

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 5 April 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	Berkeley House, 15 Hay Hill, London, W1J 8NS,		
Proposal	Erection of a single storey roof extension to create two residential units (Class C3).		
Agent	Mrs Holly Mitchell		
On behalf of	Mr Mohamed Fazlanie		
Registered Number	15/10518/FULL	Date amended/ completed	30 November 2015
Date Application Received	12 November 2015		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Berkeley House, 15 Hay Hill is an attractive red brick building occupying the southern side of Hay Hill with a small frontage onto Berkeley Street and Dover Street. The site lies within the Mayfair Conservation Area and the Core Central Activities Zone. The building which comprises basement, ground and seven upper floors is in commercial use on the lower floors, with 44 residential flats above.

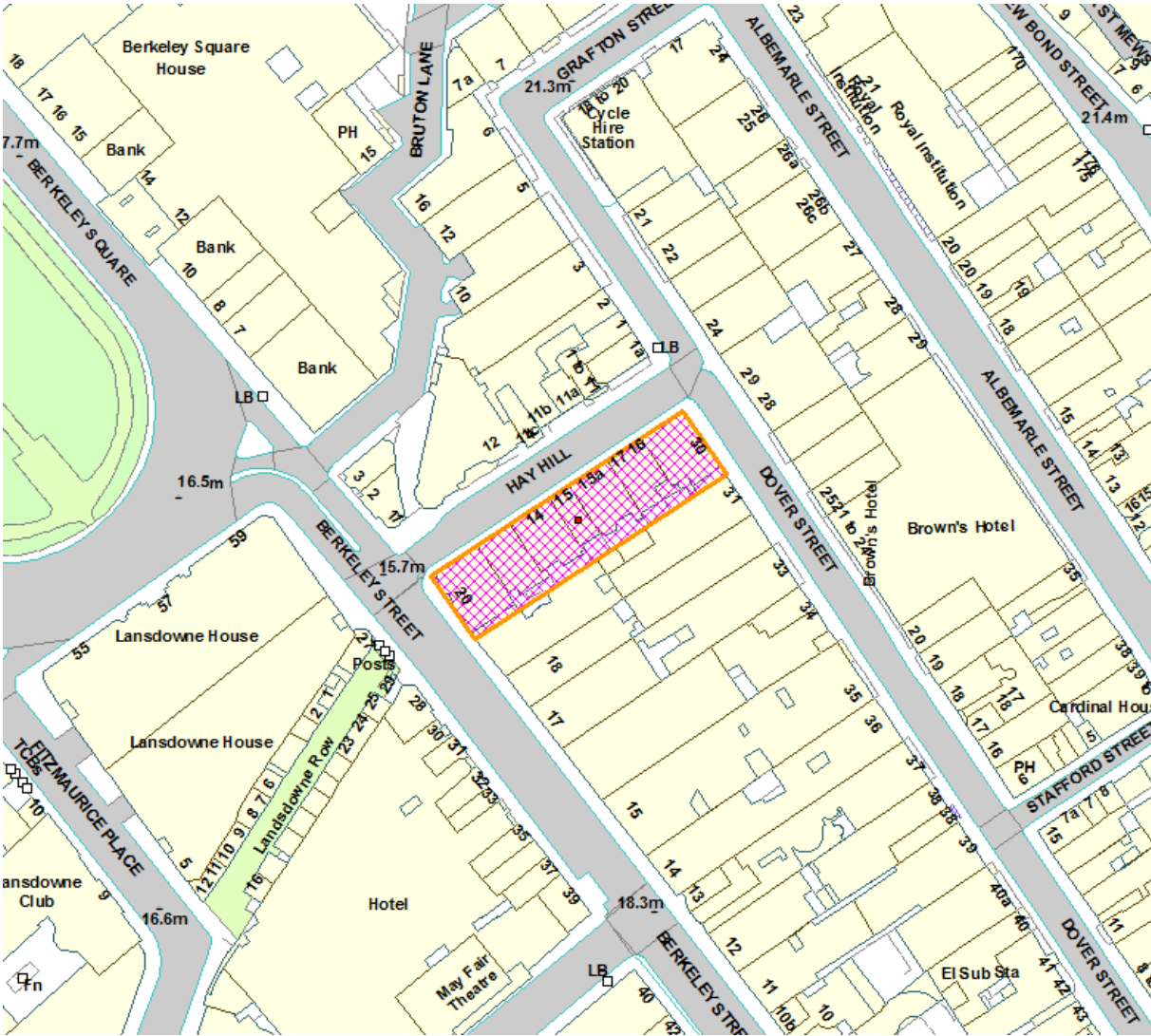
Permission is sought for the erection of a single storey extension at main roof level to allow for the creation of two additional residential flats (Class C3).

