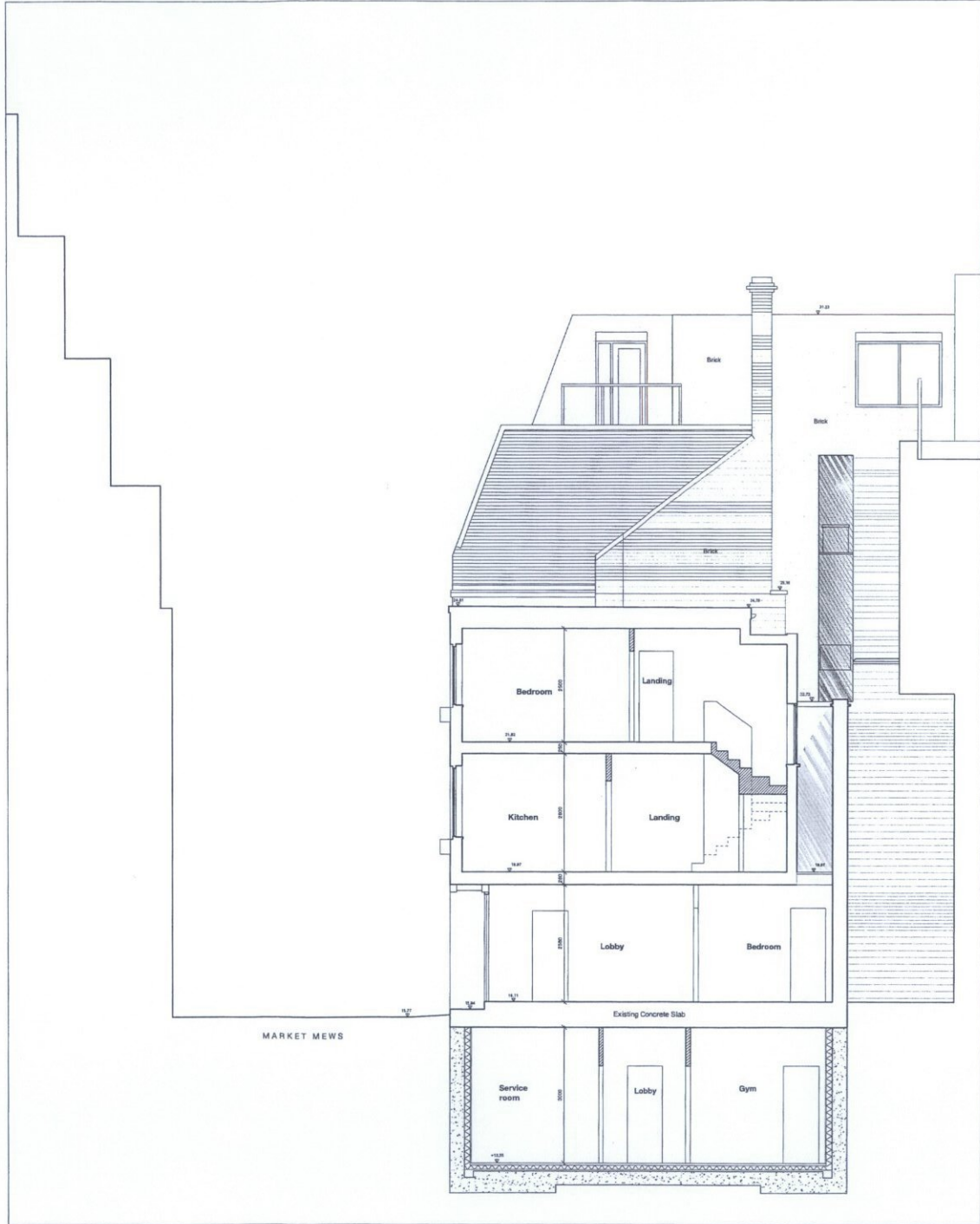
General Notes

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Existing Section BB

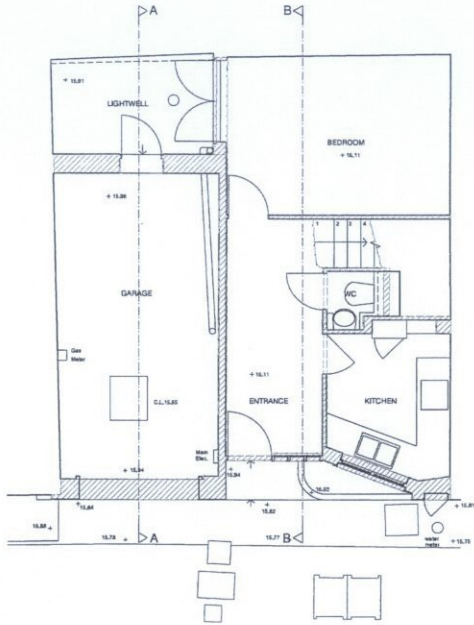


Proposed Section BB

Scheme 2 – 15/04180/FULL

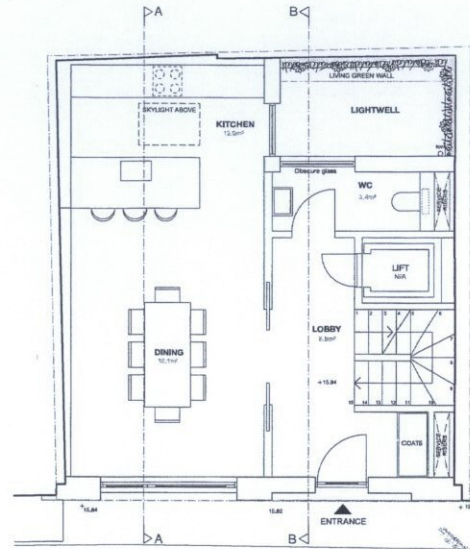
Electronic File Ref: 3 Market Mews

Revision	Status	Date
B7	Draft - Team	08 / 01 /
B8	Issue - Pre Application	12 / 01 /
D1	Draft - Internal Review	20 / 03 /
D2	Draft - Planning App Review	13 / 04 /
D3	Issue - Planning Application	08 / 05 /



Ground Floor - Existing

GEA = 67.0 sqm
GIA = 51.5 sqm



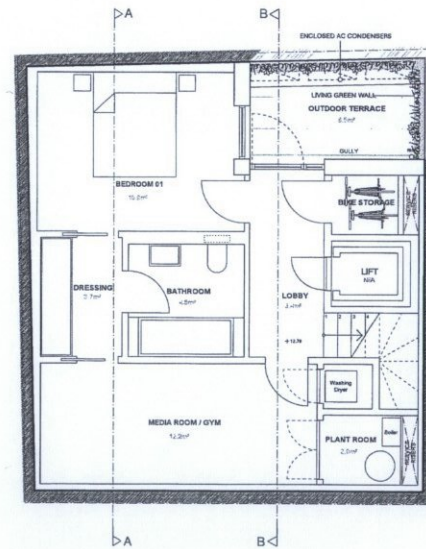
Ground Floor - Proposed

GEA = 60.3 sqm
