

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 7 June 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Vincent Square	
Subject of Report	78 - 110 Rochester Row, London, SW1P 1JP		
Proposal	Erection of a roof extension to provide six residential units (use class C3) and associated alterations.		
Agent	Turley		
On behalf of	Wrenton Limited		
Registered Number	16/01732/FULL	Date amended/ completed	26 February 2016
Date Application Received	26 February 2016		
Historic Building Grade	Unlisted		
Conservation Area	N/A		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

78 – 110 Rochester Row is a part-five part-six storey building in mixed office and residential use built in the 1980s. The application site is not listed or located within a conservation area. It is adjacent to the Vincent Square Conservation Area to the east and north and opposite two Grade II listed buildings.

Planning permission is sought for a single storey roof extension over the majority of the roof to provide six residential units (use class C3). The extension would be of a mansard design and would replace the existing plant and lift overrun structures. The existing rooftop plant would be relocated to the basement. Associated alterations at basement and ground floor level are proposed. The existing basement car park would be re-configured and spaces allocated to the new residential units.

The main issues for consideration are:

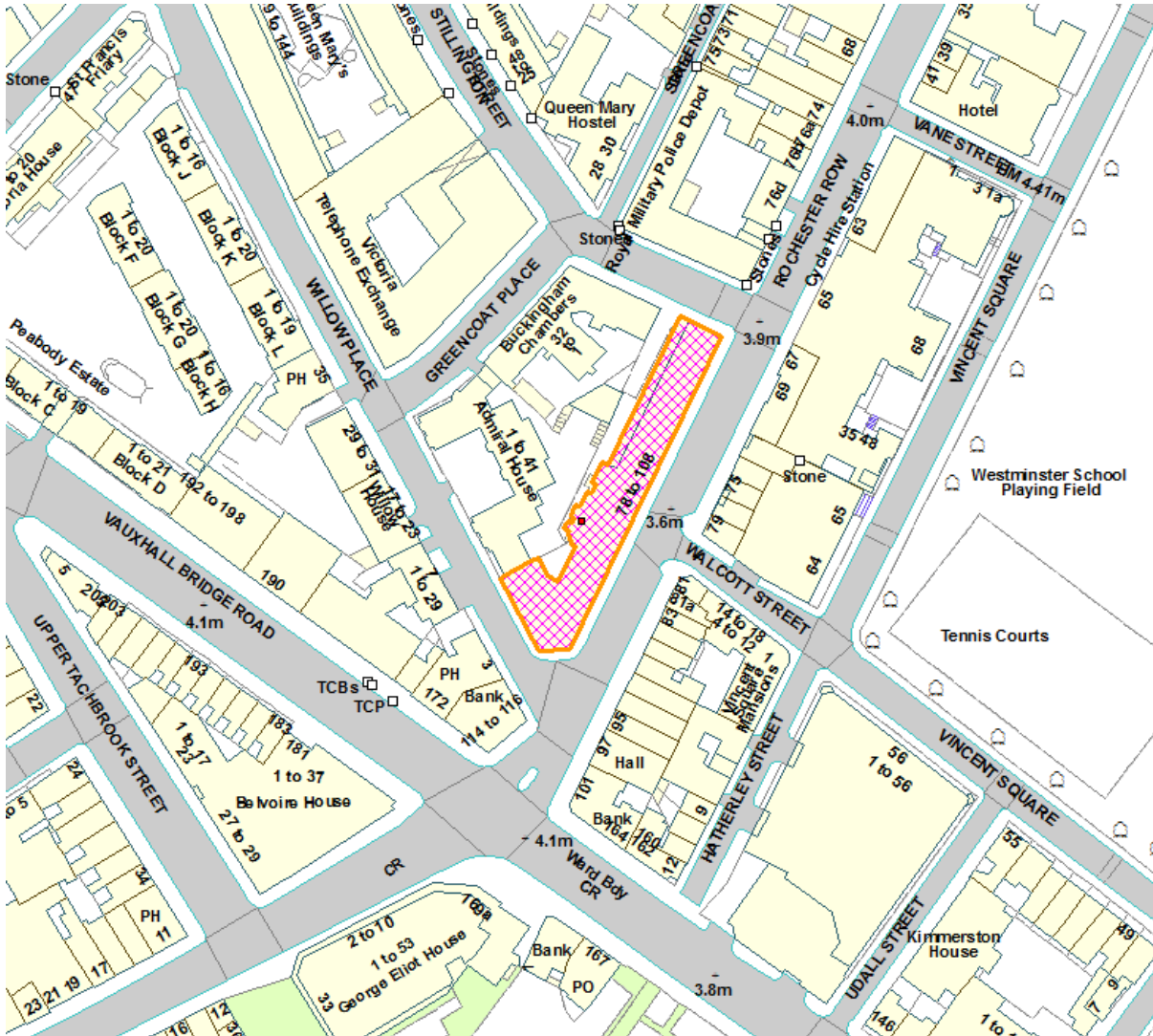
- The acceptability of the proposals in land use terms;
- The impact of the proposed roof extension on the character and appearance of the building and the setting of the adjacent conservation area and nearby listed buildings;
- The impact of the proposed extension on the amenity of neighbouring residents; and

- The impact of the proposals on the surrounding highway network.

The residential units are supported in principle by the development plan and would provide an acceptable standard of accommodation. The roof extension would not harm the character and appearance of the existing building or the setting of the adjacent Vincent Square Conservation Area or listed buildings opposite. Whilst the amenity concerns of local residents are understood, the proposals are not considered to significantly harm the amenity of neighbouring residents to justify refusal of permission. The proposals would also provide satisfactory car and cycle parking.

