

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 12 July 2016	Classification For General Release	
Addendum Report of Director of Planning		Ward(s) involved Vincent Square	
Subject of Report	1 Vincent Square, London, SW1P 2PN,		
Proposal	Use of the building to provide 27 residential dwellings. Alterations at basement level to provide five car parking spaces, alterations to the rooftop plant areas and elevations at fifth floor level.		
Agent	Ms Katie Hale		
On behalf of	One Vincent Square Ltd		
Registered Number	15/06951/FULL	Date amended/ completed	27 August 2015
Date Application Received	30 July 2015		
Historic Building Grade	Unlisted		
Conservation Area	Vincent Square		

1. RECOMMENDATION

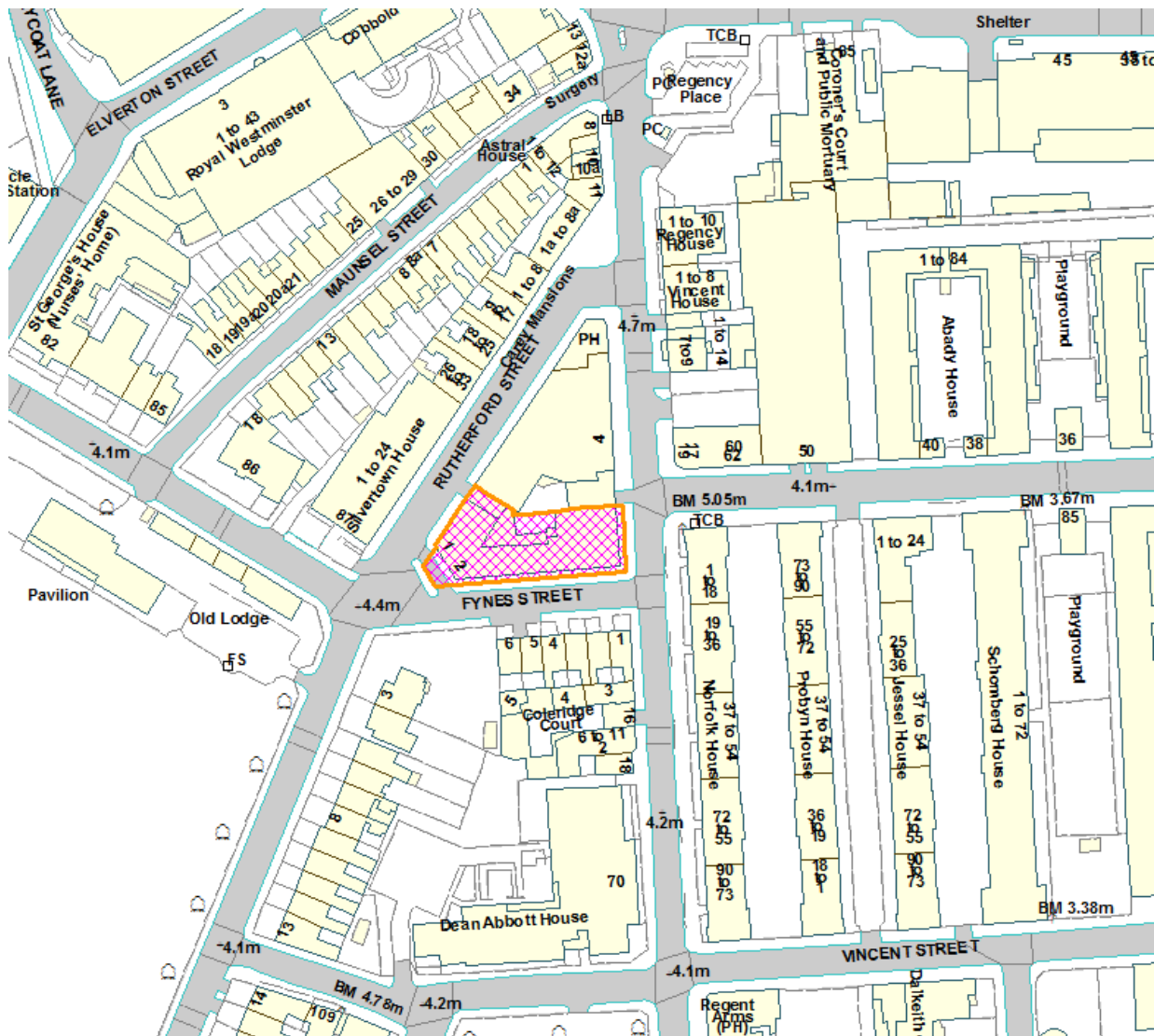
<p>1. Grant conditional permission subject to a S106 legal agreement to secure the following:</p> <ul style="list-style-type: none"> i) A payment of £500,000 to the Council's affordable housing fund (index linked and payable on commencement of development) ii) All residents to be entitled to free membership of a car club scheme – the developer to undertake to pay annual access charge for 25 years from first occupation. iii) Unallocated car parking. iv) Monitoring payment. <p>2. If the S106 agreement has not been completed within 3 months of the date of the Planning Applications Committee resolution, then:</p> <ul style="list-style-type: none"> a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however if not b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not provided possible to complete an agreement within an appropriate timescale and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.
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3. SUMMARY

