

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 April 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Hyde Park	
Subject of Report	8 Clarendon Close, London, W2 2NS,		
Proposal	Excavation of double basement under existing building footprint. Increase height of pitched roof. Alterations to ground floor Clarendon Close elevation and installation of windows at ground floor level of Clarendon Mews elevations.		
Agent	Mr AWW London		
On behalf of	Mr Sats Ahluwalia		
Registered Number	15/10145/FULL	Date amended/ completed	14 December 2015
Date Application Received	30 October 2015		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application site comprises a two storey unlisted mews building located in the Bayswater Conservation Area. Permission is sought for the excavation of a double basement, to increase the height of the pitched roof, installation of windows on the side and rear elevations and alterations to the ground floor frontage.

Objections have been received in relation to the development proposals on the grounds of amenity, design and in relation to structural and construction issues.

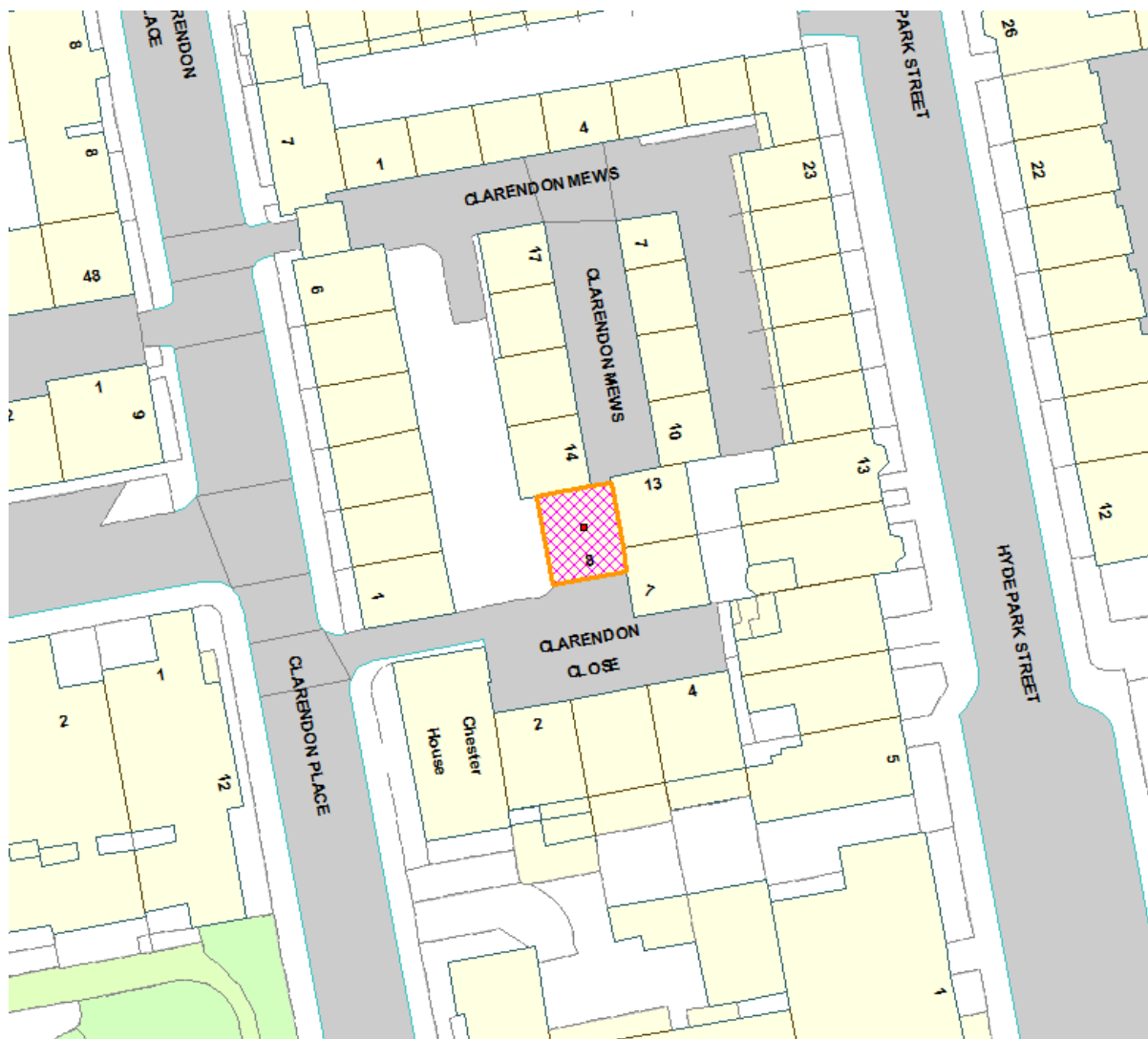
The key issues in this case are:

- *The impact of the development on neighbouring properties
- *The impact of the development on the character and appearance of the building and the Bayswater Conservation Area.

During the course of the application the scheme has been amended to remove alterations to the roof level including the installation of a dormer window, as roof alterations in this location were considered unacceptable in design terms.

Notwithstanding the objections received, the proposed development is considered to be acceptable and in accordance with relevant Policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan). As such, it is recommended that conditional planning permission is granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

WARD COUNCILLORS FOR HYDE PARK

Any response to be reported verbally.

HYDE PARK ESTATE ASSOCIATION

Any response to be reported verbally.

HIGHWAYS PLANNING

No objection. Conditions and informatives recommended.

BUILDING CONTROL

No objection, the structural information is considered acceptable.

ENVIRONMENT AGENCY

Any response to be reported verbally.

THAMES WATER

No objection to development providing an informative is attached requesting the developer obtains a Groundwater Risk Management Permit from Thames Water for any groundwater discharged into public sewers.

ENVIRONMENTAL HEALTH

No objection but have concerns regarding the lack of ventilation to the basement floor and lack of details for the plant at basement level.

ADJOINING OWNERS/OCCUPIERS

No. Consulted: 13

Total No. of replies: 11 (three from one respondent) letters/ emails raising objection on all or some of the following grounds:

Land use

- A double basement is unnecessary and excessive

Design

- Design of proposal is out of keeping with the style of the Mews. Mews houses were traditionally small stables with accommodation above and this should be preserved. The feel of the Mews will be lost.
- Cedar louvres and zinc dormer windows are not appropriate materials for the Mews and will deteriorate faster than traditional materials. Also, the design precedents supplied with the application don't bear any correlation with the scale of the current scheme
- Windows on west elevation reduce the current asymmetric design, the dormer windows are too large and the alterations look too modern in the conservation area
- No heritage impact assessment has been prepared
- The proposal represents overdevelopment and is contrary to the City Council's draft Basement Development Policy.
- This will set a precedent for neighbouring properties to excavate basements.

Amenity

- Planned roof extension will affect light into neighbouring properties
- New windows will cause overlooking to neighbouring properties on Clarendon Place. Proposal will add five more windows; the windows currently in situ are all frosted.

Structural concerns

- May destabilise the foundations of nearby properties. The property is unsuitable for such deep excavation works.
- Hoarding will temporarily affect light to neighbouring properties
- The subsoil beneath the property is not appropriate for the excavation as it is loose and could lead to subsidence and damage to neighbouring properties.
- Property is attached to three neighbouring residences which could be affected, expressed concern that ground floor front wall is to be removed and that this will affect neighbouring properties

Construction

- The CMP is generalised and doesn't contain a lot of the final details that should be required from a CMP, including details of a contractor. It does not detail how vehicles will get to site and how they will get in and out of the mews. Nor does it mention the size of the proposed vehicles. There is no indication of the overall programme of works
- Building works will create dust, noise and disruption to residents
- No. 1 Clarendon Place is undertaking a large-scale renovation project that is affecting parking and access
- It is practically impossible to excavate by digger and hand excavations will be a lot more drawn out; 16 Clarendon Mews has been excavating since June 2014 and has caused significant disruption.
- Mews is too small to support extensive excavation works. Excavation via neighbouring Clarendon Mews and Clarendon Place would be very difficult.