The proposed development is considered to be acceptable in land use, design, amenity, and transportation terms and would comply with relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

3. LOCATION PLAN



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4. PHOTOGRAPHS



78 – 110 Rochester Row
(View along Rochester Row/ junction with Willow Place)



78 – 110 Rochester Row

5. CONSULTATIONS

WESTMINSTER SOCIETY

No objection

HIGHWAYS PLANNING MANAGER

No objection

CLEANSING MANAGER

No objection

ENVIRONMENTAL HEALTH

Concerned about means of escape in case of fire from new flats.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 220

No. of replies: 10 (incl. 3 from one neighbour)

Objections from neighbouring residents on some or all of the following grounds:

Design

- The proposed extension would be visually unacceptable because it would not be in-keeping with the scale and massing of other buildings within the area, and because there is insufficient architectural detail within the submitted drawings.
(This issue is considered in section 8.2 of the report).

Amenity

- The proposed extension would result in a loss of daylight, loss of sunlight and overshadowing of the occupants of the flats opposite on Rochester Row and an existing flat (Flat 17) within the application building;
- The proposed extension would result in loss of privacy through overlooking of the flats opposite on Rochester Row;
- The proposed extension would result in loss of outlook and increased overbearing of the occupants of flats opposite on Rochester Row and an existing flat within the application building;
(These issues are considered in section 8.3 of the report).

Parking

- The proposed flats would result in additional on-street parking stress in the area.
(This issue is considered in section 8.4 of the report).

Construction

- The construction of the development would result in harmful noise and disturbance.
(This issue is considered in section 8.12 of the report).

Other

- The proposed extension would result in loss of views over the building currently enjoyed by occupants of flats opposite on Rochester Row;
- The impact of the proposed extension would result in the loss of property values;

- Granting planning consent in this instance would set a precedent for similar development to other buildings in the area;

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

This application site is located on north-west side of Rochester Row, close to the junction with Vauxhall Bridge Road. The building is part-five part-six storeys high, plus a basement level. The building is in mixed office and residential use, with a shared car park at basement level. The existing roof level includes roof plant and lift overrun structures, as well as the upper floor of an existing flat (Flat 17) and its associated roof terrace to the south-west corner of the building.

The application site is not listed or located within a conservation area. It is adjacent to the Vincent Square conservation area to the east and north and opposite two Grade II listed buildings.

The building dates from the 1980s and given its location has a strong presence in the townscape. It is comparable in height and scale to neighbouring buildings which are between four and six storeys high.

6.2 Recent Relevant History

None relevant.

7. THE PROPOSAL

Planning permission is sought for a single storey roof extension over the majority of the roof to provide six residential units (use class C3). The extension would be of a mansard design and would replace the existing plant and lift overrun structures. The existing rooftop plant would be relocated to the basement. Associated alterations at basement and ground floor level are proposed. An expansion of the existing refuse store at ground floor level to the rear is proposed. Cycling parking spaces are proposed at basement level, the existing car parking spaces would be re-configured to improve the layout and eight car parking spaces currently allocated to employees of the offices would be re-allocated to the occupiers of the new residential flats. Twenty photovoltaic panels would be arranged on top of part of the new roof of the extension.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Policies H3 of the UDP and S14 of the City Plan seek to encourage the provision of more residential floorspace, including the creation of new residential units. Accordingly, the provision of residential flats on this site is supported in principle.

Policy H5 of the UDP specifies that the Council will ensure an appropriate mix of unit sizes is achieved and would normally expect at least one-third of the units to be 'family sized' (i.e. having three or more bedrooms). The proposed mix of units would fall short of this requirement as one of the six would provide three bedrooms and the other five would provide one or two bedrooms. Policy H5 also notes that there will be some flexibility in how the requirement is applied. In particular, the mix in a development will also be subject to the suitability of the site for family housing in terms of site characteristics and the local environment. Given the combination of the location of the site close to the busy Vauxhall Bridge Road, the mixed use nature of the existing building, the proposed units being within a mansard roof extension and that the site constraints do not allow for the private or shared outside amenity spaces normally provided with family sized flats, the proposed mix is considered appropriate in this instance.

The proposed units are considered to provide an adequate internal living environment, the floor spaces would exceed the minimums areas set out in The London Plan. All the flats would afford prospective occupiers with acceptable levels of natural light as the majority windows face a southerly direction.

The sizes of the flats are set out below:

Unit 21: 3 bedroom 98 sqm
Unit 22: 1 bedroom 50 sqm
Unit 23: 2 bedroom 64 sqm
Unit 24: 2 bedroom 70 sqm
Unit 25: 2 bedroom 70 sqm
Unit 26: 1 bedroom 54 sqm

8.2 Townscape and Design

Concern has been raised regarding the visual acceptability of the proposal.

Policy DES 6 considers, amongst other issues, the appropriateness of new roof extensions, including their height and design. The roof extension would replace numerous existing structures at roof level which are considered to negatively impact on the building. The roof extension would rationalise the roofscape and improve the relationship between roof level and the floors below. The height of the extension is not markedly higher than the existing structures and is comparable in height to neighbouring properties. The principle and height of the extension are therefore acceptable. The extension is also of mansard design and so slopes away from the perimeter of the roof, further reducing its visual bulk and ensuring that it does not dominate the existing building. In this form, the extension would successfully integrate into the host property, improving the roof scape and contributing positively to the townscape and setting of the adjacent conservation area and listed buildings.

On top of the proposed extension, photovoltaic panels are proposed. These would be set back from the perimeter of the roof and therefore would not dominate the building. Subject to further detailed drawings of the framework and integration with the extension, the panels would not harm the existing building or its setting.

Subject to the recommended conditions, the proposed extension would not harm the character or appearance of the existing building and would preserve the setting of the adjacent conservation area and listed buildings. Accordingly, the proposal would be consistent with Policies S25 and S28 of the City Plan and Policies DES 1, DES 5, DES 6, DES 9 and DES 10 of the UDP.