GIA = 51.4 sqm

CASE COPY
12 MAY 2015

Stage: Planning Application

- Existing Structure
- Proposed New Structure
- Proposed Demolition
- Site Boundary/Extent of Site



Lower Ground Floor - Proposed

GEA = 58.8 sqm
GIA = 48.7sqm

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7B

DRAWING TITLE
Lower Ground & Ground Floor Plan Existing - Proposed

SCALE @ A1 / A3
1:50 / 1:100 Aug. 2015

DRAWING Nº **MAR100** STATUS & REVISION **D**

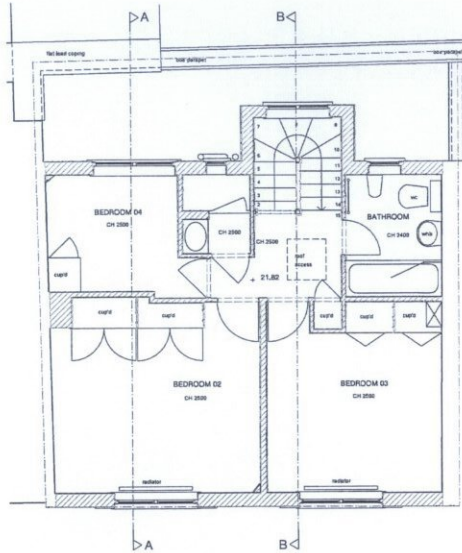
General Notes

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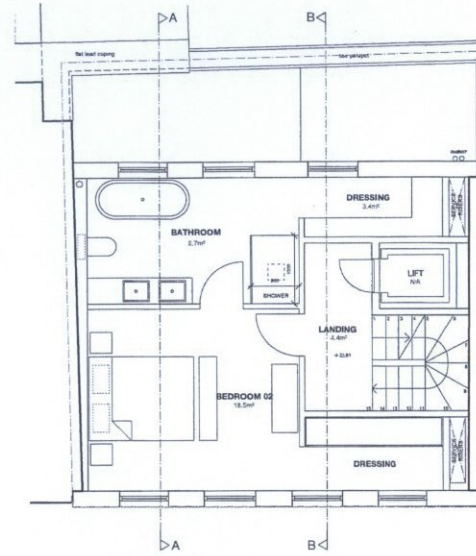
Electronic File Ref: 3 Market Mews

