

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 12 January 2016	Classification For General Release	
Addendum Report of Director of Planning		Ward(s) involved Church Street	
Subject of Report	27 Tresham Crescent, London, NW8 8TW,		
Proposal	Variation of Condition 8 of planning permission dated 05 November 2013 (RN 13/08537), to allow the second and third floors of the premises to be used for by the Pentecostal Church for a temporary period not exceeding four years.		
Agent	WYG Planning		
On behalf of	Westminster City Council		
Registered Number	15/09502/COFUL	Date amended/ completed	19 December 2015
Date Application Received	12 October 2015		
Historic Building Grade	Unlisted		
Conservation Area	Outside Conservation Area		

1. RECOMMENDATION

Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992.

2. SUMMARY

This application was deferred by the Planning Applications Committee on 15 December 2015 for further information on the proposed church use of the two upper floors of this new building by a church for a limited period not exceeding four years. Concerns were raised by the Committee in terms of the additional parking demands a church would generate, noise from church services, the number of night vigils to be held, the time frame required for this temporary use, the use of the external terraces, and there was concern that the church may conflict with the nursery use intended for the lower floors of the building.

In terms of car parking, the Church has no parking facilities at their existing premises at No.141 Harrow Road and the congregation currently travel by public transport and will continue to do so at the temporary decant site at Tresham Crescent. This area is reasonably well served by public transport and it is unlikely that this use will generate increased traffic or parking demands in the locality. The Church have confirmed that no funerals will take place at the premises. The Highways Planning

Manager raises no objection.

Regarding noise from church services, the applicant has confirmed that amplified music is used, and in order to safeguard the amenities of nearby residents, the use will be limited until 21.00 hours and music to be played inside and not outside the premises. In respect of evening vigils, it was originally reported to Committee that these will take place four times a year. The Church has now confirmed that due to the sensitivity over these events, they will no longer hold these evening vigils during their occupancy of No.27 Tresham Crescent. Therefore, it is no longer necessary to alter the wording of Condition 9. This has now been removed from the description of development.

