

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 9 August 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> St James's	
<b>Subject of Report</b>	<b>The Vine House, 54 Romney Street, London, SW1P 3RE,</b>		
<b>Proposal</b>	Erection of mansard roof to Nos. 52, 54 and 56. Erection of rear extension to No. 52 at first and second floor levels; rear extension to No. 54 at first and second floor levels; and rear extension to No. 56 at ground, first, and second floor levels in connection with the conversion to three separate townhouses. Associated external alterations including new window and door opening to front façade, terraces at rear first floor level and balconies at rear first and second floor levels.		
<b>Agent</b>	Brimelow McSweeney Architects		
<b>On behalf of</b>	Mr Eugene Dolbilin		
<b>Registered Number</b>	15/11341/FULL	<b>Date amended/ completed</b>	11 May 2016
<b>Date Application Received</b>	4 December 2015		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Smith Square		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

The Vine House, 52-56 Romney Street comprises of three townhouses which have been laterally converted to provide one single family dwellinghouse. The building is not listed but is identified as an unlisted building of merit within the Smith Square Conservation Area.

Planning permission was granted on 29 July 2009 (RN: 09/01397/FULL) for the erection of a mansard roof extension and the construction of a terrace to an existing flat roof. This permission was not implemented.

Permission is sought for the erection of a mansard roof, rear extension to No. 52 at first and second floor levels, rear extension to No. 54 at first and second floor levels, and a rear extension to No. 56 at ground, first, and second floor levels, in connection with the conversion of the property to three separate townhouses.

The conversion of this large single family dwelling house into three separate family-sized townhouses acceptable in land use terms.

Objections have been received on design grounds raising concerns that the proposals are out of keeping with the building and area.

In design and townscape terms, the application building is significantly lower than the two adjacent properties (No.50 Romney Street and the building known as 32 Smith Square/ 65-69 Tufton Street). From the front street elevation, No 50 Romney Street sits one storey higher and the Smith Square/ Tufton Street property sits one storey higher immediately adjacent the property stepping back and rising a further three storeys higher. To the rear of the site, as viewed from a gap within Smith Square, the Smith Square/ Tufton Street property sits three storeys higher and extends further beyond the rear wall of the application site. The Smith Square conservation area audit does not identify the application site as being unacceptable for a roof extension. The existing property is considered to be a well-designed completed building, with a strong parapet and finishing details. In design terms the proposed mansard roof is considered to sit comfortably with the existing features of the building and is considered acceptable.

The proposed rear extensions to no.52 at first and second floor levels, the rear extension to no.54 at first and second floor levels, and a rear extension to no.56 at ground, first and second floor levels are similarly considered acceptable in principle in design terms. The detailed design of the rear elevation is however considered unacceptable. A condition is therefore recommended requiring amendments to the detailed design of doors and windows to first and second floor levels on the rear elevation. Conditions requiring details of new windows and a sample panel of the brickwork are also recommended.

Objections have also been received on amenity grounds raising concerns that the proposals will lead to a loss of light, loss of view and impact on privacy for neighbouring properties. One objection is raised by the occupiers of no.47 Romney Street opposite the site and another from the occupier of Flat 14, 67 Tufton Street.

No.47 Romney Street is located directly opposite the site on the south side of Romney Street. In terms of the proposals impact on levels of light and privacy, given the street width distance between the two properties and the height of the immediately adjacent property to no.56, being one storey higher and stepping back to rise a further three storeys higher, it is not considered that objections on these grounds can be sustained. The relationship between the proposed mansard and the objector's property is not uncommon within Westminster. Whilst it is acknowledged that there may be a loss of view towards the Houses of Parliament from the upper floors of no.47, this is not a material planning ground on which permission can be refused.

With regard to the objection from the occupier of Flat 14, 67 Tufton Street, this flat and terrace is located at a higher level directly adjacent to the application site, given that the proposed mansard roof extension would raise the height of the application property to bring it in line with the height of the objector's block, at its lowest point, it is not considered that an objection on these grounds can be sustained.

