

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 7 June 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	29 Abercorn Place, London, NW8 9DU		
Proposal	Use of part of the existing roof level services structure as one self-contained flat with associated external alterations, including insertion of new windows and rooflights.		
Agent	BPTW Partnership		
On behalf of	Mr Steven Goldstone		
Registered Number	16/02545/FULL	Date amended/ completed	23 March 2016
Date Application Received	21 March 2016		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application seeks approval for the use of part of the existing roof level services structure as a self-contained flat with associated external alterations, including insertion of new windows and rooflights within the existing roof level structure.

Permission was previously granted in 2008, 2010 and 2013 for identical development at roof level to that now proposed. None of the previous permissions have been implemented. Permission was sought in 2015 for the erection of a larger replacement extension at roof level (15/04018/FULL), but this application was withdrawn in July 2015, in response to concerns raised by officers (see Section 6.2.2 of this report for full planning history).

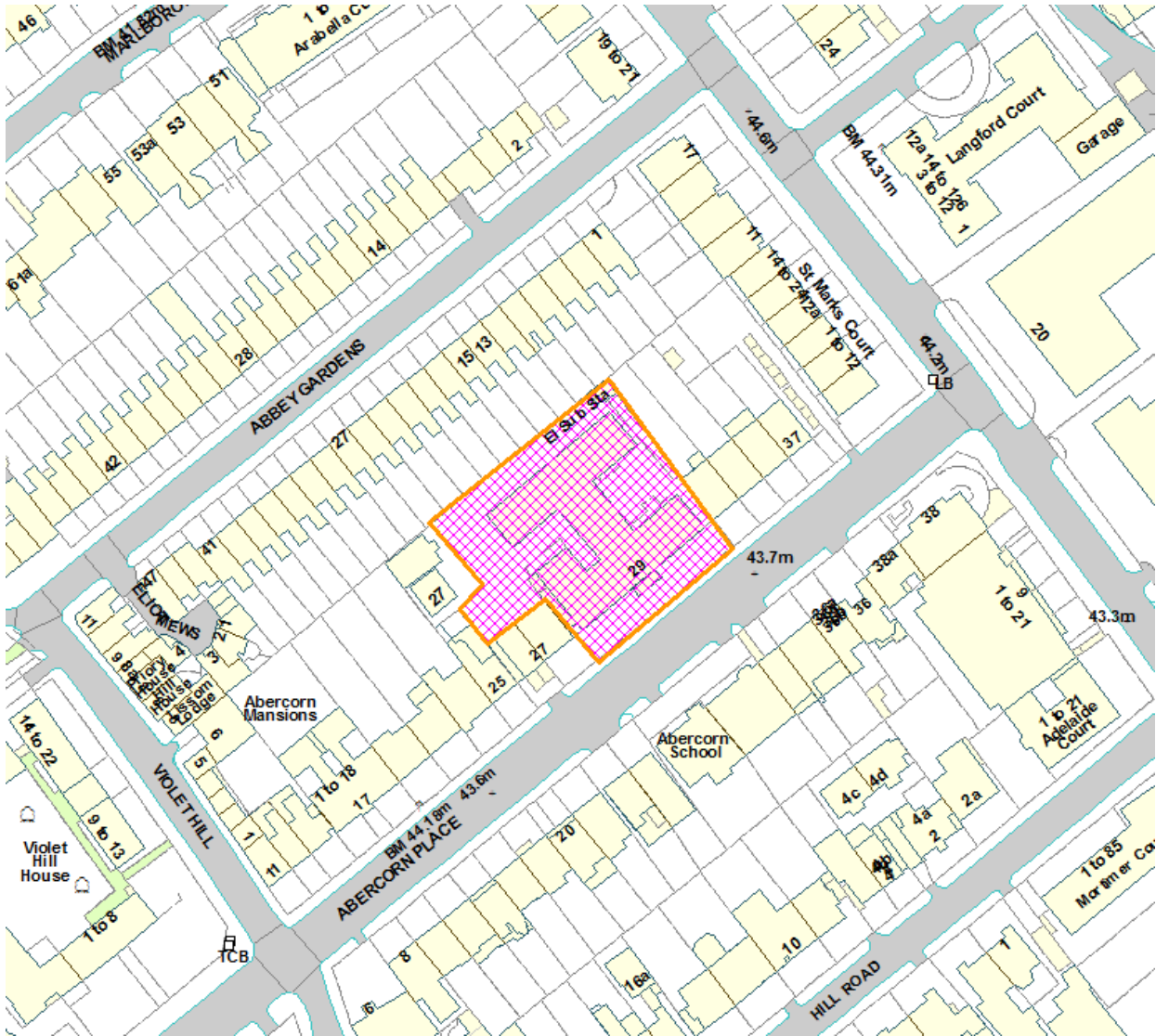
The key issues in this case are:

- The impact on the appearance of the building and the character and appearance of the St. John's Wood Conservation Area.
- The impact on the amenity of neighbouring residents.