Revision	Status	Date
B7	Draft - Team	08 / 01 / 2
B8	Issue - Pre Application	12 / 01 / 2
D1	Draft - Internal Review	20 / 03 / 2
D2	Draft - Planning App Review	13 / 04 / 2
D3	Issue - Planning Application	08 / 05 / 2



Second Floor - Existing

GEA = 54.3 sqm
GIA = 46.5 sqm

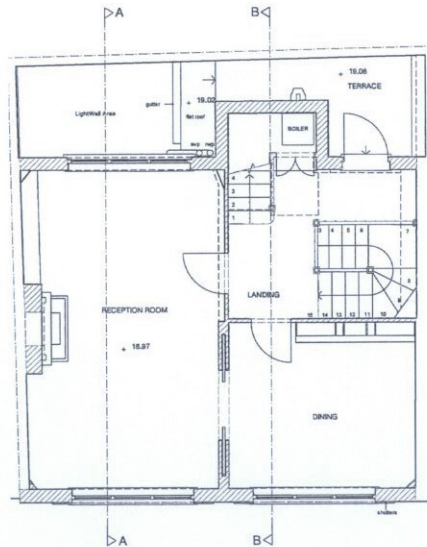


Second Floor - Proposed

GIA = 52.0 sqm
GIA = 44.5 sqm

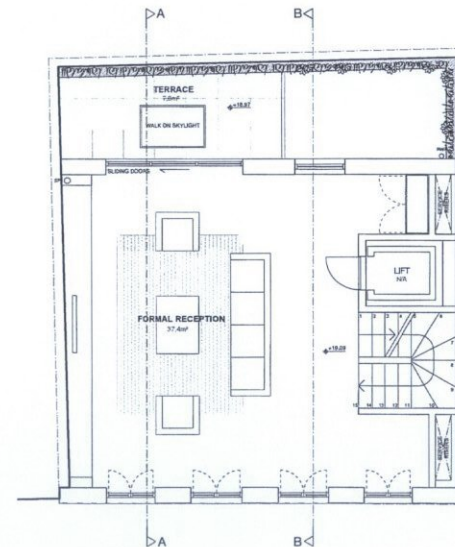
Stage: Planning Application

- Existing Structure
- Proposed New Structure
- Proposed Demolition
- Site Boundary/Extent of Site