The application was considered by Committee on 31 May 2016. A decision was deferred to allow the applicant to reconsider the sum they had offered towards the City Council's affordable housing fund, which at the time of Committee was £200,000.

The applicant has now offered £500,000 and the application is reported back to committee for determination.

4. LOCATION PLAN



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5. PHOTOGRAPHS



View from Vincent Square

Rutherford St Street elevation showing vehicular entrance



View from Regency Street showing corner of Regency St/Fynes Street

6. CONSULTATIONS

No further consultations.

7. BACKGROUND PAPERS

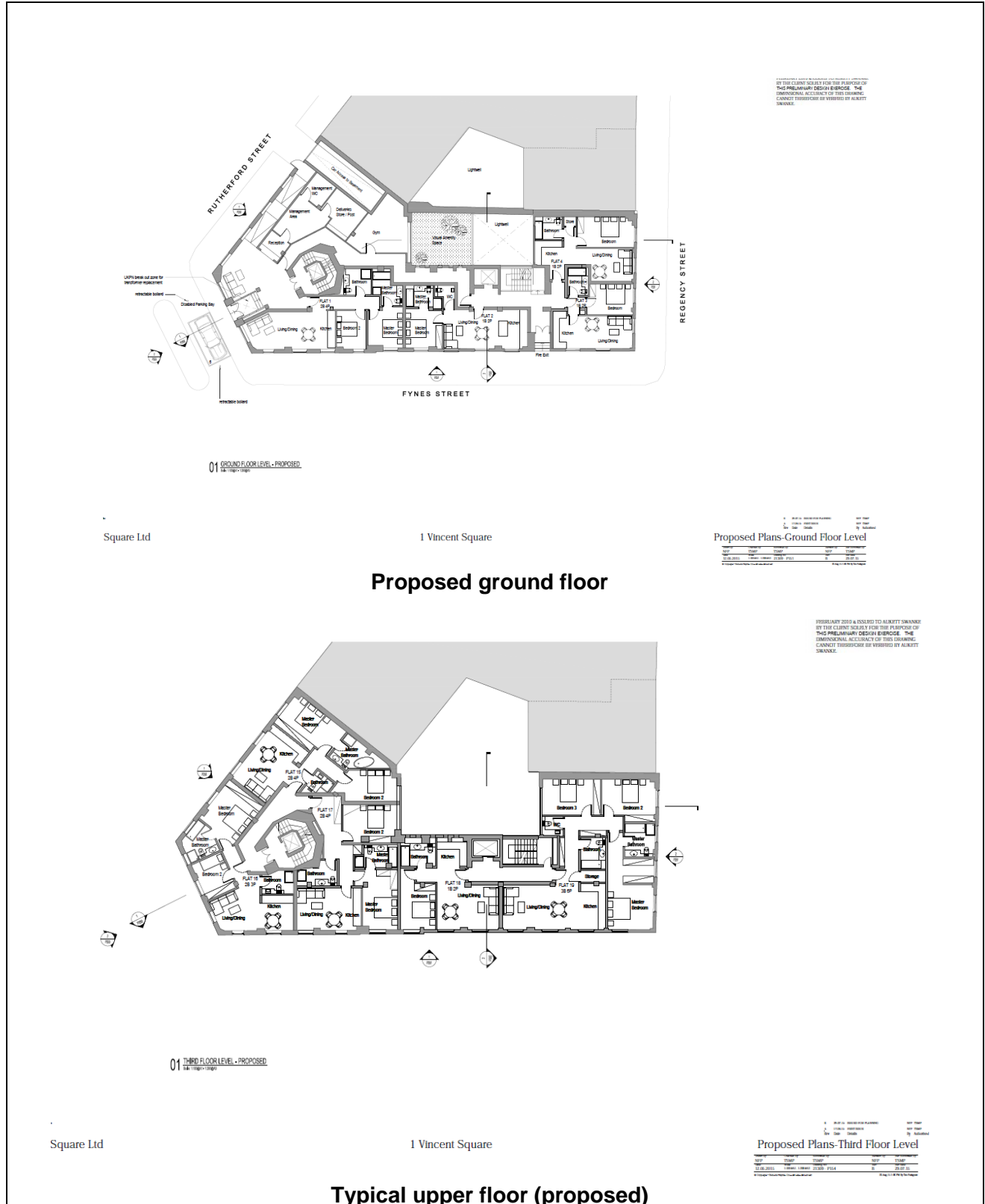
1. Report of the Director of Planning dated 31 May 2016.
2. Letters on behalf of the applicant dated 25 May and 29 June 2016.