- The impact on the availability of on-street residents parking in the vicinity of the site.

Subject to the recommended conditions, the proposed development is considered to accord with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan) and the application is therefore recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

View of front (south east) and side (south west) elevations (top) and view of bricked up fenestration to south western elevation to be opened up (bottom).

5. CONSULTATIONS

ST. JOHN'S WOOD SOCIETY

No objection. Assume services will be contained within the building.

BUILDING CONTROL

No objection. Note that the means of escape strategy will need to be carefully assessed and the additional loading to the roof slab justified.

CLEANSING

No objection. Condition recommended to secure details of waste and recycling storage.

HIGHWAYS PLANNING MANAGER

Objection. The 2011 survey of on-street residents parking in the vicinity of the site indicates that whilst night time parking availability is below the level of serious deficiency (68%), during daytime hours parking occupancy is above the level of serious deficiency at 98%. Not convinced that car club membership would overcome objection to lack of off-street parking. Condition recommended to secure details of cycle storage.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 349; Total No. of Replies: 13.

2 emails/ letters making the all or some of the following neutral or supporting statements:

- Pleased that this scheme would not change the existing roof structure unlike scheme submitted in 2015 and will therefore not result in a loss of light to existing flats.
- No objection on basis this scheme is as submitted and approved previously in 2008, 2010 and 2013.

18 emails/ letters received from 14 respondents raising objection on all or some of the following grounds:

Amenity Issues

- Noise disturbance.
- Noise from use of new staircase up to the new flat.
- Occupiers of the proposed residential unit could suffer noise disturbance from remaining plant room.
- Roof access from flat would allow for use as a terrace and could lead also to roof level clutter to the detriment of the appearance of the building.

Design Issues

- The massing of the proposed scheme will not sit well within the building structure.
- Appearance of proposed scheme will have a detrimental impact on the surrounding area.
- Adverse impact on the character and appearance of the conservation area.
- Would raise this period building by another level and would be an eyesore.
- Windows would not align with the windows in the floors below.

Other Issues

- Insufficient on-site car parking.

- Not clear how new flat will be accessed and flat would not have lift access.
- Proposal may affect the safety of the building and reduce the value of the flats within the building.
- Noise and disturbance from construction works.
- Increased costs to leaseholders who do not wish to subsidise the development.
- Complaint that notification letter of application was not received from freeholder or planning agent and only aware as a result of City Council consultation letter.
- More time requested for comments.
- No indication of duration of the period of construction works.
- Not clear how materials and equipment for construction will be transferred to roof level.
- Strain on utilities within the building.
- Where will plant at roof level be relocated to? Should not be at expense of basement storage and laundrette.
- Adverse impact on existing lifts in building.
- Question if height of roof as proposed is correct.
- Need to think about handrails and window balls for window cleaners/ maintenance.
- Adverse impact on water pressure within the building.
- Construction Environmental Management Plan should be submitted to mitigate the impact of construction works on the occupiers of the building.
- No on-site energy efficiency measures proposed.
- Utilities in the building (i.e. those in the roof level structure) would not be protected and they would be interrupted during construction works. Assurance should be given that this will not happen.
- Adverse impact on service charge.

ADVERTISEMENT/SITE NOTICE: Yes.

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises a large 9 storey residential mansion block, which is not listed, but is located within the St. John's Wood Conservation Area. The current application relates to the roof level services structure located at main roof level above the existing top floor of habitable accommodation.

6.2 Recent Relevant History

08/00275/FULL

Use of part of existing roof level services structure as one self contained two bedroom flat with associated external alterations, including insertion of new windows and rooflights.
Application Permitted 13 March 2008

10/02755/FULL

Extension of time for the commencement of development granted planning permission on 13 March 2008 (extant permission: RN: 08/00275) namely, for use of part of existing roof level services structure as one self contained two bedroom flat with associated external alterations, including insertion of new windows and rooflights.
Application Permitted 19 May 2010

13/00836/FULL

Extension of time for the commencement of development granted planning permission on 19 May 2010 (extant permission: RN: 10/02755) namely, for use of part of existing roof level services structure as one self-contained two bedroom flat with associated external alterations, including insertion of new windows and rooflights.