First Floor - Existing

GEA = 54.3 sqm
GIA = 47.0 sqm



First Floor - Proposed

GIA = 52.0 sqm
GIA = 44.5 sqm

0m 1m

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7B

DRAWING TITLE
First & Second
Floor Plans
Existing - Proposed

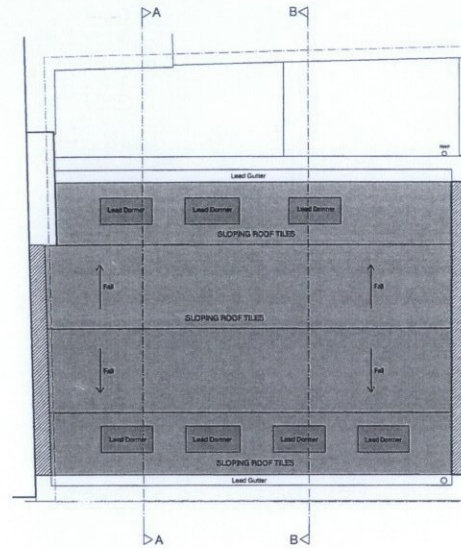
SCALE @ A1 / A3
1:50 / 1:100 Aug. 201

DRAWING N° STATUS & REVISION
MAR110 D

General Notes

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All existing out must be checked on site.
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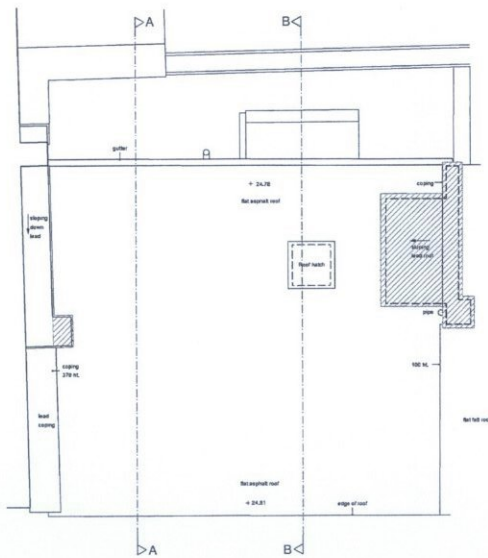
Revision	Status	3 Market Mews
B7	Draft - Team	08 / 01 / 20
B8	Issue - Pre Application	12 / 01 / 20
D1	Draft - Internal Review	20 / 03 / 20
D2	Draft - Planning App Review	13 / 04 / 20
D3	Issue - Planning Application	08 / 05 / 20



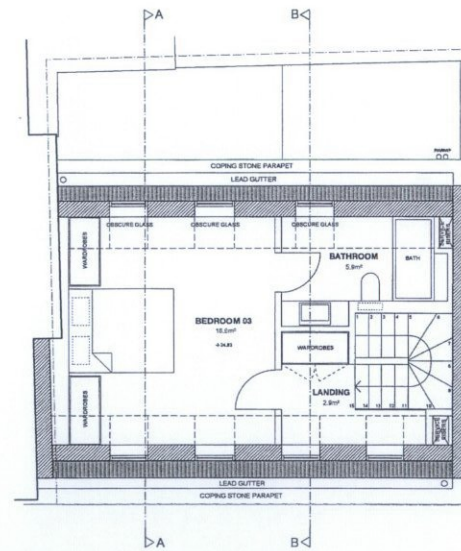
Proposed Roof Plan

Stage: Planning Application

- Existing Structure
- Proposed New Structure
- Proposed Demolition
- Site Boundary/Extent of Site



Existing Roof Space



3rd Floor - Proposed Roof Extension

GIA = 44.0 sqm
GIA = 37.4 sqm

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7B

DRAWING TITLE
Third Floor & Roof Plan
Existing & Proposed

SCALE @ A1 / A3
1:50 / 1:100 Aug. 2010

DRAWING N° **MAR120** STATUS & REVISION

General Notes

This drawing is for planning purposes only. All settings out must be checked on site. All fittings and weatherings must be checked on site. All dimensions must be checked on site. This drawing must be read in conjunction with all other relevant drawings. This drawing must not be used for land transfer purposes. Calculated areas in accordance with Pastor Real Estate Definition of Area for Schedule of Areas.

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Electronic File Ref: 3 Market Mews - 0

Revision	Status	Date
B7	Draft - Team	06 / 01 / 20
B8	Issue - Pre Application	12 / 01 / 20
D1	Draft - Internal Review	20 / 03 / 20
D2	Draft - Planning App Review	13 / 04 / 20
D3	Issue - Planning Application	08 / 05 / 20
D4	Issue - Planning Substitution	24 / 11 / 20

Stage: Planning Application

-  Existing Structure
-  Proposed New Structure
-  Proposed Demolition
-  Site Boundary/Extent of Site