Other

- One neighbour expressed disappointment that they did not receive a consultation letter.
- Lower ground floor level is unsuitable for accommodation, including moving the kitchen to this floor as there is little natural light.
- Plans refer to plant in the basement but no acoustic report has been submitted with the application.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

This application site is a two storey mews property that lies in the Bayswater Conservation Area. The property fronts onto Clarendon Close and has a side and rear elevation on

Clarendon Mews which are both small mews streets off Clarendon Place. Both Clarendon Close and Clarendon Mews have a mixture of post war and more traditional mews style properties. 8 Clarendon Close is a more traditional mews property and its front façade retains elements of its original purpose although this is not uniform with other dwellings in the Close. It shares party walls with three properties, 7 Clarendon Close, and 13 and 14 Clarendon Mews.

6.2 Recent Relevant History

None

7. THE PROPOSAL

This application is to extend the existing single family dwelling by providing a double storey basement under the footprint of the existing dwelling; and for the installation of windows at ground floor level on the north and west elevation; alterations to the front elevation of the existing building including installation of a louvred timber screen; and to raise the height of the pitched roof. Much of the proposed works would constitute permitted development with minimal alteration proposals.

During the course of the application the proposals have been amended following officer comments that the works to install dormer style windows at roof level were unacceptable in design terms.

8. DETAILED CONSIDERATIONS

8.1 Land Use

This is an extension to an existing dwellinghouse which is supported by policy H3 of the Unitary Development Plan (UDP) and as such the proposals are considered acceptable in land use terms.

8.2 Townscape and Design

The existing building is two storeys, rendered, with a pitched roof concealed on the front and rear elevations by a parapet.

The proposed basement will be constructed under the footprint of the building and therefore will have little external manifestations; the only indication of a lower ground floor level will be a window on the side elevation, which are considered to have a limited impact in townscape terms and will not have an impact on the character and appearance of the conservation area. A condition is recommended to ensure that these windows match the materials of the other windows on this elevation.

Mews buildings are characterised by their scale and detailed elements which primarily illustrate their former function of 'working buildings' connected to the principle house. In this context the retention of the garage doors is the preferred approach as the evidence of the buildings former function will be retained. The Mews SPG notes that many variations

of garage doors are possible, with the use of traditional materials within the existing framework producing well-proportioned designs. Consequently, in this instance the introduction of a timber screen concealing the garage door and proposed lightwell is considered to be an acceptable approach in design terms as it is a contemporary approach on a traditional feature. Some consultation responses have noted that the frontage is out of character with the rest of Clarendon Mews. Whilst the detailed design of the garage treatment does not directly respond to the neighbouring properties, its design is not considered to be so uncharacteristic to detract from the character and appearance of the area.

The proposed raising of the roof pitch is not considered to have a significant impact on the overall appearance of the building, as this will largely be retained behind parapet walls.

The proposals are considered to be in accordance with UDP policies DES1, DES 5 and DES9 as well as City Plan policies S25 and S28. Furthermore they are considered to have a limited impact on the character and appearance of the Bayswater Conservation Area and therefore the application is recommended for approval.

8.3 Amenity

The proposed basement will be constructed under the footprint of the existing dwellinghouse and the only indication of a lower ground floor level will be the windows on the side elevation. Concerns have been raised by neighbouring residents on the grounds of increased overlooking. Subject to a condition to ensure the new windows on the side elevation are opaque glazed to match the other windows on this elevation, it is not considered that the new windows would cause a significant negative impact.

Objections have also been received in relation to loss of privacy and light as a result of the works at roof level. During the course of the application the dormer windows have been removed, therefore will no longer cause additional overlooking. In terms of light, the proposals do involve raising the level of the pitched roof by 1m, however this is largely contained by existing parapet walls and is therefore not considered to have a significant impact.

It is considered that the proposal is acceptable in amenity terms and accords with policies ENV13 of the UDP and S29 within the City Plan.

8.4 Transportation/Parking

The proposals include the reduction in the size of the garage. The Highways Planning Manager has confirmed the proposed garage will be sufficient to provide parking for a single vehicle, so is acceptable. They have commented that no cycle parking has been provided, but as this is an extension to an existing dwelling refusal on these grounds could not be sustained.