Application Permitted 22 April 2013

15/04018/FULL

Demolition of existing roof level plant room and erection of single storey roof extension with two roof terraces for use as a self-contained residential flat (Class C3).

Application Withdrawn 7 July 2015

7. THE PROPOSAL

The current application seeks permission for the use of part of the existing roof level services structure as a self-contained flat with associated external alterations. The external alterations proposed comprise the insertion of new windows and rooflights in the existing flat roof, brick build roof level services structure.

The services structure is partially disused and the proposal would utilise the redundant space with the existing structure to provide a single additional two bedroom flat. Access to the new flat would be formed from 8th floor level (current top floor level) via a new staircase created within a redundant lift shaft.

The scheme proposed by the current application is identical to the planning permissions for the same development at roof level, which were approved in 2008, 2010 and 2013 (see Section 6.2 of this report). The 2013 permission expired without being implemented in April 2016, after the submission of the current application.

A planning application for a larger replacement roof structure to provide a larger flat at roof level with external roof terraces was withdrawn in July 2015 in response to concerns raised by officers on design and amenity grounds.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The creation of one additional self contained residential flat would accord with Policy H3 of the Unitary Development Plan (UDP) and S14 in the City Plan, which seek to ensure that residential development makes efficient use of residential floorspace. The existing roof level services structure is partially redundant and therefore there should not be any need to convert other communal areas of the building, such as at basement level, to accommodate displaced plant and equipment. Therefore the scheme is considered to remain acceptable in principle in use terms, as it was previously in 2013.

The size of the proposed flat is considered to be satisfactory and would be consistent with the Government's Nationally Described Technical Housing Standards and the standards set out in Policy 3.5 in the London Plan (2015).

The scheme would not provide external amenity space. However, as there are site specific amenity reasons for not providing this (see amenity section of this report), the benefit of providing an extra unit of accommodation is considered to outweigh the lack of amenity space.

As with previous applications, objection has been raised on grounds that the proposed flat would place greater pressure on the existing shared services in the host building. However, given that only one additional flat is proposed, it is not considered that refusal could be sustained on these grounds. The existing lift service room and water tanks would be retained within the remainder of the existing structure. Concern has been expressed by one objector that the new flat may suffer from noise disturbance from the consolidated plant room. However, this concern can be addressed by a condition requiring the structure of the new flat to be such that it would protect future occupiers from noise emanating from the consolidated plant room.

8.2 Townscape and Design

The application does not propose to alter the height, bulk or footprint of the existing largely redundant roof level service structure and therefore the objections raised on the basis that the form of the structure at roof level would harm the appearance of the building and the character and appearance of the St. John's Wood Conservation Area cannot be supported as a ground to withhold planning permission.

The alterations are limited to the insertion of four windows to the west elevation, one window to the north elevation and the insertion of seven rooflights in its roof. The proposed windows to the south western elevation would be located within existing bricked up window reveals and on this basis (i.e. that an original/ historic pattern of fenestration is being reinstated to this structure), it is not considered that the objection on the grounds that the fenestration would not align with the fenestration of the main body of the building can be supported.

Objectors argue that there is no rationale to their location, but clearly there is a rationale and this is to reinstate fenestration within the original/ historic openings within the roof level structure. In any event the building and its distinct roof level service structure are largely seen in oblique views and therefore the precise alignment of the windows would not be readily appreciable and misalignment would not therefore cause the degree of harm alleged by the objectors.

The insertion of rooflights in the roof of the existing structure and the provision of a new window in a discreet location in the set back north elevation would not have a significant effect on the appearance of the building or the character and appearance of the conservation area.

As such, it is not considered that the proposed alterations to the existing roof level structure would harm the appearance of the host building or the character and appearance of the St. John's Wood Conservation Area. The proposals would accord with Policies DES1, DES5, DES6 and DES9 in the UDP and Policies S25 and S28 in the City Plan. The proposals would also be consistent with Policies 7.4, 7.6 and 7.8 in the London Plan (as amended).

8.3 Residential Amenity

As the proposal does not alter the height or bulk of the existing roof structure, the proposal would not have an impact on daylight or sunlight or cause an increased sense of enclosure to neighbouring properties.