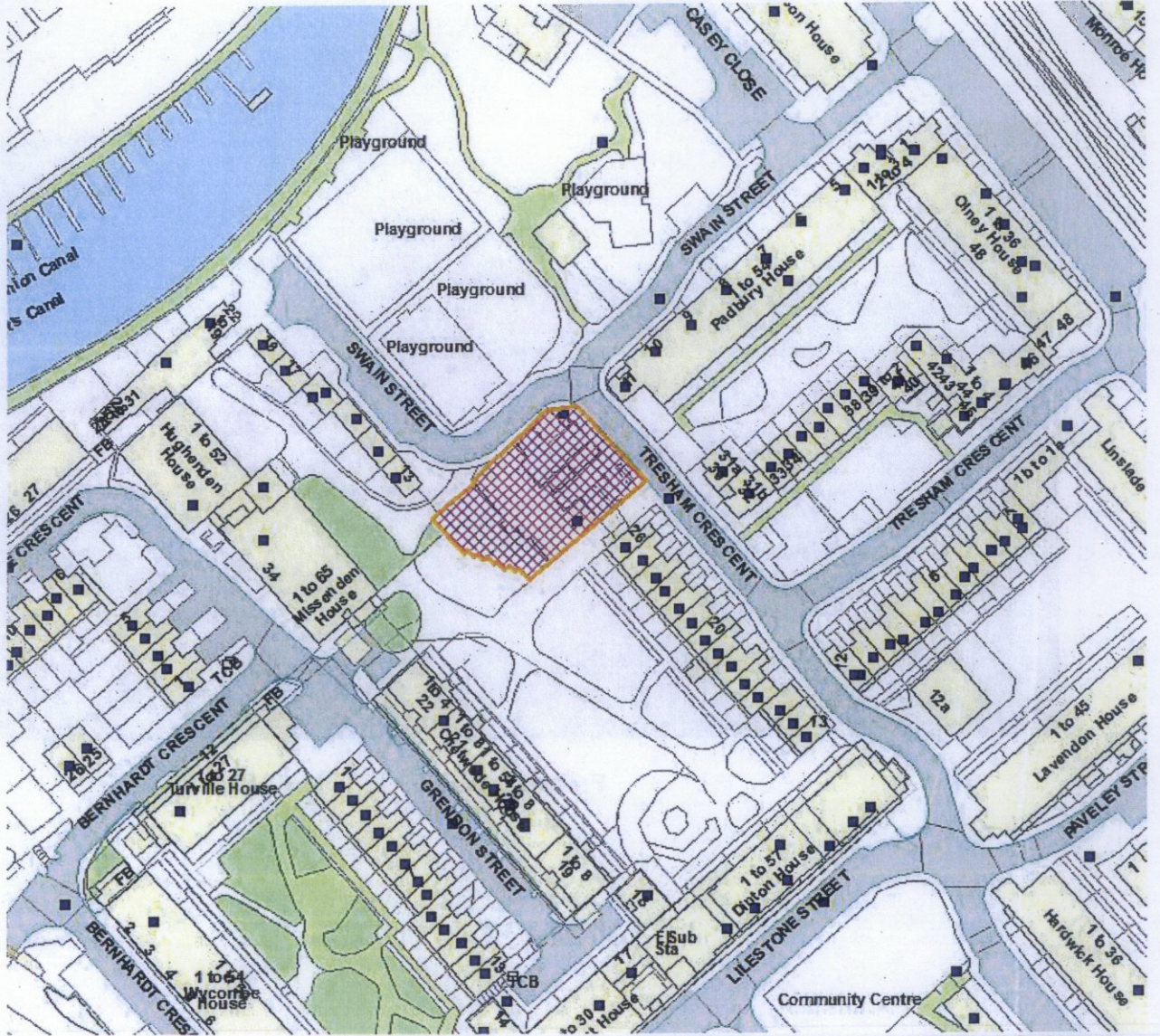
In respect of the limited period sought, alternative accommodation is urgently required for the Church to allow their decant, which in turn will allow the redevelopment of Dudley House and the adjoining Harrow Road buildings to take place. The planning application for a new secondary school and for 197 affordable intermediate rent flats has now been submitted and is out for public consultation. The City Council wishes to proceed with the demolition of the existing buildings and under the terms of the Compulsory Purchase Order the Council must find suitable accommodation for the Church. It is considered that the proposed accommodation at No.27 Tresham Crescent is suitable for the Church in terms of its size and location. Whilst there are concerns about the church use, it is considered that conditions should be able to overcome possible concerns. The proposed lease is for a maximum of four years, and it is likely that the Church's occupation will be less than this. It is anticipated that their new premises will be ready in June 2018; however, permission has yet to be granted and it is likely to be a two year build programme to redevelop the Dudley House site, therefore a degree of flexibility is required. In summary, a decant site is required in order to allow the future redevelopment of another site within the City, which will provide a new school and much needed affordable housing.

In respect of the external terraces at the rear, these will not be used for church services and this is reflected in the draft Condition 8.

Lastly, it was raised that the proposed use may conflict with the future use of the lower floors as a nursery and the possibility of CRB checks being required. It should be noted that there are separate entrances for each user and as such it is not considered that the proposed church use would compromise the security or operation of the nursery premises.

In the light of this additional information received, the application is being reported back to the Committee for determination.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation.

5. CONSULTATIONS

As per the committee report dated 15 December 2015 (see appended to this addendum report).

Further information has been submitted on behalf of the Church and this is set out in the background papers.

6. BACKGROUND INFORMATION

As set out in the Committee report dated 15 December 2015.

7. BACKGROUND PAPERS

1. Application form.
2. Representations reported to the Planning Applications Committee on 15 December 2015.
3. Email from Peter Sherlock on behalf of the Church dated 17 December 2015.