8.5 Economic Consideration

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

8.6 Other UDP/Westminster Policy Considerations

Access

The proposed alterations and extensions would not alter the existing access to this private dwellinghouse.

Plant

The submitted plans refer to the installation of plant to the lower basement floor but an acoustic report has not been submitted with this application. The agent has confirmed that all mechanical equipment will be located within the building fabric and there will be no external manifestation.

One objector and the Environmental Health Team both expressed concern about the lack of an acoustic report. While it has been confirmed that the plant will be internal, there will be external ventilation provided at roof level through an existing chimney flue. Accordingly, conditions will be attached to ensure that vibration and noise levels are compliant with Council policy.

Refuse /Recycling

The Highways Planning Manager has commented that no provisions for waste have been shown, as this is a pre-existing dwelling there will be no change to the existing provisions, which is considered acceptable.

8.7 London Plan

This application raises no strategic issues.

8.8 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.

8.9 Planning Obligations

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

8.10 Environmental Impact Assessment

The proposed development is of insufficient scale to require an Environmental Impact Assessment. Where relevant the environmental impact of the development has been covered in other sections of this report.

8.11 Other Issues

Basement

Concerns have been raised over whether a double basement is necessary, particularly in this location and whether it will set a precedent for neighbouring properties. Objectors consider that the proposed basement should be considered having regard to the

Supplementary Planning Document 'Basement Development in Westminster' (2014) and the emerging draft basement policy, which is now at an advanced stage in the adoption process and as set out in the Cabinet Member statement of October 2015. However, as this application was submitted prior to 1 November 2015 only the guidance in the SPD can be used in the assessment of this application, in combination with the adopted planning policies in the UDP and City Plan.

Regarding the objections about precedent, each planning application is assessed individually on its own merit against relevant Council policy and national legislation. Any subsequent basement excavation application received on a neighbouring property will be weighed against the emerging draft basement policy which is to be applied to applications received on or after 1 November 2015

The impact of this type of development is at the heart of concerns expressed by residents across many central London Boroughs, heightened by well publicised accidents occurring during basement constructions. Residents, including those at several of the neighbouring properties in this instance, are concerned that the excavation of new basements is a risky construction process with potential harm to adjoining buildings and occupiers. Many also cite potential effects on the water table and the potential increase in the risk of flooding.

Studies have been undertaken which advise that subterranean development in a dense urban environment, especially basements built under existing vulnerable structures is a challenging engineering endeavour and that in particular it carries a potential risk of damage to both the existing and neighbouring structures and infrastructure if the subterranean development is ill-planned, poorly constructed and does not properly consider geology and hydrology.

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 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.

A construction methodology statement has been provided as part of the application and the City Council's Building Control Surveyors have raised no concerns regarding this statement. Should permission be granted, this statement will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with it. The purpose of the report is to show that there is no foreseeable impediment to the scheme satisfying the Building Regulations in due course. It is considered that this is as far as this matter can reasonably be taken as part of the consideration of the planning application. Detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations, cited above. To go further would be to act beyond the bounds of planning control.

Construction impact

Several of the objections received mentioned the impact the basement excavation would have on neighbouring residents while the works are undertaken. These include dust, noise, disruption from heavy vehicles, reduced parking and the visual impact of hoardings on the street scene. Objectors expressed concern that they felt Clarendon Close and neighbouring Clarendon Mews and Clarendon Place are too small to support such a large scale excavation project. Furthermore, the lack of details provided in the submitted construction management plan caused concern to some objectors.

It is noted by the City Council the impact that basement excavations have on the local environment, particularly in a constrained area like Clarendon Close. As the impacts are for a finite time, and the City Council's policies favour the development or extension of residential properties, this is not considered reason enough in itself to refuse a planning application. The submission of a detailed Construction Management Plan seeks to minimise the impact of the development on neighbouring residents and the local highway network. While the construction management plan submitted with this application was only an outline document, a pre-commencement condition is recommended requiring additional details to satisfy the guidance provided in Appendix 2 of the 'Basement Development in Westminster' SPD (2014).