It is not considered that the proposed new windows would result in a material loss of privacy to neighbours given their limited number proposed and their location relative to windows to flats on the lower floors.

One objector has raised concern that the roof of the building could be used as a terrace, causing overlooking to neighbouring windows, and associated clutter could be placed on the roof to the detriment of the appearance of the building. A condition is recommended to prevent the use of the roof as a terrace and this addresses these concerns. As such, in terms of daylight and sunlight loss, overlooking and sense of enclosure, the proposals would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan.

Concern has been expressed by one objector that the proposal to form a staircase to roof level within the existing redundant service lift would cause noise disturbance to the adjacent flat once the development is complete and the new flat occupied. However, the noise from the use of this stair is likely to be infrequent and less intrusive than the reuse of the lift shaft for its original purpose (i.e. the provision of a lift). As such, permission could not be withheld on this ground and the scheme accords with Policy ENV6 in the UDP and Policy S32 in the City Plan.

8.4 Transportation/Parking

The Highways Planning Manager has raised objection to the current application and one objector raises concern on the grounds of lack of off-street parking. However, the site does not have any substantive curtilage land on which parking could reasonably be provided, which is not already used to provide parking for existing occupants, and the level of serious deficiency has only been breached in the vicinity of the site during daytime hours. Furthermore, the site is in close proximity to public transport routes and only one additional flat is proposed. On this basis and as the same development was previously approved in 2013 on the basis of the same 2011 parking survey data, it is not considered that refusal of the application on lack of off-street parking grounds could reasonably be sustained.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Access to the proposed flat is to be provided via a new dedicated staircase from the communal parts at 8th floor level, which are accessible by lift from the ground floor level. The lack of level access within the building to the new flat is regrettable but given this is a single additional private flat, as per the previously approved schemes for the same development, it is not considered that permission could be withheld on accessibility grounds.

8.7 Other UDP/Westminster Policy Considerations

The Cleansing Manager has advised that a condition should be imposed requiring details of waste and recycling provision and this condition is recommended in the draft decision letter appended to this report. Given the location of the new flat at roof level and as it would not benefit from lift access from 8th floor level, it is not considered to be reasonable to require cycle storage with the new flat.

Objections have been raised on grounds that the scheme does not include on-site energy efficiency measures. However, the scheme proposed is of limited scale and for design reasons is largely limited to conversion of the existing roof level services structure. The measures possible in terms of energy efficiency are therefore likely to be largely limited to matters that are controlled by compliance with the latest Building Regulations and therefore it would be unreasonable to make more onerous requirements of this small scale application in terms of demonstrating the energy efficiency measures that are to be employed. In terms of renewable energy provision, such as provision of photovoltaic panels, this falls outside of the limited scope of the current application and there is no policy requirement for development of this small scale to include proposals for on-site renewable energy generation (Policy S40 in the UDP applies only to major development of 10 new residential units or more).

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

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

8.11 Environmental Impact Assessment

The proposed development is of insufficient scale to require an Environmental Impact Assessment.

8.12 Other Issues

Objections have been raised on grounds of disruption as a result of construction works, adverse impact on flat values and as the development would be for the benefit of the freeholder and not the leaseholders and other occupiers of the building. However, refusal of permission could not be sustained on grounds relating to disturbance from construction and on the basis of who benefits from the development/ the impact on the value of existing flats in the building.

A condition is recommended to control the hours of construction works in order to limit disturbance caused to neighbouring residents and in light of the significant concern raised during the course of the current application a further condition is recommended to secure a construction management plan that outlines how materials and equipment will be transported to roof level and how lift access for existing residents will be maintained during the period of construction works. However, to go further and require the submission of a Site Environmental Management Plan (SEMP) or to seek to control the duration or time period when works could be carried out, as has been suggested by objectors, would be unreasonable given the limited scope of the development and the scale of construction works required to carry out the development.

Concern has been expressed by one objector that he did not receive notification of the application from the applicant prior to the application. However, one objection letter was received in direct response to notification by the applicant and the applicant has certified that the correct notification has been carried out. It is possible that the objector is a tenant of a flat in the building or a leaseholder with less than 7 years interest in the building and therefore the applicant would not have been required to notify him/ her of the application. Nevertheless the objector was alerted to the application by the City Council's consultation exercise, which provided at least 21 days for comment on the application. As such, it is not considered that further time for third parties to comment on the application is necessary and this request cannot therefore be supported.