The key issues for consideration are:

- * The impact of the roof alterations in design terms and the impact on the appearance of the of the building and the Mayfair Conservation Area.
- * The impact on residential amenity.

The scheme will alter the pitch of the front roof slope with a sheer extension at the rear. The proposal is considered to be acceptable in land use, design, highways and amenity terms and would comply with relevant Unitary Development Plan (UDP) and City Plan policies.

LOCATION PLAN



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3. PHOTOGRAPHS





4. CONSULTATIONS

Environmental Health
Objection due to potential fire safety issues.

Cleansing Manager
No objection subject to conditions.

Highways Planning
Objection due to the insufficient level of cycle parking provision.

Residents Society of Mayfair & St. James's
Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 142
Total No. of replies: 7
No. of objections: 7
No. in support: 0

Objections received on some or all of the following grounds:

Amenity:

Noise and disruption affecting existing residents during construction works.
Existing residential occupiers should be compensated.
Noise transference through the building structure from the new flats to the existing flats.
Security implications during construction work.

Highways:

Disruption to traffic during construction works.

Design:

Impact upon the structural integrity of the building.
Detrimental impact of the extensions upon the design of the building.

Other:

Safety implications with regard the number of people in the building.
Detrimental impact upon the existing lift.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

5. BACKGROUND INFORMATION

5.1 The Application Site

Berkeley House No 15 Hay Hill is an unlisted property in the Mayfair Conservation Area and the Core Central Activities Zone as defined by the adopted City Plan. The property comprises basement, ground and seven upper floors. The majority of the basement and

ground floors are in commercial use the remainder of the building is in use as residential flats.

5.2 Recent Relevant History

None relevant.

6. THE PROPOSAL

Permission is sought for the erection of a single storey extension at main roof level to allow for the creation of an additional two new residential flats comprising 1x 3 bed and 1x 2 bed units.

The proposal seeks to extent the pitch of the roof at the front with a sheer extension to the rear. Alterations include provision of a small terrace enclosed by black railings at the western end of the site fronting onto Berkeley Street. An Internal plant room is proposed between the two new units.

7. DETAILED CONSIDERATIONS

7.1 Land Use

Residential use

The provision of new residential floorspace is welcomed and would comply with Policies H3 of the UDP and S14 of the City Plan, which seek to maximise the amount of land or buildings in residential use.

The GEA of the two new residential units equates to 367m² including a small plant area and the extended core. As the increase in residential floorspace does not exceeding 1000m² or 10 additional residential units, there is no policy requirement to provide affordable housing provision, as set out in Policy S16 of the City Plan. The residential unit sizes accord with the size and space standards national technical standards.

Policy H5 of the UDP requires that in new developments 33% of the residential units should be family sized (three bedrooms or more). The scheme would result in the provision of one three bedroom unit in accordance with policy. A condition is recommended, requiring the three bedroom unit to be provided and retained.

The proposed units will have windows to multiple aspects which will ensure a good level of internal light and the ability to naturally ventilate the units, although it is noted mechanical ventilation is also proposed..

The application is supported by an assessment of the amount of natural light received within the proposed flats. The report calculates the Average Daylight Factor (ADF), which is the mean daylight factor on the horizontal working plane inside the room. The BRE guidance recommends minimum ADF values of 1% for bedrooms, 1.5% for living rooms and 2% for kitchens. The Assessment shows that all the rooms in the proposed flats will receive levels of daylight which accord with the requirements of the BRE Guidance.