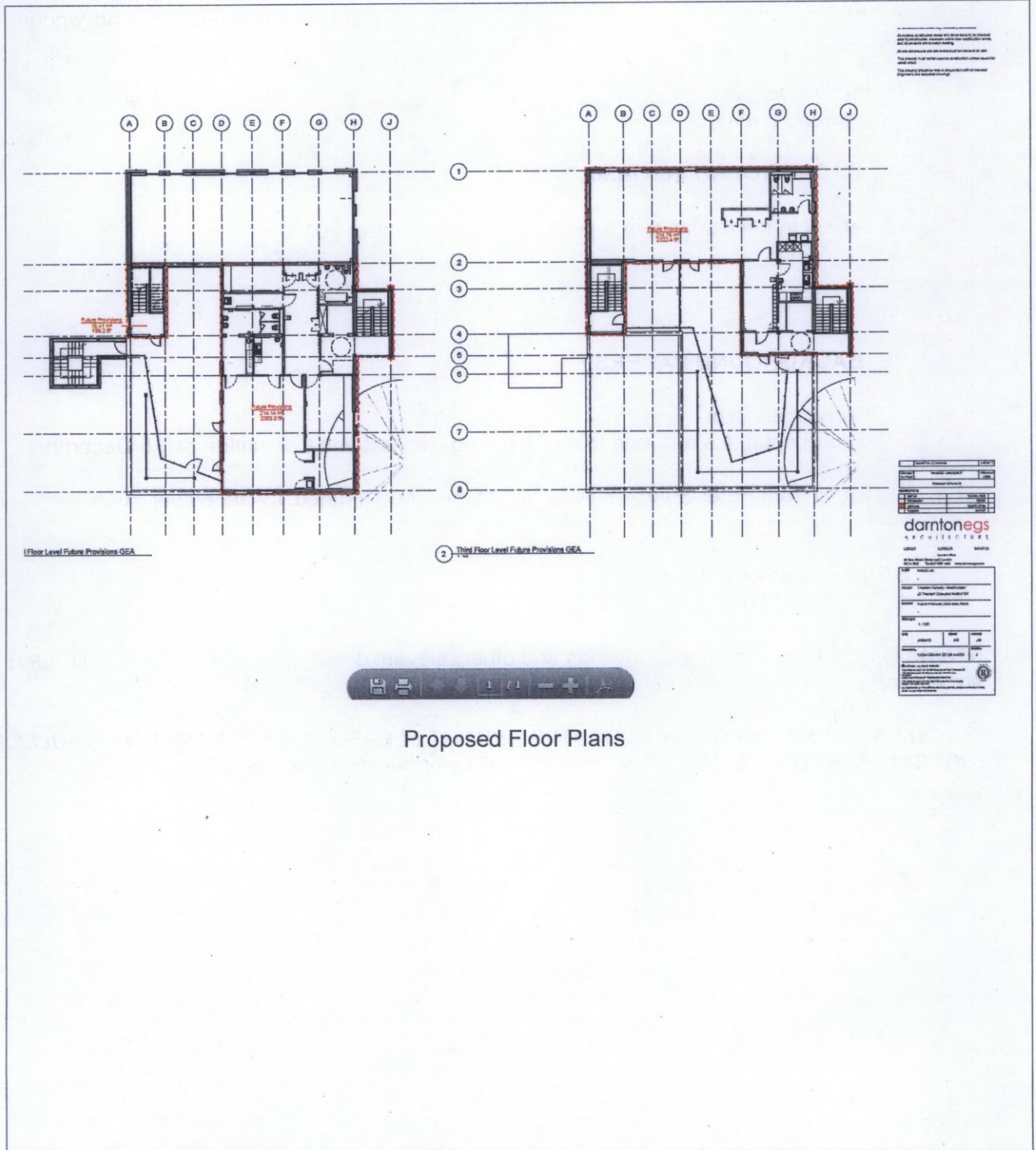
Selected relevant drawings

1. Proposed floorplans.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT AMANDA COULSON ON 020 7641 2875 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

8. KEY DRAWINGS



Proposed Floor Plans

APPENDIX

Item No.


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 15 December 2015	Classification For General Release	
Report of Director of Planning	Ward(s) involved Church Street		
Subject of Report	27 Tresham Crescent, London, NW8 8TW		
Proposal	Variation of Condition 8 of planning permission dated 05 November 2013 (RN 13/08537), to allow the second and third floors of the premises to be used for by the Pentecostal Church for a temporary period not exceeding four years and variation of Condition 9 in relation to the hours of use to allow extended use of the church for four nights to allow for night vigils until 23.00 hours		
Agent	Lisa Skinner		
On behalf of	Westminster City Council		
Registered Number	15/09502/COFUL	Date amended/ completed	19 October 2015
Date Application Received	12 October 2015		
Historic Building Grade	Unlisted		
Conservation Area	Outside a Conservation Area		

1. RECOMMENDATION

Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992

2. SUMMARY

This application for Council's Own Development seeks to vary the wording of Condition 8 of the planning permission for this new community building to allow the upper two floors to be occupied by the Central Pentecostal Church as a decant site for 4 years whilst their existing premises at No 141 Harrow Road are being redeveloped as part of the Dudley House development.