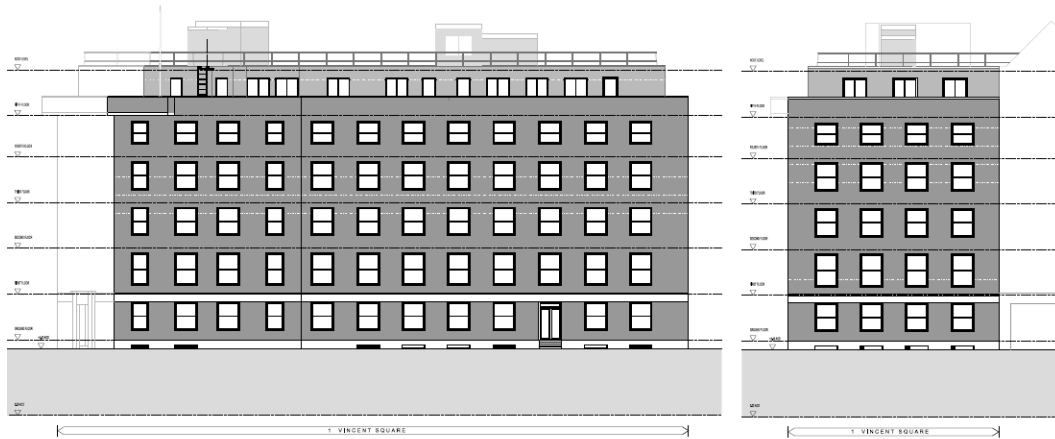
Selected relevant drawings

(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 AMANDA JACKSON ON 02076412934 OR BY EMAIL AT ajackson@westminster.gov.uk