8.3 Residential Amenity

Several objections have been received in relation to the potential loss of light from the proposed extension. UDP Policy ENV 13 seeks to protect existing premises, particularly residential, from a loss of daylight and sunlight as a result of new development. Permission would not normally be granted where developments result in a material loss of daylight or sunlight.

Regard is to be had to BRE's "Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice" (2011) ("the BRE Guide"). The BRE Guide stresses that the numerical values are not intended to be prescriptive in every case and are intended to be interpreted flexibly depending on the circumstances since natural lighting is only one of many factors in site layout design. For example, in an area with modern high rise buildings, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.

The applicant has submitted a Daylight and Sunlight Report to demonstrate compliance with the BRE Guide. This study has assessed windows likely in residential use to neighbouring buildings and that are most likely to be affected by the new extension in comparison to the existing building. These buildings are as follows:

- 67-69 Rochester Row
- 75 Rochester Row
- 81 Rochester Row
- 81a Rochester Row
- 83 Rochester Row
- 85 Rochester Row
- 87 Rochester Row
- 89 Rochester Row
- 91 Rochester Row
- 93 Rochester Row
- 95 Rochester Row
- 3 Willow Place
- Willow House, Willow Place
- Admiral House, Willow Place
- Buckingham Chambers
- 78-110 Rochester Row (Flat 17)

Daylight

In assessing daylight levels, the Vertical Sky Component (VSC) is the most commonly used method. It is a measure of the amount of light reaching the outside face of a window. If the VSC achieves 27% or more, the BRE advise that the window will have the potential to provide good levels of daylight. The BRE Guide also recommends consideration of the

distribution of light within rooms served by these windows. Known as the No Sky Line (NSL) method, this is a measurement of the area of working plane within these rooms that will receive direct daylight from those that cannot. With both methods, the BRE Guide also suggest that reductions from existing values of more than 20% should be avoided as occupiers are likely to notice the change.

The use of the affected rooms has a major bearing on the weight accorded to the effect on residents' amenity as a result of material losses of daylight. For example, loss of light to living rooms, dining rooms, bedrooms, studies and large kitchens (if they include dining space and are more than 12.6 sqm) are of more concern than loss of light to non-habitable rooms such as stairwells, bathrooms, small kitchens and hallways.

Flats within Surrounding Buildings

The proposed extension would not result in VSC losses exceeding the BRE Guide, and it would not result in NSL losses exceeding the BRE Guide, to any window. The figures within the Daylight and Sunlight Report demonstrate that in terms of daylight the extension would not result in any noticeable loss for neighbouring residents.

Flat 17 within the Application Building

The proposed extension would not result in VSC losses exceeding the BRE Guide, and it would not result in NSL losses exceeding the BRE Guide, to any window. The figures within the Daylight and Sunlight Report demonstrate that in terms of daylight the extension would not result in any noticeable loss for occupiers of Flat 17.

Sunlight

The BRE guidelines state that rooms will appear reasonably sunlit provided that they receive 25% of annual probable sunlight hours, including at least 7% of annual winter sunlight hours. A room will be adversely affected if the resulting sunlight level is less than the recommended standards and reduced by more than 20% of its former values and if it has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Flats within Surrounding Buildings

The Daylight and Sunlight Report concludes that the proposal would not result in sunlight loss exceeding BRE guidance for the residents who occupy flats opposite on Rochester Row.

The report indicates that there could be transgressions to a number of rooms within Admiral House and Buckingham Chambers to the rear of the application site. External inspection indicates that the windows identified with sunlight loss greater than 20% are unlikely to be sole windows to habitable rooms. Notwithstanding this, given the overall high level of compliance with BRE guidance for all other relevant windows despite the application site's location in a dense urban area, an objection to the development on this basis would not be sustainable in this instance.

Flat 17 within the Application Building

The Daylight and Sunlight Report concludes that the proposal would not result in sunlight loss exceeding BRE guidance for the residents who occupy Flat 17.

Sense of Enclosure

Objections have been raised with regard to loss of outlook, increased sense of enclosure and overbearing impact to neighbouring properties.

The proposed extension would increase the height of the building and would increase its bulk. The increase would be relatively modest compared to the existing roof structures and would be comparable to neighbouring buildings. The properties opposite on Rochester Row are approximately 15.5 horizontal metres away from the front elevation of the application site. Given the relatively modest height increase and the relatively large separation distance between the proposed extension and nearby residential properties, the proposal would not result in a significant increased sense of enclosure for the occupants of the residential properties on the opposite side of Rochester Row.

Located to the rear are Admiral House and Buckingham Chambers whose elevations vary in distance from the application building, but whose windows do not face directly toward the application site. Therefore the views of the proposed extension would be oblique. Accordingly, the proposal would not result in a significant increased sense of enclosure for the occupants of the residential properties within Admiral House and Buckingham Chambers

Located within the application building, Flat 17 has an existing roof level room and roof terrace. There is an access door from the flat to the roof terrace and the extension would be near to this door. The room the door serves has large windows looking south-west, and these are the main windows. It is not considered that the extension would result in an undue increased sense of enclosure to this dual aspect room or the garden as the main aspect is looking in the other direction from the extension would remain unchanged.

Privacy

Objections have been raised with regard to loss of privacy to neighbouring properties. The proposed flats would be located above existing flats/ offices which already have an outlook toward other flats both to the front and rear of the application building. Numerous adjacent flats also have balconies which allow overlooking. In this context the proposed extension, and modest balcony, would not result in a significant increase in overlooking in comparison to the existing situation and is therefore consistent with Policy ENV13 of the UDP and Policy S29 of the City Plan.