It is also proposed to vary Condition 9 to change the permitted hours of use to allow the church use on four nights in any one year until 23.00 hours.

Objections have been received from local residents to the principle of a church use in the building, noise and disturbance to nearby residents and increased traffic. The St Marylebone Society have also raised concerns on noise grounds.

Item No.


The key issues are:

- The impact on the amenities of neighbours from the proposed church use; and
- the impact on on-street parking in the area.

It is considered that the proposed church use for a limited period is an acceptable use in this soon to be completed community building. Although residents' concerns are well understood it is not considered that the proposed church use will harm the amenities of neighbours. The Highways Planning Manager raises no objections on parking grounds. The application is recommended for conditional approval.

6.1 The Application Site

This application relates to a 4 storey building under construction which is due to open in December 2015 which is located on the west side of Tresham Crescent. The application site is located outside a Conservation Area and within the North Westminster Economic Development Area (NWEDA).

6.2 Recent Relevant History

5 November 2013: permission granted for the demolition of existing building and construction of two to four storey building for community uses within Class D1.

Prior to this permission, a former two storey building occupied the site and was last used as a day care centre.

The new building is designed to accommodate two children services providers (being relocated from alternative locations), but also includes additional floorspace on the second and third floors to allow future growth in light of the forthcoming Church Street regeneration proposals.

7. THE PROPOSAL

This application under Section 73 seeks to vary the wording of two conditions attached to the 2013 planning permission in order to allow the two upper floors of this new building currently under construction as a church on a temporary basis.

Condition 8 currently limits the use of the new building as a family support centre, day nursery and for community group use and no other user in Class D1. It is sought to amend the wording of this condition in order to allow the second and third floors to be occupied by the Pentecostal Church as a decant site for a temporary period not exceeding four years.

Condition 9 controls the hours of use from 07.00 to 21.00 and the associated external terrace from 07.00 to 19.00 hours, and this condition needs to be varied to allow church use until 23.00 on 4 nights in any one year to allow night vigils.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Under the terms of the 2013 planning permission, a condition was imposed to limit the occupation of this new building so that it may only be used as a family support centre, day nursery and for community group use and no other purpose within Class D1 of the Use Classes.

The Central Pentecostal Church currently occupies No. 141 Harrow Road W2 and the Council together with City West Homes is proposing to submit a new planning application to redevelop Nos. 139 -147 Harrow Road and Dudley House for a new school, church and residential flats. This planning application is due to be submitted shortly, and if permission is granted a decant site is required for the Church for a limited

5. CONSULTATIONS

WARD COUNCILLORS : Councillor Grahame approached by a resident as the City Council does not normally allow its buildings to be used for the purposes of religious worship or prayer or the promotion or study of a particular religion. Is Tresham House subject to this restriction? How is it possible to consider that planning application by the church?

PROJECT MANAGER HOUSING : Confirm no restrictions on the use of Tresham House.

ST MARYLEBONE SOCIETY : There are local worries about noise and disturbance for residents. Support residents and Church Street Planning & Licensing Group.

HIGHWAYS PLANNING MANAGER : Acceptable in transportation terms.

CRIME PREVENTION DESIGN ADVICE : Passed the application to the local police team.

ENVIRONMENTAL HEALTH : To be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS :
 No. Consulted: 75; Total No. of Replies: 2
 No. of objections: 2; No. in support: 0
 Two objections received to date

Land Use

Placing a church in a building designed to accommodate children's services which will cause considerable unease and worry for parents. There are a large number of religions and sects on the Lisson Estate and the City Council is apparently favouring one group at the expense of another and this may leave it open to religious discrimination. The City Council has an active policy disallowing individual worshipping groups on the estate

Amenity

This type of church creates a significant amount of noise. One service a week would be invasive, four or five would be intolerable.