One objector highlights the need to think about provision of handrails and window balls for window cleaners/ maintenance workers. However, this is outside the scope of the current application and in any event railings are already provided at roof level. If further railings or safety clip devices are required at roof level, these measures will require separate planning permission and will be assessed on their own planning merits as part of a separate planning application.

9. BACKGROUND PAPERS

1. Application form.
2. Email from the St. John's Wood Society dated 19 May 2016.
3. Email from Building Control dated 13 April 2016.
4. Memo from the Highways Planning Manager dated 13 April 2016.
5. Memo from the Cleansing Manager dated 15 April 2016.
6. Letters from the owner of Flat 30, 29 Abercorn Place dated 7 April 2016 and 5 May 2016.
7. Letter from the occupier of 13 Abbey Gardens dated 16 April 2016.
8. Emails from the occupier of Flat 42, 29 Abercorn Place dated 17 April 2016 and 15 May 2016.
9. Email from the occupier of 15 Abbey Gardens dated 20 April 2016.
10. Emails from the occupier of Flat 147, 29 Abercorn Place dated 25 April 2016, 4 May 2016 and 16 May 2016.
11. Email from the occupier of Flat 107, 29 Abercorn Place dated 27 April 2016.
12. Email from the occupier of 10 York Terrace West (owner of Flat 56, 29 Abercorn Place) dated 5 May 2016.
13. Email from the occupier of Flat 172, 29 Abercorn Place dated 5 May 2016.
14. Letter from Rackham Planning on behalf of 29 Abercorn Place Right to Manage

- Company Limited dated 5 May 2016.
15. Letter from the occupier of Flat 166/167, 29 Abercorn Place dated 9 May 2016.
 16. Email from the occupier of 43 Sergeants Lane, Manchester (owner of Flat 55, 29 Abercorn Place) dated 15 May 2016.
 17. Email from the occupier of Flat 52, 29 Abercorn Place dated 15 May 2016.
 18. Email from the occupier of 9 Oak Lodge, 67 West Heath Road, London (owner of Flat 26, 29 Abercorn Place) dated 16 May 2016.
 19. Letter from the occupier of Flat 121, 29 Abercorn Place dated (received) 20 May 2016.
 20. Letter from the occupier of Flat 124, 29 Abercorn Place dated (received) 20 May 2016.
 21. Email from the occupier of 134 Churchill House, Borehamwood dated 23 May 2016.

Selected relevant drawings

Existing and proposed plans, elevations and sections.

(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 OLIVER GIBSON ON 020 7641 2680 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