8.4 Transportation/Parking

Car Parking

Concerns have been raised with regard to increases in on-street car parking demand. There are currently 25 car parking spaces within the basement. These would be re-configured and eight would be allocated to the new residential flats from the office use. The Highway Planning Manager has stated that the loss of office car parking would be acceptable. The site has a PTAL score of 6b, the highest score possible, which indicates that the offices on site are highly accessible by public transport. Notwithstanding this, if there were some displacement of cars from the off-street spaces to on-street car parking

bays, it would happen outside of the peak on-street residential parking demand times (which is over night) as the cars would be associated with the office use.

The eight spaces provided exceed that required by Policy TRANS 23 of the UDP. The Highway Planning Manager does not object to this overprovision as these spaces are existing parking spaces which are to be re-allocated. Therefore, subject to the arrangements being secured by condition, the proposal is considered to comply with Policy TRANS 23 of the UDP.

Cycle Parking

Policy 6.9 of the London Plan requires the provision of two cycle parking spaces per residential unit of two or more bedrooms, and one space per one bedroom unit. This would equate to 10 spaces. The existing basement level provides 12 cycle parking spaces. It is proposed to provide 26 cycle parking spaces in the re-configured basement. Subject to a condition to ensure these spaces are provided; the proposal would be consistent with Policy 6.9 of the London Plan.

8.5 Economic Considerations

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

8.6 Access

The proposed flats would all be accessible by lifts and will be single level. Accordingly, they would provide suitable accommodation for disabled persons.

8.7 Other UDP/Westminster Policy Considerations

Plant

The plant equipment located at roof level would be re-located to the basement floor level. This location would be an improvement in terms of appearance. Further, the basement location is likely to have no greater impact in terms of noise than the current location. However, no acoustic report has been submitted with the application and therefore there is not the information to establish a design criterion at the nearest sensitive receptor, nor is it understood specifically what plant is proposed to be installed and what the predicted noise levels would be at the nearest sensitive receptor. Therefore, this further detail and an acoustic report are recommended to be secured by condition in order to demonstrate that the plant would comply with ENV 7 of the UDP. With this ensured, the proposals would not harm the amenity of neighbouring properties.

Refuse /Recycling

The submitted drawings indicate that the existing waste and recyclable material area would be expanded to provide for the additional residential units. The Cleansing Manager is satisfied with this provision. Subject to a condition to ensure this storage is provided and used for no other purpose, the arrangement would be acceptable.

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 National Planning Policy Framework (NPPF) unless stated otherwise.

8.10 Planning Obligations

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

8.11 Environmental Impact Assessment

An Environmental Impact Assessment is not required for a development of this size.

8.12 Other Issues

Fire Strategy

Environmental Health objects to the proposals on the grounds that there is unsatisfactory means of escape from the flats in the event of fire. Planning permission deals with the use of land, the appearance of buildings, landscaping considerations, highway access and the impact that the development will have on the general environment. Building Regulations are concerned with how a building is constructed, including fire safety, and this would be separate to planning permission. Nonetheless, the applicant has revised the internal layouts to address the concerns raised by the Environmental Health and has provided a fire strategy. The revised layouts do not materially alter the scheme.

Construction Impact

Concerns have been raised regarding noise and disturbance that could be generated by construction work.

A condition is recommended to ensure noisy building work is not carried out at anti-social hours so neighbours are not unduly harm by construction work. In addition, an informative is added to encourage the applicant 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.

9. BACKGROUND PAPERS

1. Application form.
2. Response from Westminster Society, dated 29 March 2016.
3. Memo from Highways Planning Manager dated 28 April 2016.
4. Response from Environmental Health dated 22 March 2016.

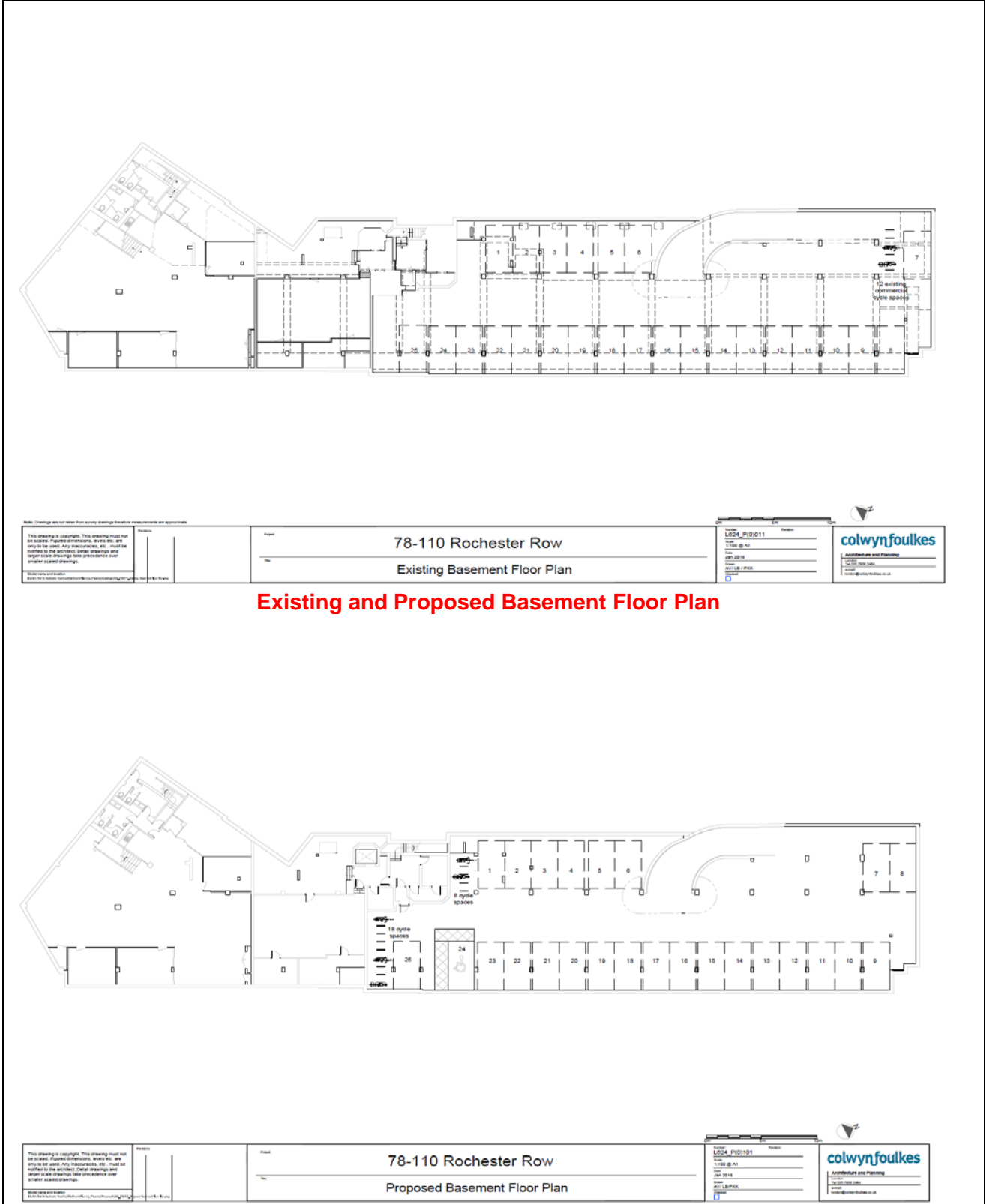
5. Memo from Cleansing Manager dated 04 April 2016.
6. Letters on behalf of and from occupier of Flat 17, 102 Rochester Row dated 11 March 2016 (x2) and 19 May 2016.
7. Letter from occupier of Flat 12, 75 Rochester row dated 20 March 2016.
8. Letter from occupier of Flat 7 Vincent Sq. Mansions, Walcott Street dated 22 March 2016.
9. Letter from on behalf of Managing Agents of the Leaseholders at 75 Rochester Row dated 1 April 2016.
10. Letter from occupier of Flat 13, 75 Rochester Row dated 1 April 2016.
11. Letter from occupier of Flat 14, 75 Rochester Row dated 1 April 2016
12. Letter from occupier of Flat 11, 75 Rochester Row dated 4 April 2016
13. Letter from occupier of 75 Rochester Row dated 4 April 2016