An acoustic assessment has been submitted which determines that the internal noise levels within the units will be compliant with the City Council standard criteria and a condition is recommended to ensure the units are built to this standard.

7.2 Townscape and Design

The site is a fine, red brick building in the Mayfair Conservation Area to which it makes a positive contribution as a good example of development of its type and period. It stands on the south side of the street and is visible from Berkeley Square and Grafton Street.

The existing slated roof is a two-storey mansard with a primary pitch of approximately 75-degrees and a secondary pitch of approximately 30-degrees. There are a variety of dormer windows including some with brick canted-bays, and a pedimented gable on the west end of the building flanked by tall chimneys. The rear (south) facade is plain and simply finished in yellow London stock brick.

The proposed alterations envisage removal of the secondary pitch and its reconstruction at a steeper angle and with increased height in order to provide one floor of new accommodation. The roof slope facing Hay Hill (north) incorporates flush rooflights whilst the rear (south) has dormer windows. The existing chimneys are retained and raised so they still project above the level of the new roof. It is considered that the alterations would maintain the appearance of the building and the positive contribution it makes to the character and appearance of the surrounding conservation area.

The scheme includes an amendment to the pedimented roof facing west which the applicant seeks to cut back to allow creation of a terrace. The proposed terrace would have black-painted metal railings and will be accessed from French doors in a proposed new dormer window. Although the roof extension is considered acceptable in principle this aspect of the proposal is contentious as it would appear incongruous as it is seen would be seen in both street level views and from the upper floors of surrounding properties. An amending condition is recommended which requires the omission of the terrace and details of the form of the western flank of the roof to be approved.

Objections have been received to the design of the proposed alterations, in terms of their impact on the appearance of the building and surrounding conservation area. However, for the reasons set out above, these objections are not considered sustainable and the development accords with UDP policies DES1, DES6 and DES9.

7.3 Residential Amenity

Sunlight and Daylight

Policy ENV13 of the UDP states that 'the City Council will normally resist proposals that result in a material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. In cases where the resulting level is unacceptable, permission will be refused.' Policy S29 of the City Plan states that 'the Council will resist proposals that result in an unacceptable material loss of residential amenity and developments should aim to improve the residential environment.'

The nearest residential flats are located at 1 Grafton Street, 17 Berkeley Street, 18 Berkeley Street and 33 Dover Street, the Daylight and Sunlight Assessment has assessed the impact of the proposal on all these properties.

The BRE guidelines state that daylight to living rooms, kitchens, and bedrooms should be assessed but bathrooms, toilets, storerooms and circulation areas and garages need not be analysed. The report concludes that all assessed windows meet the BRE guidelines for the Vertical Sky Component (VSC) and reductions to the no skyline (NSL) and Annual Probable Sunlight Hours (APSH) are within the BRE guidelines for these neighbouring sensitive properties.

Privacy

As already discussed in section 8.2 Townscape and Design of this report the scheme includes the provision of a small 8th floor roof terrace. The terrace would be on the western side of the building overlooking Berkeley Street. Use of the terrace would not result in overlooking however for the reasons set out in the report in design terms it is considered that this would be harmful to the appearance of the building and should be omitted from the scheme. This is dealt with by an amending condition. No objections have been received to the application on the grounds of potential overlooking or loss of privacy.

Noise Transference

An objection has been received to the application from a resident of an existing residential flat in the block concerned about the potential for future noise transference through the building structure from the occupiers of the new flats which would impact upon the environment of the existing residential occupiers. Conditions are recommended which require adequate sound insulation to ensure that noise and vibration transference from the new flats to other residential units within the building accords with the City Council's standard criteria.

7.4 Transportation/Parking

UDP Policy TRANS 23 requires sufficient off-street parking to be provided in new residential schemes to ensure that parking pressure in surrounding streets is not increased beyond designated 'stress levels'. The UDP parking standards would normally require one parking space per residential flat which, in this case, would amount to a requirement for 2 spaces. 'Stress levels' are considered to have occurred where the occupancy of on-street legal parking bays exceeds 80%.