Other objector concerns

An objection has been received on the grounds that the lower ground floor level is unsuitable for habitable accommodation, due to the limited natural light it would receive. A double height space and a lightwell window will provide some natural light to the large kitchen and dining room at lower ground floor level. As the basement serves a single family dwelling with habitable rooms on the upper levels, on the grounds of proportionality, it is not considered that refusal on these grounds could be sustained.

9. BACKGROUND PAPERS

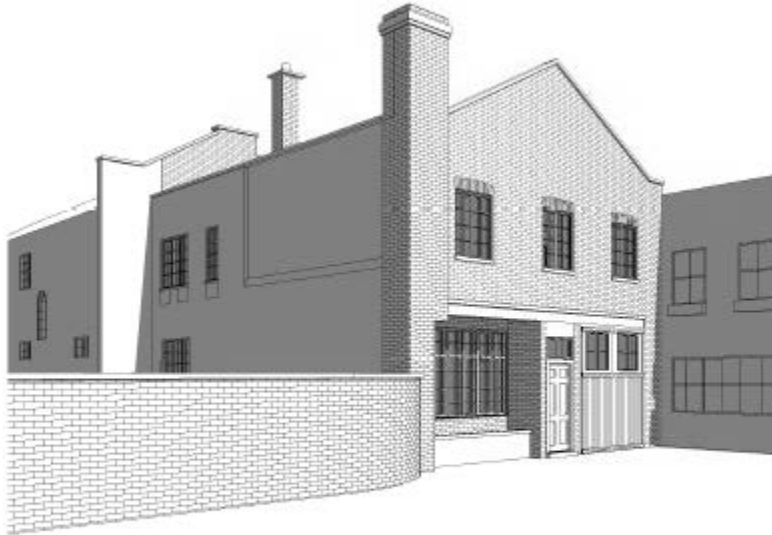
1. Application form
2. Email from Building Control dated 4 April 2016
3. Memo from the Highways Planning Manager dated 15 January 2016
4. Memo from Environmental Health dated 6 January 2016
5. Email from Thames Water dated 17 December 2015
6. Letter from occupier of 2 Clarendon Mews, London, dated 1 March 2016
7. Letter from Nathaniel Litchfield on behalf of the occupiers of 9, 10, 11 and 15 Clarendon Mews, London, dated 9 February 2016
8. Letter from occupier of 4 Clarendon Close, London, dated 1 February 2016
9. Letter from occupier of 11 Clarendon Mews, London, dated 1 February 2016
10. Letter from occupier of 11-13 Clarendon Mews, London, dated 13 January 2016
11. Letter from occupier of 11 Clarendon Mews, London, dated 12 January 2016
12. Letter from occupier of 7 Clarendon Close, London, dated 11 January 2016
13. Letter from occupier of Clarendon House, 2 Clarendon Close, dated 6 January 2016
14. Letter from occupier of 3 Clarendon Close, London, dated 5 January 2016
15. Letter from occupier of 2 Clarendon Place, London, dated 29 December 2015
16. Letter from occupier of 1 Clarendon Place, London, dated 22 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 HEATHER SEVICKE-JONES ON 020 7641 6519 OR BY EMAIL AT northplanningteam@westminster.gov.uk