*C/C
Received 24/11/25.*

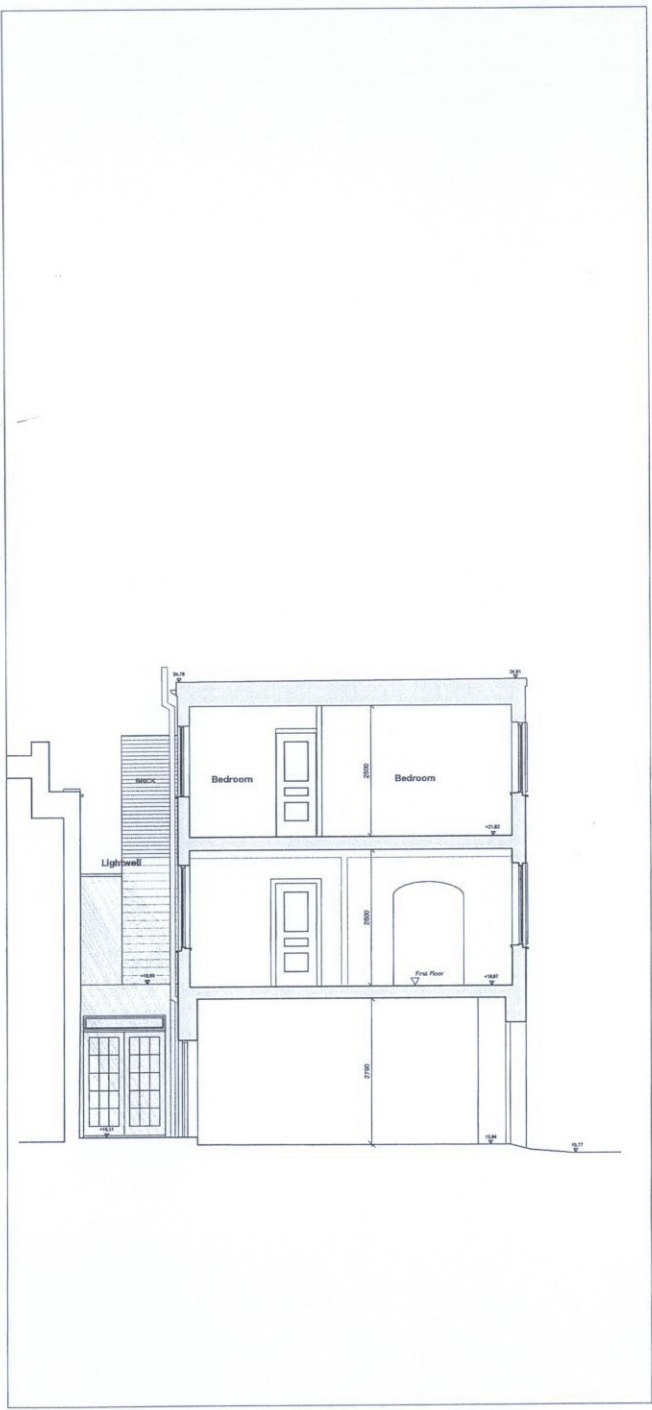
PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7BY