8. KEY DRAWINGS



01 PINES STREET ELEVATION - PROPOSED
1:400 (approx)02 REGENCY STREET ELEVATION - PROPOSED
1:400 (approx)

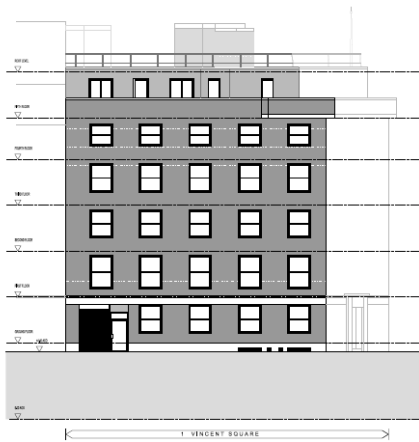
One Vincent Square Ltd

1 Vincent Square

Proposed Elevations - Fynes St & Regency St

1	ARCHITECT	2	STRUCTURAL ENGINEER	3	MECHANICAL ENGINEER	4	ELECTRICAL ENGINEER	5	PLUMBING ENGINEER	6	HEATING ENGINEER	7	VENTILATION ENGINEER	8	ACoustics ENGINEER	9	ENVIRONMENTAL ENGINEER	10	LANDSCAPE ARCHITECT	11	TRANSPORT ENGINEER	12	TRAFFIC ENGINEER	13	PAVEMENT ENGINEER	14	WATER ENGINEER	15	SEWERAGE ENGINEER	16	WASTE ENGINEER	17	ENVIRONMENTAL SCIENTIST	18	ENVIRONMENTAL IMPACT ASSESSOR	19	ENVIRONMENTAL MONITORING	20	ENVIRONMENTAL RESEARCH	21	ENVIRONMENTAL CONSULTANT	22	ENVIRONMENTAL ADVISOR	23	ENVIRONMENTAL MANAGER	24	ENVIRONMENTAL COORDINATOR	25	ENVIRONMENTAL ASSISTANT	26	ENVIRONMENTAL OFFICER	27	ENVIRONMENTAL SUPERVISOR	28	ENVIRONMENTAL TECHNICIAN	29	ENVIRONMENTAL LABORATORY	30	ENVIRONMENTAL ANALYSIS	31	ENVIRONMENTAL REPORTING	32	ENVIRONMENTAL COMMUNICATIONS	33	ENVIRONMENTAL EDUCATION	34	ENVIRONMENTAL OUTREACH	35	ENVIRONMENTAL ENGAGEMENT	36	ENVIRONMENTAL PARTICIPATION	37	ENVIRONMENTAL CONSULTATION	38	ENVIRONMENTAL FACILITATION	39	ENVIRONMENTAL MEDIATION	40	ENVIRONMENTAL CONFLICT RESOLUTION	41	ENVIRONMENTAL NEGOTIATION	42	ENVIRONMENTAL SETTLEMENT	43	ENVIRONMENTAL AGREEMENT	44	ENVIRONMENTAL CONTRACT	45	ENVIRONMENTAL DEED	46	ENVIRONMENTAL WARRANT	47	ENVIRONMENTAL ORDER	48	ENVIRONMENTAL DECISION	49	ENVIRONMENTAL ACTION	50	ENVIRONMENTAL IMPLEMENTATION	51	ENVIRONMENTAL MONITORING	52	ENVIRONMENTAL EVALUATION	53	ENVIRONMENTAL REVIEW	54	ENVIRONMENTAL AUDIT	55	ENVIRONMENTAL CERTIFICATION	56	ENVIRONMENTAL ACCREDITATION	57	ENVIRONMENTAL REGISTRATION	58	ENVIRONMENTAL LICENSING	59	ENVIRONMENTAL PERMITTING	60	ENVIRONMENTAL COMPLIANCE	61	ENVIRONMENTAL ENFORCEMENT	62	ENVIRONMENTAL PROSECUTION	63	ENVIRONMENTAL DEFENSE	64	ENVIRONMENTAL APPEAL	65	ENVIRONMENTAL JUDICIAL REVIEW	66	ENVIRONMENTAL LITIGATION	67	ENVIRONMENTAL ARBITRATION	68	ENVIRONMENTAL MEDIATION	69	ENVIRONMENTAL CONFLICT RESOLUTION	70	ENVIRONMENTAL NEGOTIATION	71	ENVIRONMENTAL SETTLEMENT	72	ENVIRONMENTAL AGREEMENT	73	ENVIRONMENTAL CONTRACT	74	ENVIRONMENTAL DEED	75	ENVIRONMENTAL WARRANT	76	ENVIRONMENTAL ORDER	77	ENVIRONMENTAL DECISION	78	ENVIRONMENTAL ACTION	79	ENVIRONMENTAL IMPLEMENTATION	80	ENVIRONMENTAL MONITORING	81	ENVIRONMENTAL EVALUATION	82	ENVIRONMENTAL REVIEW	83	ENVIRONMENTAL AUDIT	84	ENVIRONMENTAL CERTIFICATION	85	ENVIRONMENTAL ACCREDITATION	86	ENVIRONMENTAL REGISTRATION	87	ENVIRONMENTAL LICENSING	88	ENVIRONMENTAL PERMITTING	89	ENVIRONMENTAL COMPLIANCE	90	ENVIRONMENTAL ENFORCEMENT	91	ENVIRONMENTAL PROSECUTION	92	ENVIRONMENTAL DEFENSE	93	ENVIRONMENTAL APPEAL	94	ENVIRONMENTAL JUDICIAL REVIEW	95	ENVIRONMENTAL LITIGATION	96	ENVIRONMENTAL ARBITRATION	97	ENVIRONMENTAL MEDIATION	98	ENVIRONMENTAL CONFLICT RESOLUTION	99	ENVIRONMENTAL NEGOTIATION	100	ENVIRONMENTAL SETTLEMENT
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Proposed elevations