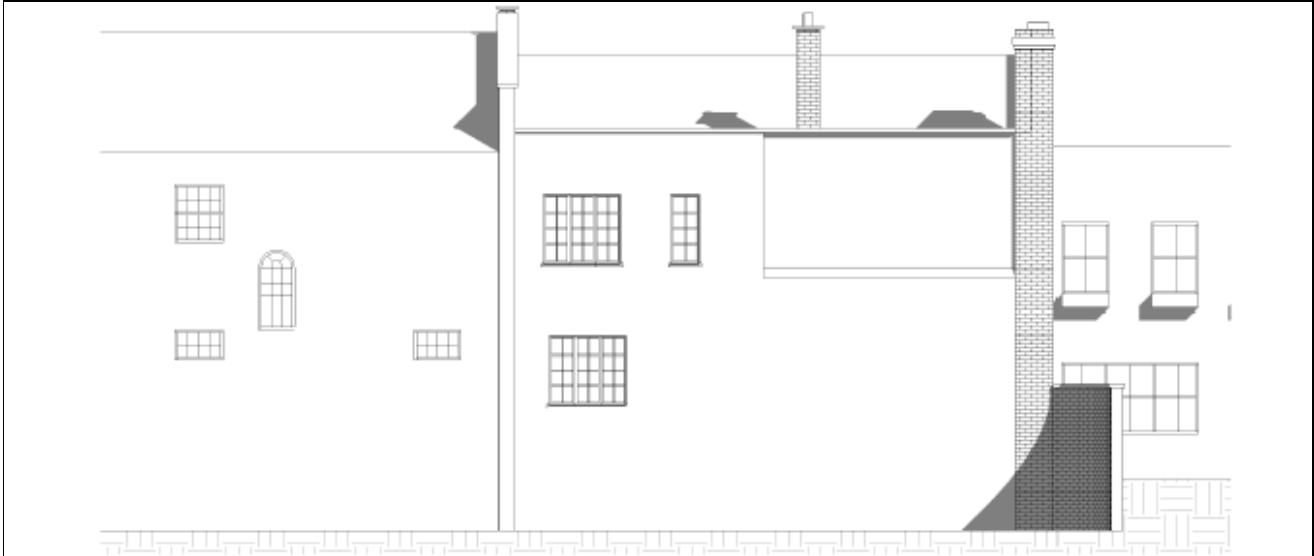
10. KEY DRAWINGS



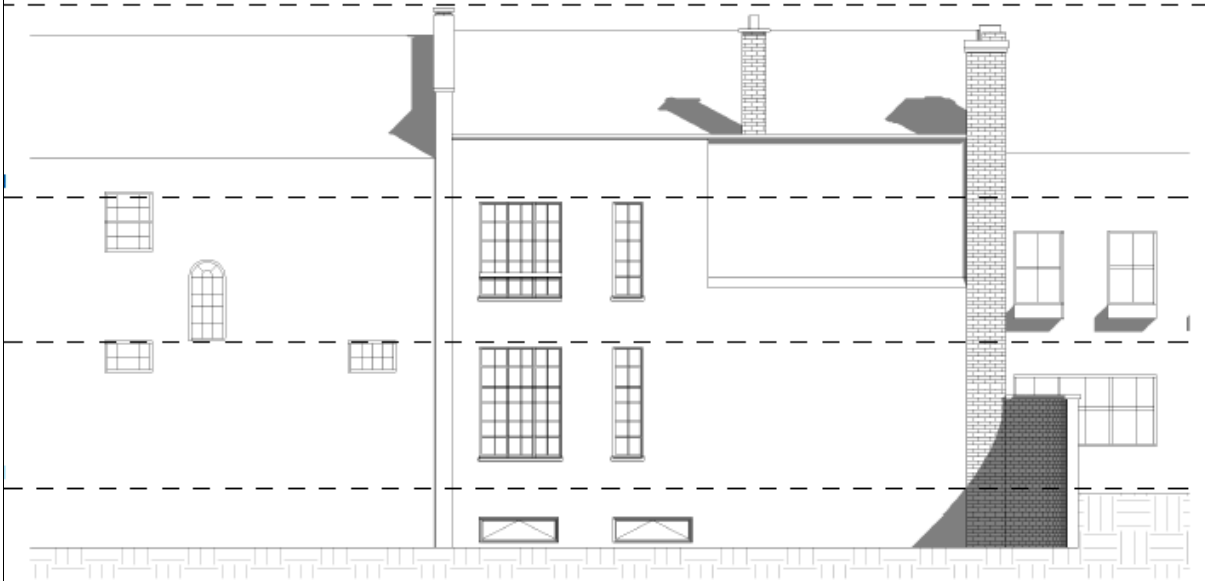
1 Façade Approach - Existing



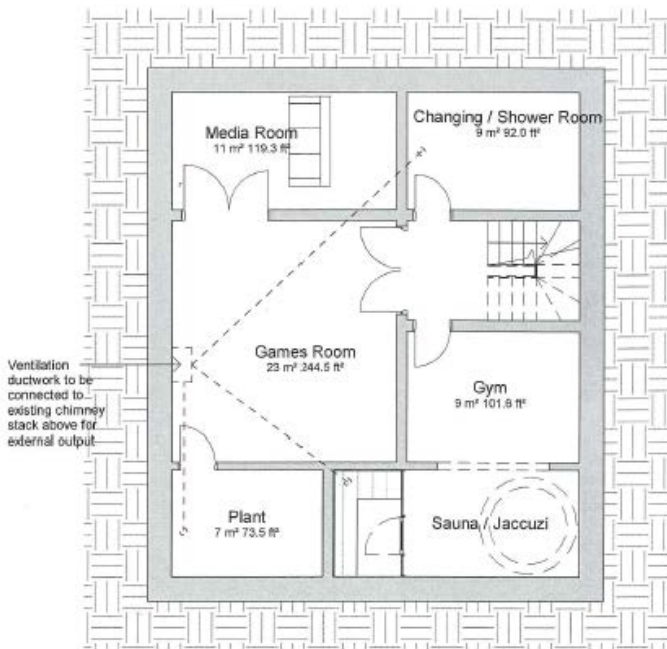
2 Façade Approach - Proposed



2 Existing West Elevation
1 : 100

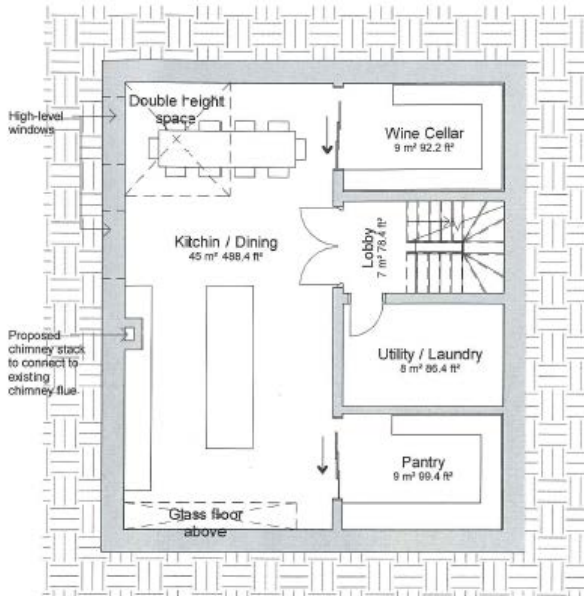


4 Proposed West Elevation
1 : 100



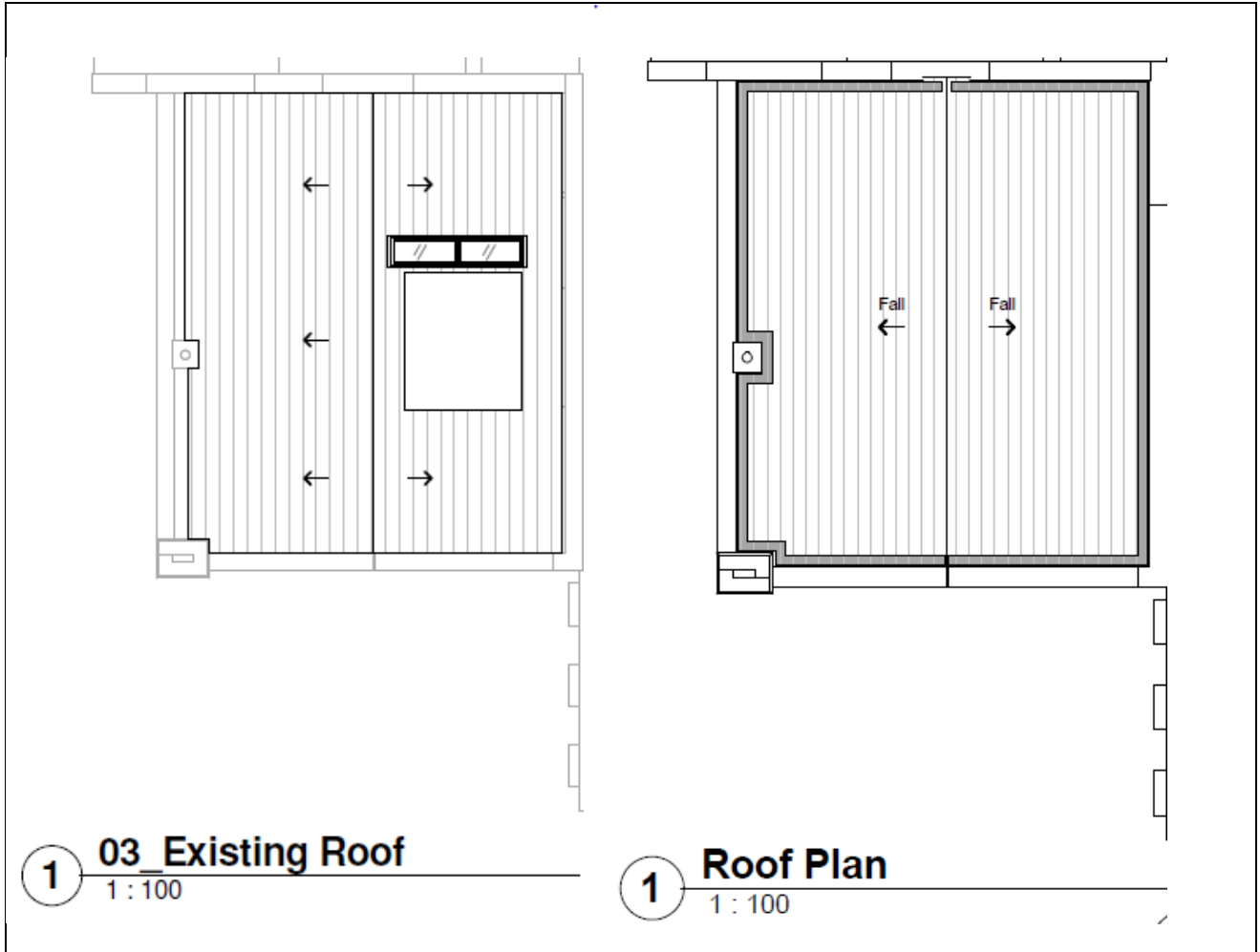
1 Basement Floor Plan

1 : 100



2 Lower Ground Floor Plan

1 : 100



DRAFT DECISION LETTER

Address: 8 Clarendon Close, London, W2 2NS,

Proposal: Excavation of double basement under existing building footprint. Increase height of pitched roof. Alterations to ground floor Clarendon Close elevation and installation of windows at ground floor level of Clarendon Mews elevations.

Plan Nos: Design and Access Statement, Precedents for Mews frontage design, structural engineering report, historic environment assessment, construction management plan and site waste management plan, Construction Methodology Statement and Underpinning Sequencing Document 0900 Rev. A, 0901 Rev. A, 0902 Rev. A, 0903 