DRAWING TITLE
Section AA

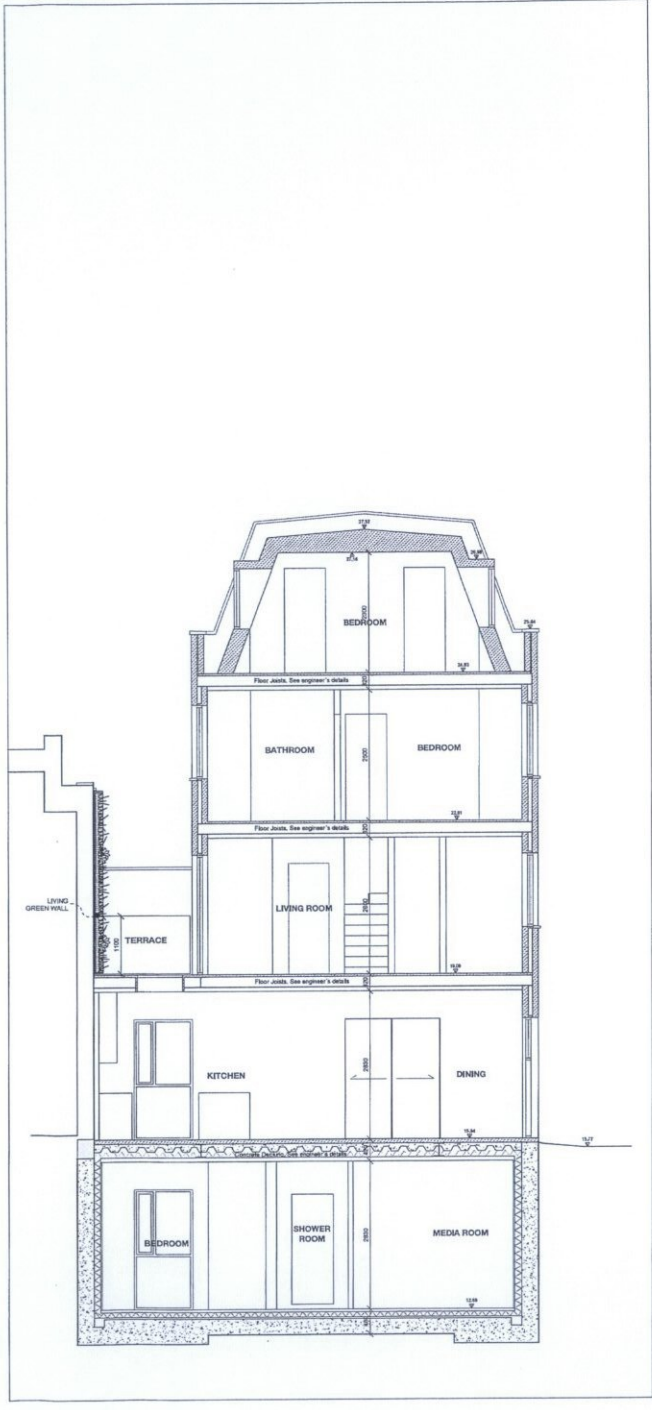
SCALE @ A1 / A3
1:50 / 1:100

DRAWING N°
MAR200

General Notes
This drawing is for planning purposes only. All settings out must be checked on site. All levels must be checked on site and refer to Ordnance Datum. All fittings and weatherings must be checked on site. This drawing must be used in conjunction with all other relevant drawings. Calculated areas in accordance with Pastor Real Estate Definition of Area for Schedule of Areas.



Existing Section AA



Proposed Section AA

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Electronic File Ref: 3 Market Mews - C

Revision	Status	Date
B7	Draft - Team	08 / 01 / 20
B8	Issue - Pre Application	12 / 01 / 20
D1	Draft - Internal Review	20 / 03 / 20
D2	Draft - Planning App Review	13 / 04 / 20
D3	Issue - Planning Application	08 / 05 / 20
D4	Issue - Planning Substitution	24 / 11 / 20

Stage: Planning Application

-  Existing Structure
-  Proposed New Structure
-  Proposed Demolition
-  Site Boundary/Extent of Site

*CLC
Received 24/11/20*

0m 1m

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7BY

DRAWING TITLE
Section BB

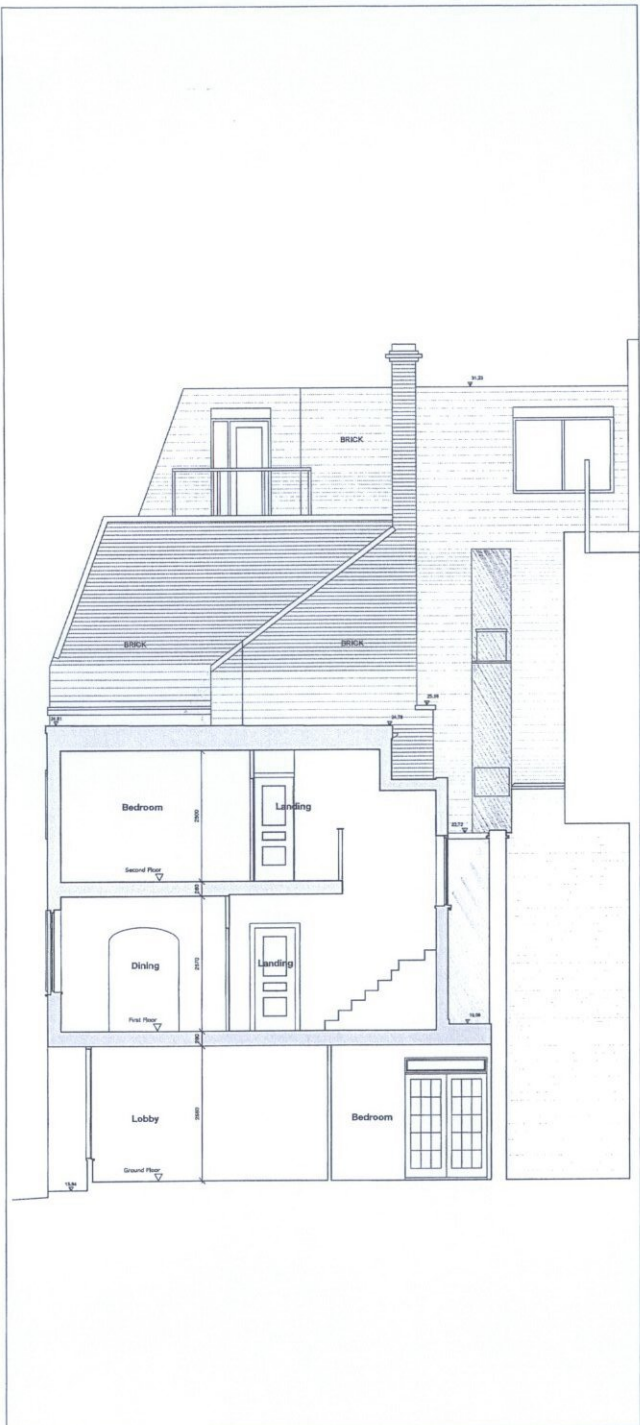
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1:50 / 1:100