01 RUTHERFORD STREET ELEVATION - PROPOSED
1:400 (approx)02 VINCENT SQUARE ELEVATION - PROPOSED
1:400 (approx)

One Vincent Square Ltd

1 Vincent Square

Proposed Elevations - Rutherford St & Vincent Square

1	ARCHITECT	2	STRUCTURAL ENGINEER	3	MECHANICAL ENGINEER	4	ELECTRICAL ENGINEER	5	PLUMBING ENGINEER	6	HEATING ENGINEER	7	VENTILATION ENGINEER	8	ACoustics ENGINEER	9	ENVIRONMENTAL ENGINEER	10	LANDSCAPE ARCHITECT	11	TRANSPORT ENGINEER	12	TRAFFIC ENGINEER	13	PAVEMENT ENGINEER	14	WATER ENGINEER	15	SEWERAGE ENGINEER	16	WASTE ENGINEER	17	ENVIRONMENTAL SCIENTIST	18	ENVIRONMENTAL IMPACT ASSESSOR	19	ENVIRONMENTAL MONITORING	20	ENVIRONMENTAL RESEARCH	21	ENVIRONMENTAL CONSULTANT	22	ENVIRONMENTAL ADVISOR	23	ENVIRONMENTAL MANAGER	24	ENVIRONMENTAL COORDINATOR	25	ENVIRONMENTAL ASSISTANT	26	ENVIRONMENTAL OFFICER	27	ENVIRONMENTAL SUPERVISOR	28	ENVIRONMENTAL TECHNICIAN	29	ENVIRONMENTAL LABORATORY	30	ENVIRONMENTAL ANALYSIS	31	ENVIRONMENTAL REPORTING	32	ENVIRONMENTAL COMMUNICATIONS	33	ENVIRONMENTAL EDUCATION	34	ENVIRONMENTAL OUTREACH	35	ENVIRONMENTAL ENGAGEMENT	36	ENVIRONMENTAL PARTICIPATION	37	ENVIRONMENTAL CONSULTATION	38	ENVIRONMENTAL FACILITATION	39	ENVIRONMENTAL MEDIATION	40	ENVIRONMENTAL CONFLICT RESOLUTION	41	ENVIRONMENTAL NEGOTIATION	42	ENVIRONMENTAL SETTLEMENT	43	ENVIRONMENTAL AGREEMENT	44	ENVIRONMENTAL CONTRACT	45	ENVIRONMENTAL DEED	46	ENVIRONMENTAL WARRANT	47	ENVIRONMENTAL ORDER	48	ENVIRONMENTAL DECISION	49	ENVIRONMENTAL ACTION	50	ENVIRONMENTAL IMPLEMENTATION	51	ENVIRONMENTAL MONITORING	52	ENVIRONMENTAL EVALUATION	53	ENVIRONMENTAL REVIEW	54	ENVIRONMENTAL AUDIT	55	ENVIRONMENTAL CERTIFICATION	56	ENVIRONMENTAL ACCREDITATION	57	ENVIRONMENTAL REGISTRATION	58	ENVIRONMENTAL LICENSING	59	ENVIRONMENTAL PERMITTING	60	ENVIRONMENTAL COMPLIANCE	61	ENVIRONMENTAL ENFORCEMENT	62	ENVIRONMENTAL PROSECUTION	63	ENVIRONMENTAL DEFENSE	64	ENVIRONMENTAL APPEAL	65	ENVIRONMENTAL JUDICIAL REVIEW	66	ENVIRONMENTAL LITIGATION	67	ENVIRONMENTAL ARBITRATION	68	ENVIRONMENTAL MEDIATION	69	ENVIRONMENTAL CONFLICT RESOLUTION	70	ENVIRONMENTAL NEGOTIATION	71	ENVIRONMENTAL SETTLEMENT	72	ENVIRONMENTAL AGREEMENT	73	ENVIRONMENTAL CONTRACT	74	ENVIRONMENTAL DEED	75	ENVIRONMENTAL WARRANT	76	ENVIRONMENTAL ORDER	77	ENVIRONMENTAL DECISION	78	ENVIRONMENTAL ACTION	79	ENVIRONMENTAL IMPLEMENTATION	80	ENVIRONMENTAL MONITORING	81	ENVIRONMENTAL EVALUATION	82	ENVIRONMENTAL REVIEW	83	ENVIRONMENTAL AUDIT	84	ENVIRONMENTAL CERTIFICATION	85	ENVIRONMENTAL ACCREDITATION	86	ENVIRONMENTAL REGISTRATION	87	ENVIRONMENTAL LICENSING	88	ENVIRONMENTAL PERMITTING	89	ENVIRONMENTAL COMPLIANCE	90	ENVIRONMENTAL ENFORCEMENT	91	ENVIRONMENTAL PROSECUTION	92	ENVIRONMENTAL DEFENSE	93	ENVIRONMENTAL APPEAL	94	ENVIRONMENTAL JUDICIAL REVIEW	95	ENVIRONMENTAL LITIGATION	96	ENVIRONMENTAL ARBITRATION	97	ENVIRONMENTAL MEDIATION	98	ENVIRONMENTAL CONFLICT RESOLUTION	99	ENVIRONMENTAL NEGOTIATION	100	ENVIRONMENTAL SETTLEMENT
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DRAFT DECISION LETTER