Rev. A, 0301 Rev. A, 0302 Rev. A, 0303 Rev. A, 0304 Rev. A, 0308, 0309, 0310 Rev. A, 0311 Rev. A, 0312, 0313 Rev. A, 0314 Rev. A, 0201 Rev. A, 0202, 0203 Rev. A, 0204 Rev. B, 0205 Rev. A, 0250, 0251, 0252, 0253, 0254, 0800 Rev. A, 0110 Rev. A.

Case Officer: Heather Sevicke-Jones

Direct Tel. No. 020 7641 6519

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 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:

Notwithstanding details shown on the approved plans any new slates shall be natural slate to match the existing.

- 4 The glass that you put in the new window openings on the west elevation of the dwelling must not be clear glass. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission.

Reason:

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

- 5 Pre Commencement Condition. Notwithstanding the submitted Construction Management Plan, no development shall take place, including any works of demolition, until a detailed 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.

- 6 The new windows on the Clarendon Mews elevation shall be designed to match the materials and colour of the existing windows on this elevation.

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 Bayswater 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 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.

- 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.

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 The applicant will need technical approval for the works to the highway (supporting structure) prior to commencement of development. The applicant should contact Andy Foster (0207 641 2541) in Engineering & Transportation Projects to progress the applicant for works to the highway.
Antony DeRoche, ext. 2562, Highways Licensing Lead Inspector with regard to any proposed skips, scaffolding or hoarding 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 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 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

- 5 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.

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