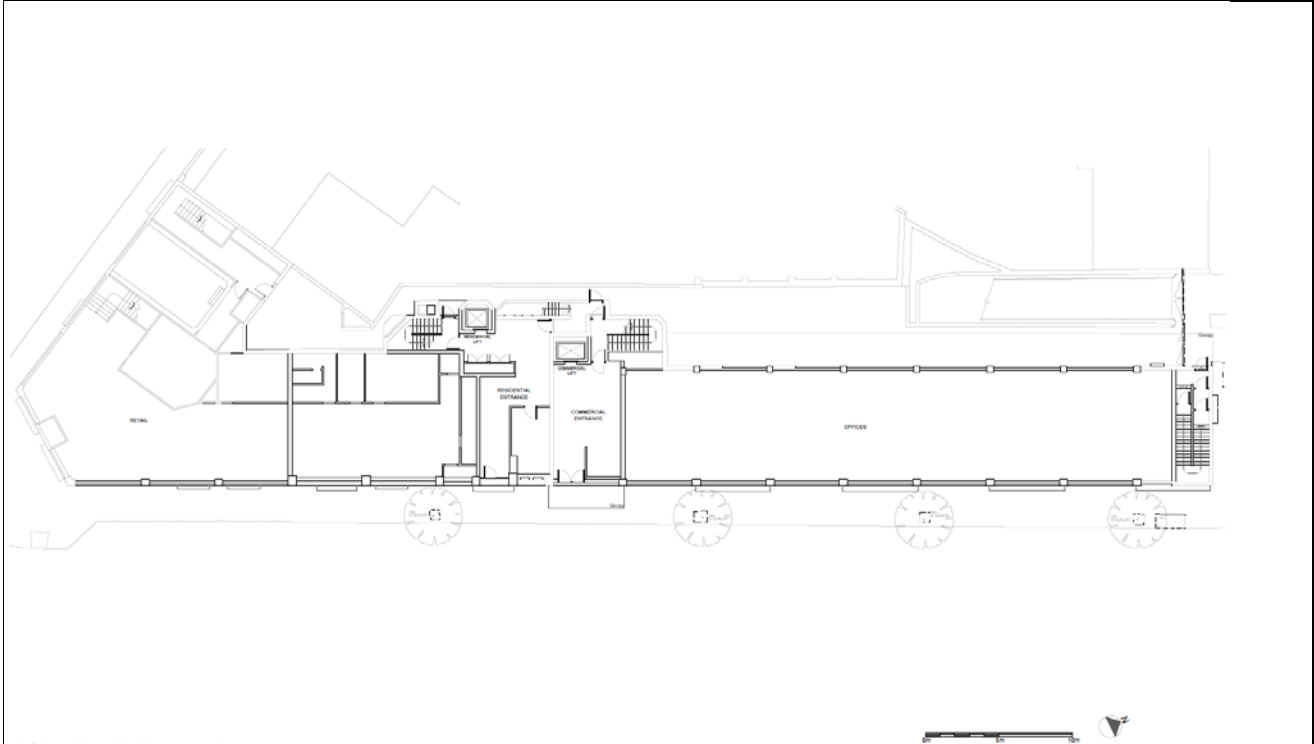
Selected relevant drawings

(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 JOSHUA HOWITT ON 020 7641 2069 OR BY EMAIL AT jhowitt@westminster.gov.uk

10. KEY DRAWINGS





Note: Changes are not shown from survey drawings. Dimensions are approximate.