DRAWING N°
MAR201

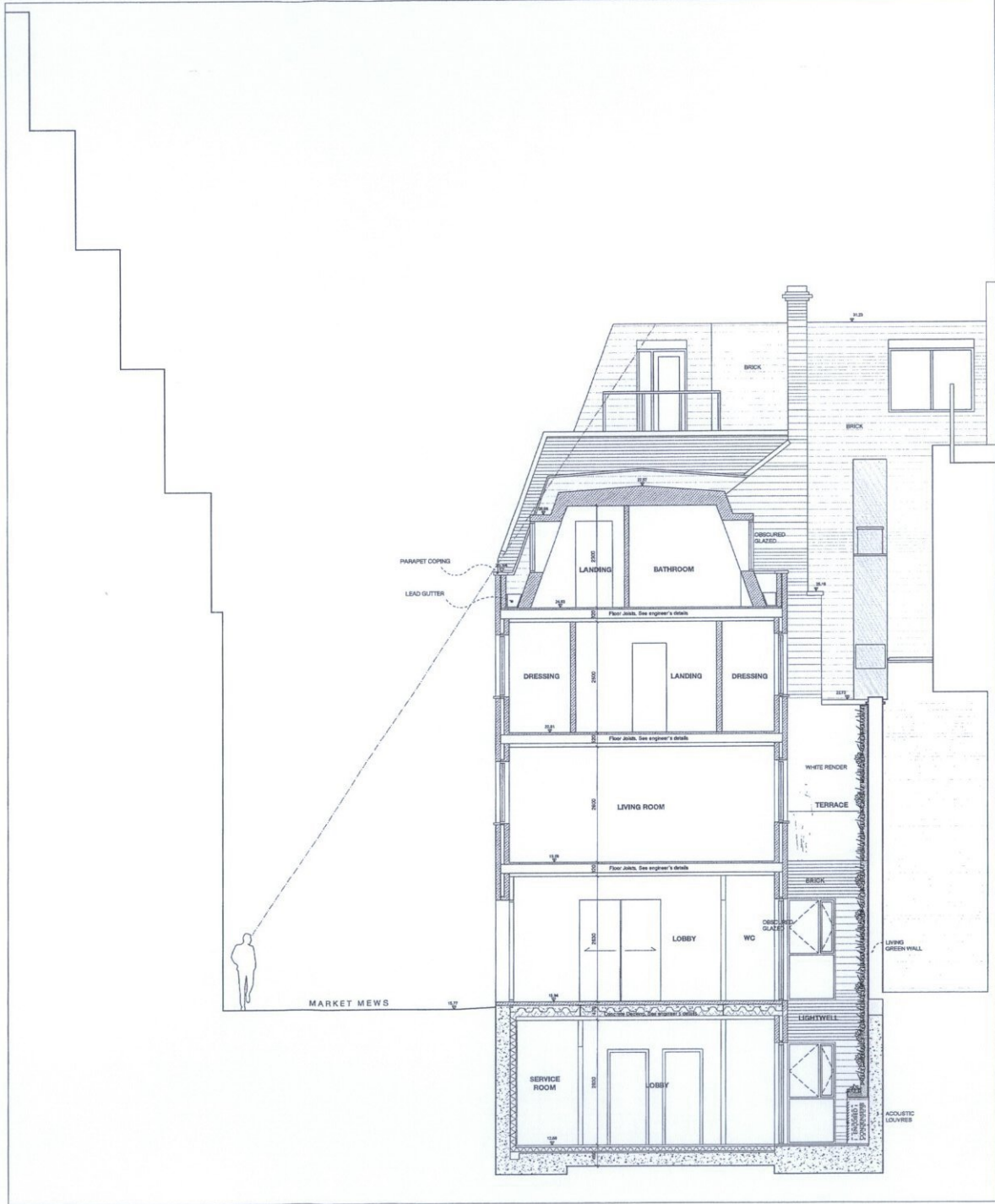
General Notes

This drawing is for planning purposes only. All settings must be checked on site and refer to Ordnance Datum. All bearings and measurements must be checked on site. All dimensions must be checked on site. This drawing must be read in conjunction with all other relevant drawings. This drawing must not be used for land transfer purposes. Calculated areas in accordance with Pastor Real Estate Definition of Area for Schedule of Areas.