Within a 200m radius of the site, parking occupancy during the day is 67%, overnight parking occupancy was measured as being 58% and residents can park for free on metered bays and on single yellow lines. Whilst the provision of residential units without off-street car parking is likely to increase these stress levels on the basis of car ownership levels and spare capacity in on-street parking, any additional on-street parking requirements generated by the proposal can be absorbed by the highway network without increasing the stress levels beyond 80%. The development is therefore considered compliant with the requirements of Policy TRANS23.

The proposed plan shows the provision of a cycle store within the new floor level, however the document; 'Further Alterations to the London Plan' requires that two cycle parking spaces are provided for every new residential unit with over one bedroom, which means cycle parking space should be provided for four cycles. The proposed cycle store would not provide four cycle parking spaces and therefore it is considered a condition should be imposed on any permission requiring the submission of amended plans to show the required cycle parking provision for the new flats.

7.5 Economic Considerations

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

7.6 Access

A new lift is to be installed at the property with level access internally and the flats will be designed to ensure accordance with the Statutory Document Part M 'Designing for the Disabled'. Objections have been received to the application in relation to the use of the lift for construction and access arrangements when it is being replaced, however, these are considered private matters between the freeholder and the existing leaseholders and it is not a material planning consideration.

7.7 Other UDP/Westminster Policy Considerations

Plant

The application has been considered in the context of Policies ENV6 and ENV7 of the Unitary Development Plan 2007 and Policy S32 of the City Plan. These policies seek to protect nearby occupiers of noise sensitive properties and the area generally from excessive noise and disturbance.

Plant is proposed to service the units and this will be located in a plant room within the new extension with louvres on the roof for the required ventilation. An acoustic report has been submitted in support of the application which included background noise measurements and identified the nearest noise sensitive property to the proposed plant. The final specification for the plant installation has not been determined and therefore there is no information on the expected noise output of the plant items and no assessment has been made of whether the plant will be compliant with established City Council criteria. It is therefore considered necessary to impose a condition requiring the submission of a supplementary acoustic report before the plant is installed to demonstrate compliance with the relevant noise conditions. Environmental Health reviewed the submitted acoustic report and have advised sufficient information has been submitted to enable this approach to be taken.

Refuse / Recycling

The submitted drawings did not indicate the provision of storage facilities for waste and recycling within the residential units. A condition is therefore proposed to require the submission of amended drawings to show these storage facilities within each of the residential units as required by the Cleansing Manager.

7.8 London Plan

This application raises no strategic issues.

7.9 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.

7.10 Planning Obligations

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

7.11 Environmental Impact Assessment

The application does not necessitate the submission of an Environmental Impact Assessment.

7.12 Other Issues

Construction impact

Objections have been received to the application with regard the potential impact of the construction works on the amenity of existing residents with regard noise, dust and transportation movements. A condition is proposed requiring the submission of a Construction Management Plan and standard conditions are attached in relation to the building hours. With these conditions in place it is considered the impact of the construction is ameliorated.

Crime and security

Comments have been received from objectors that there may be implications for the security of the building when construction works are taking place. Whilst these concerns are noted it is not considered reasonable conditions could be imposed to ensure additional security measures when the construction work is on-going.

Structural Issues

Objections have been received in relation to the impact of the extension at roof level on the structural integrity of the building. This issue will be considered under Building Regulations which is separate legislation and not a material planning consideration.

Compensation

An objector has raised the issue of potential compensation being offered to the residential leaseholders from the freeholder to alleviate the issues of the disruption or potential damage to the communal areas of the building. This is not a material planning concern and would be a private matter to be discussed between the two parties.

Fire Safety

The Environmental Health Officer has objected to the proposal due to a number of concerns over fire precautions, including one of the bedrooms being a 'remote room', the provision of fire rated doors between bedrooms and the kitchen area and information on the potential means of escape from each of the units in case of fire. Whilst these concerns are noted, these are not material planning considerations and will be examined under Building Regulation legislation. An informative is proposed to ensure these concerns are communicated to the applicant.