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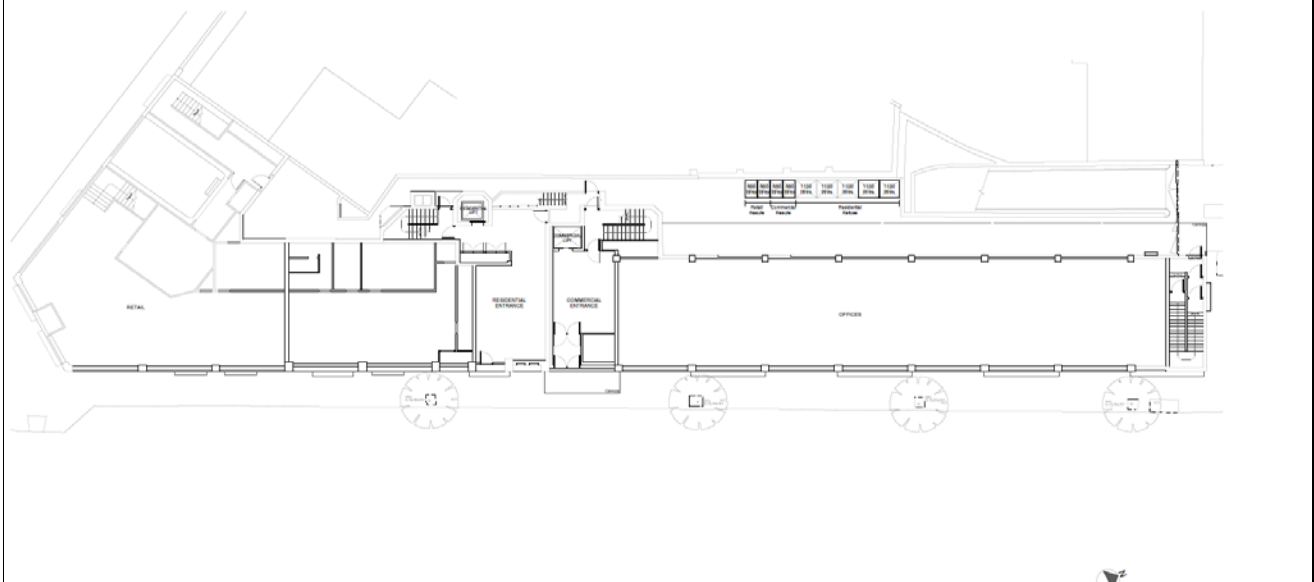
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Project: 78-110 Rochester Row
 Title: Existing Ground Floor Plan

Project: 78-110 Rochester Row
 Title: Existing Ground Floor Plan
 Date: 1/15/2016
 Author: AUL/JP/K
 Scale: 1/8" = 1'-0"



Existing and Proposed Ground Floor Plan



Note: Changes are not shown from survey drawings. Dimensions are approximate.