Transportation

Increased traffic and limited parking, children being out a risk by any increase in traffic flow. Concerned that 100 people arriving at the Church on Sundays with no parking. Also raised concerns about amplified music.

Other Matters

Question why Westminster is providing this space for the church when there are many other worthwhile and less controversial proposals!

ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

four year period. An earlier permission was granted for the redevelopment of this site which secured the temporary decant of the church in an unilateral undertaking.

Policies S34 in the City Plan and SOC1 in the UDP seek to protect all social and community floorspace. Whilst local residents concerns regarding the siting of a church in Lisson Estate are understood, it is considered an appropriate social and community use. This decant site is required to allow a comprehensive redevelopment of Dudley House which will deliver significant housing and educational benefits to the City. There are few suitable sites which can accommodate the church, for a limited period, and this new building is suitable in terms of its size, layout and disabled access.

The proposal is for a limited period, and the church will move to their permanent site when the Dudley House development is completed.

8.2 Townscape and Design

This application raises no townscape issues.

8.3 Residential Amenity

The Church has a congregation of 100 and residents are concerned that this use may affect amenity in terms of noise and disturbance and the playing of amplified music, and the frequency of services in the building.

The church in their supporting letter which is set out in the background papers advise that singing and playing of amplified musical instruments will take place on Sundays during the church service from 11.00 to 13.00 hours and there will be some practising and sound checks from 10.00 hours onwards. Music may also be played during the week between 18.00 to 21.00 hours but at a low level. Night vigils will take place on four occasions during the year and are for quiet contemplation and will finish no later than 23.00 hours. The Church will occupy the building throughout the week between 09.00 to 21.00 for church activities, administration and social activities.

Whilst residents' concerns are well understood it is not considered that the use as a church for a limited period of four years will result in a material loss of amenity for neighbours.

8.4 Transportation/Parking

Objections have been raised to the additional traffic the church will create as there is no car parking on site, and cars will park on the street and pose a danger to local children.

The Highways Planning Manager advises that the proposed use is for a D1 use and for a temporary period, therefore the impact of the changes to the conditions on highway and transport will not be significant. It is not considered that the proposal will pose a highway danger.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

The building has level and lifts access.

8.7 Other UDP/Westminster Policy Considerations

There are outdoor terraces, and it is recommended that these are not used for religious services in order to safeguard the amenities of nearby residents in terms noise and disturbance.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.11 Environmental Impact Assessment

Not relevant in the determination of this application.

8.12 Other Issues

It has been raised by one of the objectors why the Council is proposing this decant as it is favouring one religious group over others. As set out in the report, a temporary decant site needs to be found in order to allow another site in the City to be redeveloped, which will provide a new school and affordable housing.

It has also been raised by Councillor Grahame and a resident that the Council does not permit its premises to be used for religious worship or prayer or the promotion or study of a particular religion. The new building is not subject to any such restrictions on the lease.

9. BACKGROUND PAPERS

1. Application form
2. Response from Highways Planning Manager dated 23 October 2015
3. Letter from occupier of 26 Tresham Crescent London NW8 dated 29 October 2015.
4. Email from St Marylebone Society dated 14.November 2015
5. Email from 34 Hughenden House London NW8 dated 11.November .2015
6. Response from Metropolitan Police dated 5.November 2015
7. Letter from the agent dated 12.October 2015.
8. Statement by the Central Pentecostal Church.

DRAFT DECISION LETTER

Address: 27 Tresham Crescent, London, NW8 8TW,

Proposal: Variation of Condition 8 of planning permission dated 05 November 2013 (RN 13/08537), to allow the second and third floors of the premises to be used for by the Pentecostal Church for a temporary period not exceeding four years .

Plan Nos: Covering letter dated 12 October 2015, site location plan, 12334-DEG-B1-GF-DR-A-0003-A, 12334-DEG-B1-ZZ-DR-A-0703-A, 12334-DEG-B1-ZZ-DR-A-0752, 29922-PL03-1, Statement by the Central Pentecostal Church .Email dated 17 December 2015.