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Existing Section BB



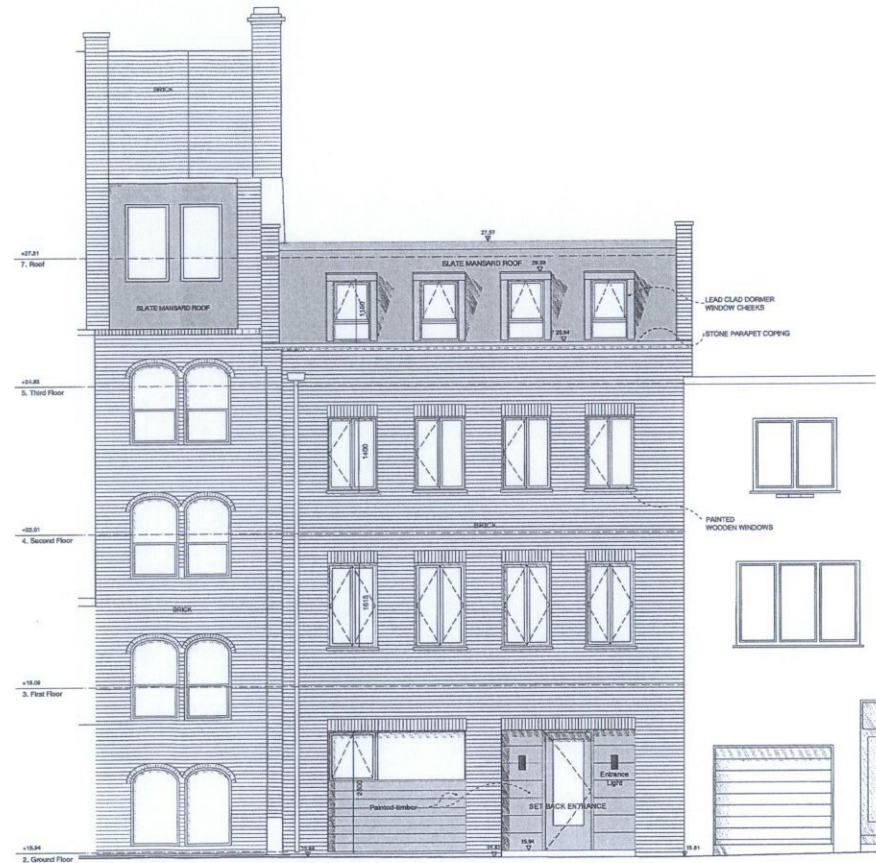
Proposed Section BB

Electronic File Ref: 3 Market Mews - 1

Revision	Status	Date
B7	Draft - Team	08 / 01 / 20
B8	Issue - Pre Application	12 / 01 / 20
D1	Draft - Internal Review	20 / 03 / 20
D2	Draft - Planning App Review	13 / 04 / 20
D3	Issue - Planning Application	08 / 05 / 20
D4	Issue - Planning Substitution	24 / 11 / 20



Existing Front Elevation



Proposed Front Elevation

Stage: Planning Application

- Existing Structure
- Proposed New Structure
- Proposed Demolition
- Site Boundary/Extent of Site

*CLC
Received 24/11*

PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7BY

DRAWING TITLE
Front Elevation - North

SCALE @ A1 / A3
1:50 / 1:100 Aug. 201

DRAWING N° STATUS & REVISK
MAR300 D

General Notes

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Revision	Status	Electronic File Ref:	3 Market Mews - D
B7	Draft - Team		08 / 01 / 20
S8	Issue - Pre Application		12 / 01 / 20
D1	Draft - Internal Review		20 / 03 / 20
D2	Draft - Planning App Review		13 / 04 / 20
D3	Issue - Planning Application		08 / 05 / 20
D4	Issue - Planning Substitution		24 / 11 / 20



Existing Rear Elevation



Proposed Rear Elevation

Stage: Planning Application

- Existing Structure
- Proposed New Structure
- Proposed Demolition
- Site Boundary/Extent of Site

*c/c
Received 24/11*



PROJECT ADDRESS
3 Market Mews
Mayfair, London W1J 7BY

DRAWING TITLE
Rear Elevation - South

SCALE @ A1 / A3
1:50 / 1:100 DATE
Aug, 2014

DRAWING N° STATUS & REVISION
MAR301 D

General Notes

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