10. KEY DRAWINGS

Existing 8th Floor Plan Scale 1:100
---ABERCORN PLACE---

Proposed 8th Floor Plan Scale 1:100
---ABERCORN PLACE---

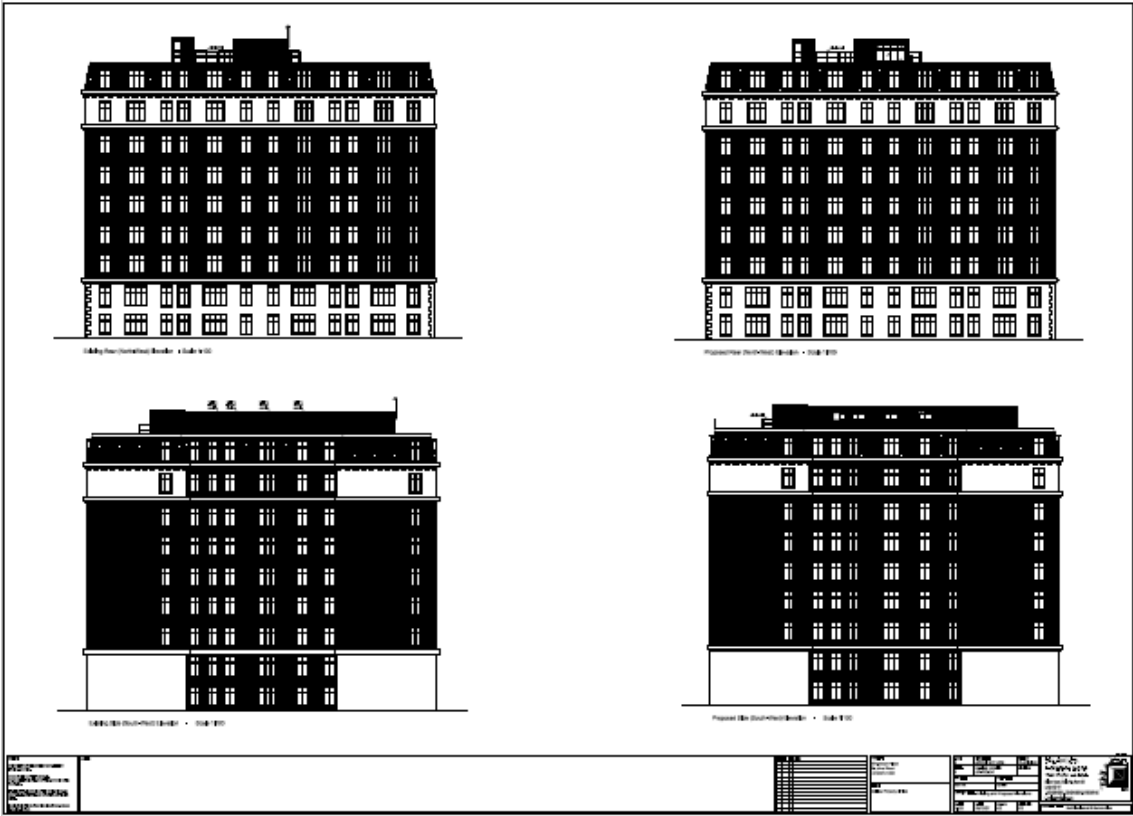
Site Plan Scale 1:1250

Existing Roof Scale 1:100
---ABERCORN PLACE---

Proposed Main Roof Scale 1:100
---ABERCORN PLACE---

<p>DATE: 11/01/2014</p> <p>PROJECT: 24 Abercorn Place</p> <p>CLIENT: Mr. John Wood</p> <p>LOCATION: Dundee</p> <p>DESCRIPTION: New House Project</p>	<p>DATE: 11/01/2014</p> <p>PROJECT: 24 Abercorn Place</p> <p>CLIENT: Mr. John Wood</p> <p>LOCATION: Dundee</p> <p>DESCRIPTION: New House Project</p>	<p>DATE: 11/01/2014</p> <p>PROJECT: 24 Abercorn Place</p> <p>CLIENT: Mr. John Wood</p> <p>LOCATION: Dundee</p> <p>DESCRIPTION: New House Project</p>	<p>DATE: 11/01/2014</p> <p>PROJECT: 24 Abercorn Place</p> <p>CLIENT: Mr. John Wood</p> <p>LOCATION: Dundee</p> <p>DESCRIPTION: New House Project</p>	<p>TAL ARC LTD. Architectural Services New Station, Kirkcaldy North Queensferry, Edinburgh Tel: 01506 888888 Fax: 01506 888889 www.talarc.co.uk</p>
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DRAFT DECISION LETTER

Address: 29 Abercorn Place, London, NW8 9DU,

Proposal: Use of part of the existing roof level services structure as one self-contained flat with associated external alterations, including insertion of new windows and rooflights.

Reference: 16/02545/FULL

Plan Nos: Site location plan, AP-PP3-01, AP-PP3-02, AP-PP3-03, AP-PP3-04, AP-PP3-05, Design and Access Statement by Tal Arc Limited, 3 x site photographs and Planning Statement dated March 2010.

Case Officer: Oliver Gibson

Direct Tel. No. 020 7641 2680

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 this part of the St. John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

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 All windows hereby approved must be constructed in painted timber and maintained in that material.

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 St. John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must apply to us for approval of detailed drawings of the following parts of the development: , - A typical proposed section through the rooflights in context with the roof of the building., , 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 detailed drawings. (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 St. John's Wood 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 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St. John's Wood 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)

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

Reason:

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

- 9 **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 must include the following details: , (i) Details of how construction materials and equipment will be transported between ground level and roof level., (ii) Details of how demolition material and other construction waste is transported from roof level to ground level., (iii) Details of how lift access to all existing flats will be maintained during 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 ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 10 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 roof level flat. (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)

- 11 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.

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 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)
- 3 For the avoidance of doubt the Construction Management Plan required under condition shall be limited to the items listed. Other matters such as noise, vibration, dust and construction methodology will be controlled under separate consents including the Control of Pollution Act 1974 and the Building Regulations. You will need to secure all necessary approvals under these separate regimes before commencing relevant works.
- 4 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, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

- 5 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)

- 6 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: , www.westminster.gov.uk/cil, , Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**, , CIL forms are available from the planning on the planning portal: , <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>, , Forms can be submitted to CIL@Westminster.gov.uk, , **Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.**

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.