Address: 1 Vincent Square, London, SW1P 2PN,

Proposal: Use of the building to provide 27 residential dwellings. Alterations at basement level to provide five car parking spaces, alterations to the rooftop plant areas and elevations at fifth floor level.

Plan Nos: 21309-P100B; P101B; P102B; P103B; P104B; P105B; P106B; P107A; P108A; P200B; P201B; P300B; P150B; P151B; P152B; P153B; P154B; P156B; P157A; P158A; P250B; P251B; P350B.
Transport Assessment (TTP August 2015); Flood Risk Assessment (Price and Myers August 2015); Planning Statement (Savills July 2015); Sustainability and Energy Report (MTT July 2015); daylight and sunlight report (Bilfinger GVA July 2015); Design and Access Statement (Aukett Swanke July 2015); Acoustic report (Hann Tucker July 2015 and revision dated 16 March 2016).

Case Officer: Louise Francis

Direct Tel. No. 020 7641 2488

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

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

Reason:

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

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

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

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

Reason:

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

- 3 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 Vincent Square 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 (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.

- 5 (1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the use 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest.

(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the residential use 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 permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.

(3) Following completion of the development, 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 including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) The location of most affected noise sensitive receptor location and the most affected window of it;
- (b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (d) The lowest existing LA90, 15 mins measurement recorded under (c) above;
- (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;
- (f) The proposed maximum noise level to be emitted by the activity.

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 (UDP), 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.

- 6 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.

- 7 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.

- 8 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 4 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.

- 9 You must provide the waste store shown on drawing P150B before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the

building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

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

- 10 You must provide each car parking space shown on the approved drawings prior to occupation, which for the avoidance of doubt includes the disabled parking bay, and each car parking space shall only be used for the parking of vehicles of people living in the development. Thereafter the parking spaces shall be maintained for the lifetime of the development.

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

- 11 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.

- 12 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)

- 13 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 at roof level

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)

- 14 You must apply to us for approval of detailed drawings of the following parts of the development - privacy screen between the 5th floor terrace and adjacent properties to Rutherford Street and Regency Street. 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 details.

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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Vincent Square 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)

- 16 You must put up the plant screen shown on the approved drawings before you use the machinery. You must then maintain it in the form shown for as long as the machinery remains in place. (C13DA)

Reason:

To protect neighbouring residents from noise and vibration nuisance, as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13AC)

17. Prior to occupation of the development hereby approved, full details of a traffic light/signal system for the car park entrance/exit shall be submitted to and approved by us. The signal system shall then operate in accordance with the approved details as long as the car park remains in place.

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.

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 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)
- 3 Conditions control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 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, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 5 Under Section 25 of the Greater London Council (General Powers) Act 1973 you need planning permission to use residential premises as temporary sleeping accommodation. To make sure that the property is used for permanent residential purposes, it must not be used as sleeping accommodation by the same person for less than 90 nights in a row. This applies to both new and existing residential accommodation.

Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year). (I38AB)

6. This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to:

- i) A payment of £500,000 to the Council's affordable housing fund (index linked and payable on commencement of development)
- ii) All residents to be entitled to free membership of a car club scheme - the developer to undertake to pay annual access charge for 25 years from first occupation.
- iii) Unallocated car parking.
- iv) Monitoring payment.

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