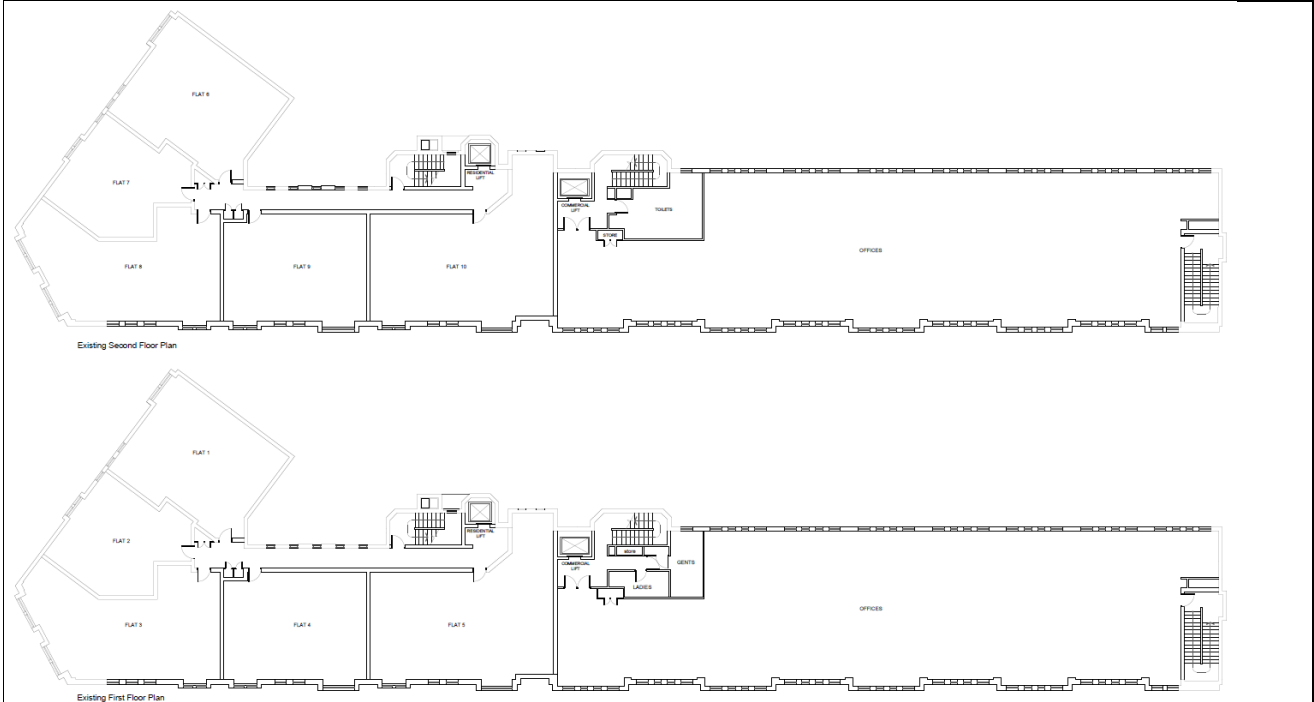
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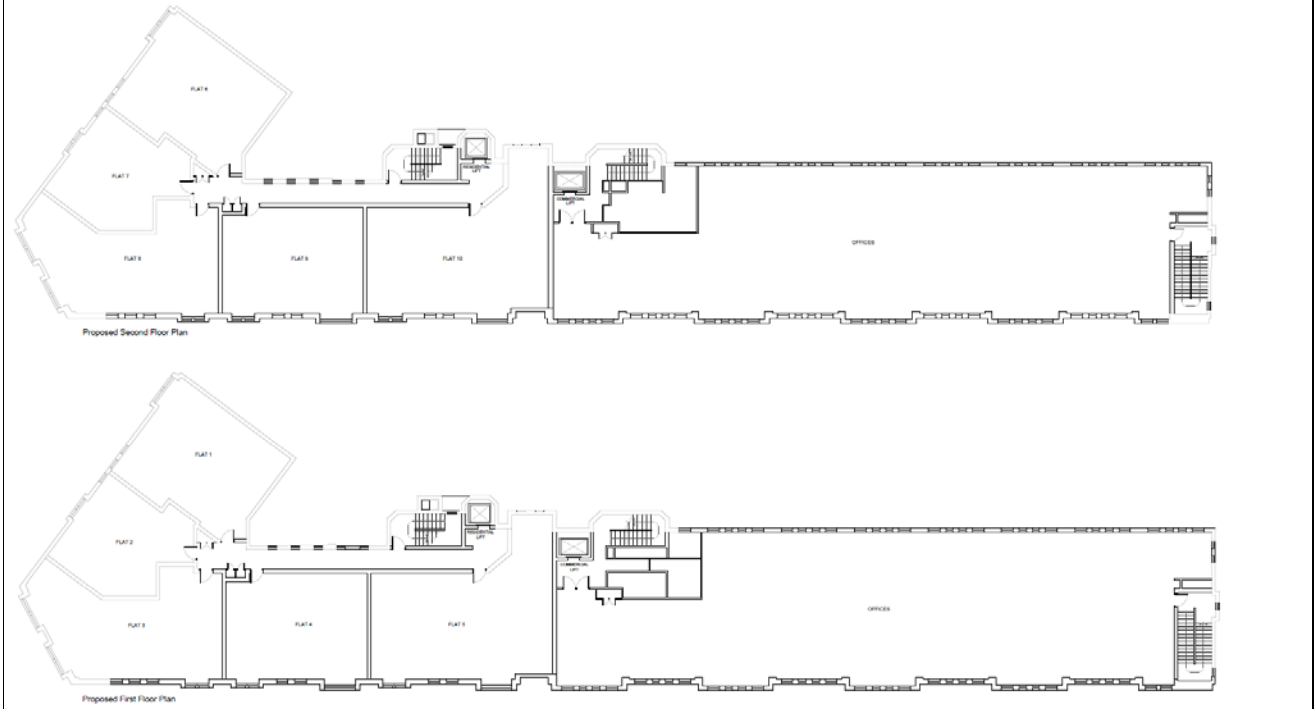
Revision	
1	Issue for Construction

Project: 78-110 Rochester Row
 Title: Existing First & Second Floor Plan

Client: LGS4 P101012	Architect: colwynfoulkes
Date: 1/10/2014	Architect and Planning
Drawn: JAM 2014	1000-1000-1000
Check: ADJ LBP P10K	1000-1000-1000
Scale: 1:100	1000-1000-1000

colwynfoulkes
 Architects and Planners
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Existing and Proposed First and Second Floor Plans



Note: Drawings are not taken from survey drawings therefore measurements are approximate.

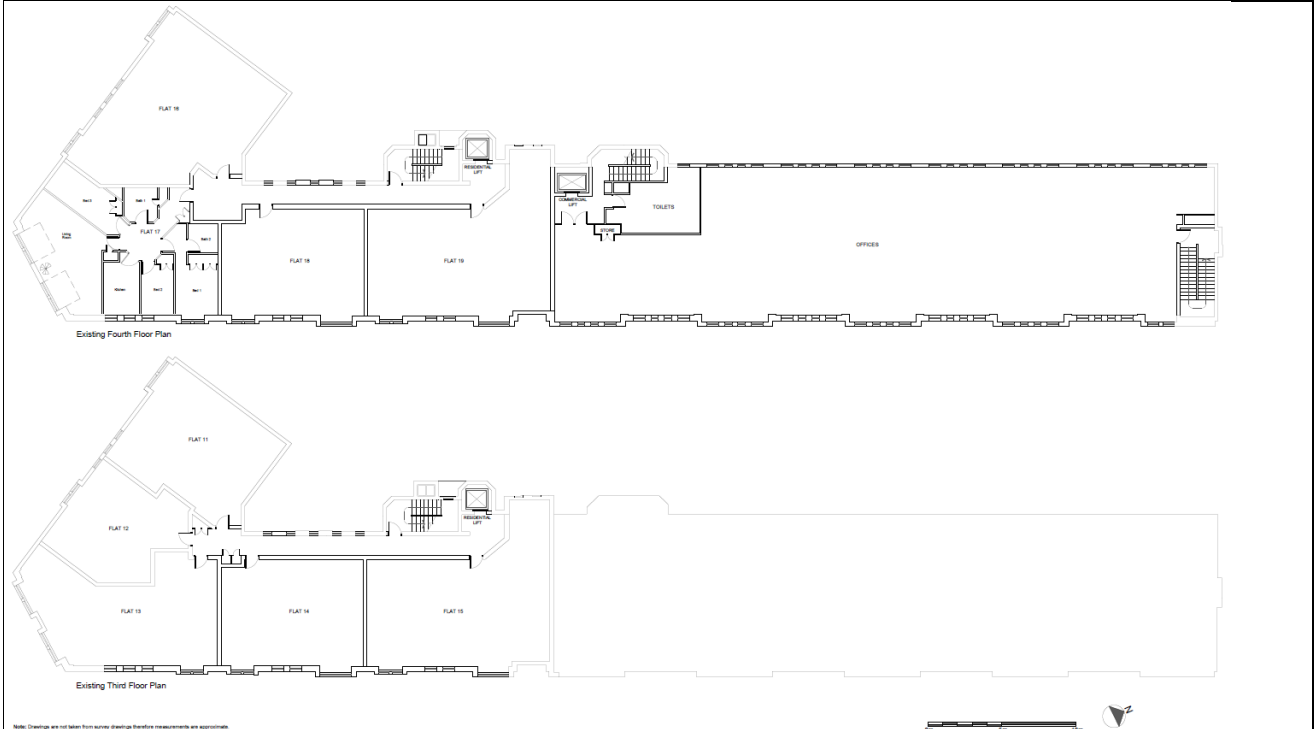
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Revision	
1	Issue for Construction