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

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 The development shall be carried out in accordance with the detailed design and method statement approved on 16 March 2015: (Ref: 15/00181/COGADF)

Reason:

To ensure that the development does not impact on existing London Underground transport infrastructure.

- 3 You must carry out any building work which can be heard at the boundary of the site only: ,
* between 08.00 and 18.00 Monday to Friday;
* between 08.00 and 13.00 on Saturday; and,
not at all on Sundays, bank holidays and public holidays.
Noisy work must not take place outside these hours. (C11AA)

Reason:

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

Development Plan that we adopted in January 2007. (R11AC)

- 4 The development shall be carried out in accordance with the samples approved by the City Council on 28.8.2014(14/08348/COGADF) and 8.5.2105 (15/03481/COGADF)

Reason:

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

- 5 The development shall be carried out in accordance with the drawings approved by the City Council in respect of the laser cut balustrades and brise soleil 8.5.2015 (15/03481/COGADF).

Reason:

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

- 6 You must carry out work according to the bio diversity management plan approved by the City Council on 28.9.2015 (15/08663/COGADF).

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 7 The development shall be carried out in accordance with the approved detailed drawings and an acoustic report for the kitchen extract .approved on 23 November 2015 (Ref 15/09948/ADFULL)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in CS28 of Westminster's City Plan: Strategic Policies adopted on November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 8 The building hereby approved shall only be used as a family support centre, day nursery and for community group use and no other uses within Class D1 (Non Residential Institution) of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2015 (or any equivalent class in any order that may replace it), with the exception of the second and third floors which can be occupied by the Pentecostal Church for a limited period of four years from the date of this permission. The outdoor terraces must not be used for religious worship or services at any time.

Reason:

We cannot grant planning permission for unrestricted use within Class D1 because it would not meet SOC 1 of our Unitary Development Plan that we adopted in January 2007, and because of the special circumstances of this case, and it is considered that the relocation of the church for a temporary period will allow the regeneration of another site in the City for educational and residential purposes.

- 9 The use hereby permitted shall only operate from 07.00 to 21.00 hours and the associated external terrace shall only be used between 07.00 and 19.00 hours.

Reason:

To protect the environment of people in neighbouring properties as set out in CS24, CS29 and CS32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6, ENV 7 and SOC1 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 10 The development shall be carried out in accordance with the refuse plan approved by the City Council on 8.5.2015 (15/03481/COGADF).

Reason:

To ensure that the relocated community recycling facility is reinstated prior to the occupation of the new building as set out in CS44 of Westminster's City Plan: Strategic Policies which was adopted by Full Council on 13 November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 11 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 12 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.

- 13 The development shall be carried out in accordance with the Tree Protection Plan DFCP 2595 TPP revision B, and the approved tree protection measures must be in place before you start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site.

Reason:

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

- 14 The development shall be carried out in accordance with the approved method statement to protect the roots of the London Plane tree T1 on the site approved on 16 March 2015 (Ref 15/00181/COGADF).

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in CS38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 15 (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 CS32 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.

- 16 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.

- 17 The plant shall be installed in accordance with the approved supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 15 of this permission. on 23 November 2015 (Ref 15/09948/ADFULL) .

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 CS32 of Westminster's City Plan: Strategic Policies adopted on 13 November 2013, by contributing to reducing excessive ambient noise levels.

- 18 The new building hereby approved shall be designed to meet the Building Research Establishment methods BREEAM; this review must show that you have achieved an 'excellent' rating. You must submit an independent assessment for the City Council's approval prior to the occupation of the building. You must provide all the environmental sustainability features referred to the review before you start to use the building. You must then not remove any of these features.

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted on 13 November 2013. (R44BC)

- 19 You must provide the waste store shown on drawing PL04 Rev A before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in CS44 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 20 The existing vehicular crossover must be removed and the footway reinstated prior to the occupation of the building.

Reason:

To ensure that the footway is reinstated prior to the occupation of the building.

- 21 The development shall be carried out in accordance with the landscaping scheme approved by the City Council on 28.9.2015 (15/08663/COGADF). If you remove any trees or find that they are dying, severely damaged or diseased within 5 years of planting them, you must replace them with trees of a similar size and species.

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

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.