7.13 Conclusion

The provision of two new flats accords with the strategic aim to provide additional housing. The proposed extension which will alter the front roof pitch with a sheer rear extension is considered acceptable in design terms. The scheme is a relatively modest increase in bulk which would not adversely impact on the amenity of surrounding residents. Whilst objections that implementation of the scheme would result in nuisance to existing residents are understood permission could not reasonably be withheld on this basis. The application accords with adopted UDP and City Plan policies and is recommended for approval.

8. BACKGROUND PAPERS

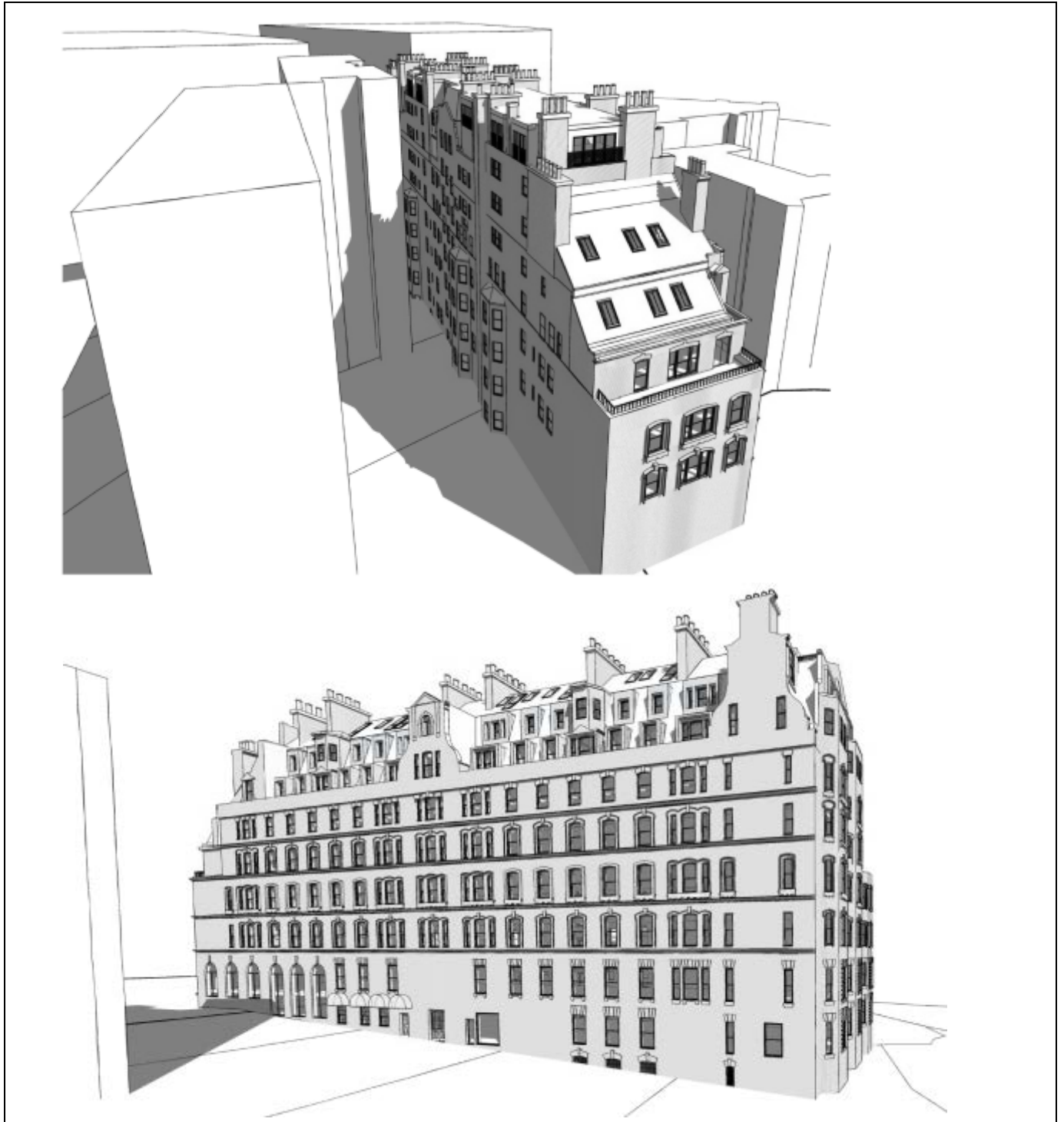
1. Application form
2. Letter from occupier of 66 Berkeley House, 15 Hay Hill, dated 27 November 2015
3. Letter from occupier of Flat 26, Berkeley House, dated 10 December 2015
4. Letter from occupier of Flat 50B and Flat 52, Berkeley House, dated 21 December 2015
5. Letter from occupier of Flat 43, Berkeley House, dated 15 December 2015
6. Letter from occupier of Flat 72, Berkeley House, dated 21 December 2015
7. Letter from occupier of Flat 72, Berkeley House, Hay Hill, dated 13 December 2015
8. Letter from occupier of Flat 51, Berkeley House, dated 29 December 2015