Project: 78-110 Rochester Row
 Title: Proposed First & Second Floor Plan

Client: LGS4 P101103	Architect: colwynfoulkes
Date: 1/10/2014	Architects and Planners
Drawn: JAM 2014	1000-1000-1000
Check: ADJ LBP P10K	1000-1000-1000
Scale: 1:100	1000-1000-1000

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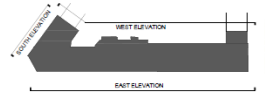
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Detail drawings and larger scale drawings take precedence over smaller scaled drawings.</p> <p>Scale: 1:100 (as shown)</p>		<p>Project: 78-110 Rochester Row</p> <p>Existing Third & Fourth Floor Plan</p>	<p>Number: L024 P10013</p> <p>Date: 17/05/2016</p> <p>Scale: 1:100 @ A1</p> <p>Year: JAN 2016</p> <p>Author: AUL/LE/PAK</p> <p>Checked: []</p>	<p>colwynfoulkes</p> <p>Architecture and Planning</p> <p>140-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 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Existing West Elevation



Existing North Elevation



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Author	AW
Checked	AW
Date	2014

Project	78-110 Rochester Row
Existing West & North Elevations	

Number	L024_P10/021
Scale	1:100 @ A1
Date	Jan 2014
Author	AW
Checked	AW
Date	

Architecture and Planning

Existing and Proposed West and North Elevations

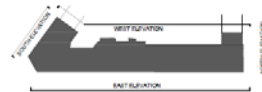


Proposed West Elevation



Proposed North Elevation

Materials:
 Roof - Clad in Lead to match existing
 Dormers - Clad in Lead with double glazed windows set in polyester powder coated aluminum frames, colour to match existing windows.



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Author	AW
Checked	AW
Date	2014

Project	78-110 Rochester Row
Proposed West & North Elevations	

Number	L024_P10/002
Scale	1:100 @ A1
Date	Jan 2014
Author	AW
Checked	AW
Date	

Architecture and Planning

Item No.

1

DRAFT DECISION LETTER

Address: 78-110 Rochester Row, London, ,

Proposal: Erection of a roof extension to provide six residential units (use class C3) and associated alterations.

Reference: 16/01732/FULL

Plan Nos: L624_P(0)001, L624_P(0)010, L624_P(0)011, L624_P(0)012, L624_P(0)013, L624_P(0)014, L624_P(0)020, L624_P(0)021, L624_P(0)101, L624_P(0)102, L624_P(0)103, L624_P(0)104 rev:A, L624_P(0)105 rev:A, L624_P(0)201, L624_P(0)202, L624_P(0)301.

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

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 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 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 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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of 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 You must apply to us for approval of detailed elevations and sections (Scale 1:20) showing the proposed photovoltaic panels including their supporting framework and their integration with the design of the main body of the extension.

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 drawings. (C26DB)

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 apply to us for approval of details of the eight on-site car parking spaces to be maintained for the exclusive use of the residential units. You must not start any work on this part of the development until we have approved what you have sent us. You must provide each car parking space in line with the approved details prior to occupation. You must not use the car parking for any other purpose.

Reason:

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

- 7 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 Policy 6.9 (Table 6.3) of the London Plan 2015.

- 8 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)

- 9 (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.

- 10 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.

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

Reason:

As set out in ENV6 (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.

- 12 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.

- 13 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 9 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

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

- 14 You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the residential units will comply with the Council's noise criteria set out in Condition 11 of this permission. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and thereafter retain and maintain.

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.

- 15 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 16 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)

- 17 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application.

Photovoltaic panels

You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan: Strategic Policies adopted November 2013. (R44AC)

Informative(s):

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

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

24 Hour Noise Team,
Environmental Health Service,
Westminster City Hall,

64 Victoria Street,
London,
SW1E 6QP
Phone: 020 7641 2000

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

- 2 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.
- 3 Asbestos is the largest single cause of work-related death. People most at risk are those working in the construction industry who may inadvertently disturb asbestos containing materials (ACM's). Where building work is planned it is essential that building owners or occupiers, who have relevant information about the location of ACM's, supply this information to the main contractor (or the co-ordinator if a CDM project) prior to work commencing. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/asbestos/regulations.htm (I80AB)
- 4 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:

* Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;

* This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm.

It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 5 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)
- 6 The supplementary acoustic report relating to plant must include:
- (a) A schedule of all plant and equipment installed;
 - (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 all most affected noise sensitive receptor locations and the most affected windows;
 - (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) The lowest existing L A90 (15 minutes) measurement as already established.
 - (g) New noise monitoring data, measurement evidence and any calculations demonstrating that plant complies with the planning condition.
- 7 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)
- 8 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.