Selected relevant drawings

(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 MATTHEW GILES ON 020 7641 5942 OR BY EMAIL AT CentralPlanningTeam@westminster.gov.uk

9. KEY DRAWINGS





DRAFT DECISION LETTER

Address: Berkeley House, 15 Hay Hill, London, W1J 8NS

Proposal: Erection of a single storey roof extension to create two residential units (Class C3).

Plan Nos: Acoustic Report dated 02/11/2015, Drawings: P10 RevP4, P11 RevP3, P12 RevP3, P13 RevP3, P14 RevP3, P15 RevP3, P16 RevP3, P20, RevP2, P21 RevP2, P22 RevP2, P23 RevP2, P24 RevP2, P25 RevP2, P26 RevP2, P27 RevP2, P28 RevP2, P29 RevP2, P30 RevP2, P31 RevP2.

Case Officer: Matthew Giles

Direct Tel. No. 020 7641 5942

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

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

Reason:

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

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

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

Reason:

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

- 3 (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.

- 4 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.

- 5 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 (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.

- 6 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise 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.

- 7 The three bedroom residential units shown on the approved drawings must be provided and thereafter shall be permanently retained as accommodation which (in addition to the living space) provides three separate rooms capable of being occupied as bedrooms.

Reason:

To protect family accommodation as set out in S15 of Westminster's City Plan: Strategic Policies adopted November 2013 and H 5 of our Unitary Development Plan that we adopted in January 2007. (R07DC)

- 8 **Pre Commencement Condition.** No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:

- (i) a construction programme including a 24 hour emergency contact number;
- (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
- (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
- (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
- (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's

City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 9 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)

- 10 You must apply to us for approval of detailed drawings at scale 1:10 of the following parts of the development - new windows and external door types. 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 approved 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)

- 11 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 unless they are shown on the approved drawings. (C26KA)

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)

- 12 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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 apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the residential units. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 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)

- 14 You must apply to us for approval of details of secure cycle storage for the residential use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

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.

- 15 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 3 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 safeguard the amenity of occupiers of adjoining premises by preventing noise and vibration nuisance as set out in STRA 16, STRA 17, ENV 6 and ENV 7 of our Unitary Development Plan that we adopted January 2007.

- 16 You must apply to us for approval of detailed drawings showing the following alteration to the scheme ; omission of the roof terrace and revised roof profile of the western flank elevation. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB).

Reason:

To 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)

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 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 3 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)
- 4 The design and structure of the development shall be of such a standard that the dwelling is free from the 29 hazards listed under the Housing Health Safety Rating System (HHSRS). However, any works that affect the external appearance may require a further planning permission. For more information concerning the requirements of HHSRS contact:

Residential Environmental Health Team
4th Floor East, Westminster City Hall
64 Victoria Street
London SW1E 6QP
www.westminster.gov.uk
Email: res@westminster.gov.uk
Tel: 020 7641 3003 Fax: 020 7641 8504.

- 5 Conditions 3 and 4 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)
- 6 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.
- 7 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge.
If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>
Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/>.
You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.

- 8 You are advised that Environmental Health have noted a number of concerns in relation to the means of escape from the new residential units in event of a fire, the creation of a 'remote room' in Flat 1 and the need to use fire rated doors throughout the flats. These issues will need to be resolved through Building Regulations.