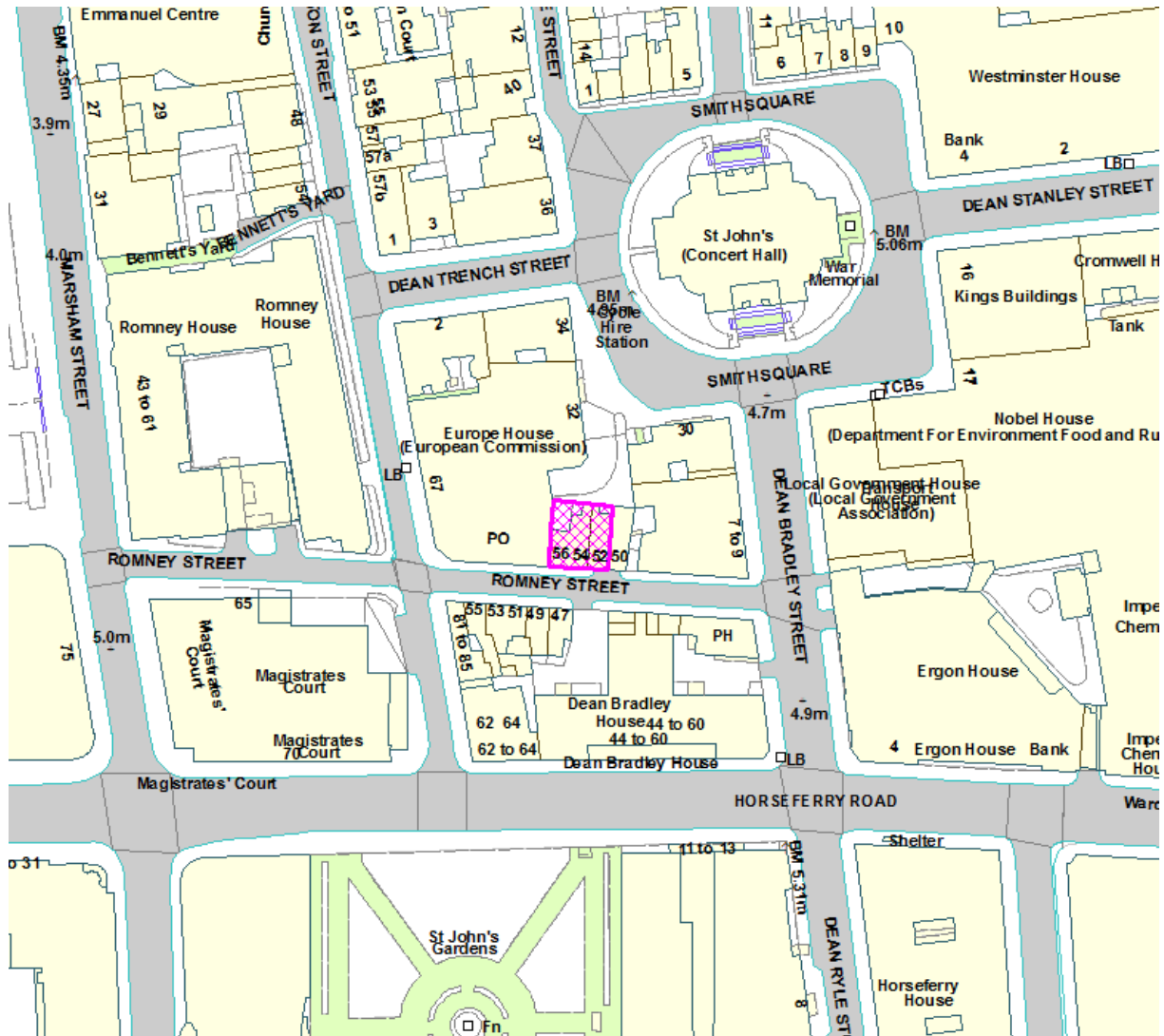
Each townhouse would have access to outdoor amenity space. A portion of the existing garden to the rear of no.56 is being retained and terraces and balconies are provided at rear first and second floor levels. The existing building already has access to a large rear first floor terrace. The rear outlook of the

site is over a double-width access ramp to the basement car park of 67 Tufton Street and towards offices at No. 32 Smith Square/ 65-69 Tufton Street. The proposals are not considered to result in any significant overlooking of adjacent properties given the terraces location and distance from neighbouring residential properties.

Objections have also been raised on transportation grounds raising concerns that the creation of two additional residential units will lead to an increase in car parking pressure in the area. The Highways Planning Manager comments that the area remains below the stress level and as such raises no objection. The London Plan requires 2 cycle parking spaces per residential dwelling, which can be secured by condition. Details of waste storage arrangements are also secured by condition.

The proposal is considered to comply with the Council's policies in relation to design, conservation, amenity and transport as set out in Westminster's City Plan: Strategic Policies (the City Plan) and the Unitary Development Plan (UDP). As such, the application is recommended for approval subject to the conditions set out in the draft decision letter.

## 3. LOCATION PLAN



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4. PHOTOGRAPHS



Views of the application site, Romney Street elevation



Views of the application site, looking down Romney Street



**Views of the application site from south-west corner of Smith Square**



**View towards application site from objector property at No. 47 Romney Street, with third floor terrace at No. 67 Tufton Street visible on the left hand side.**



## 5. CONSULTATIONS

### WESTMINSTER SOCIETY

No objection – overall package worthy of support and recommends that it is approved.

### THORNEY ISLAND SOCIETY

No objection – sensitive renovation of pleasant buildings.

### HIGHWAYS PLANNING

Acceptable on transportation grounds subject to conditions.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 20

Total No. of replies: 3

No. of objections: 3

No. in support: 0

Three objections received from neighbouring properties raising objection on the grounds of loss of light, loss of view, privacy, the proposals being out of keeping with the building and area and increase in car parking pressure.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND PAPERS

1. Application form
2. Response from Thorney Island Society, dated 6 January 2016
3. Response from Westminster Society, dated 12 January 2016
4. Response from Highways Planning, dated 4 February 2016
5. Letter from occupier of 47 Romney Street, dated 12 February 2016
6. Letter from occupier of Flat 14, 67 Tufton Street, dated 12 May 2016
7. Letter from occupier of Flat 4, 67 Tufton Street, dated 14 May 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 THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT [ddorward@westminster.gov.uk](mailto:ddorward@westminster.gov.uk).

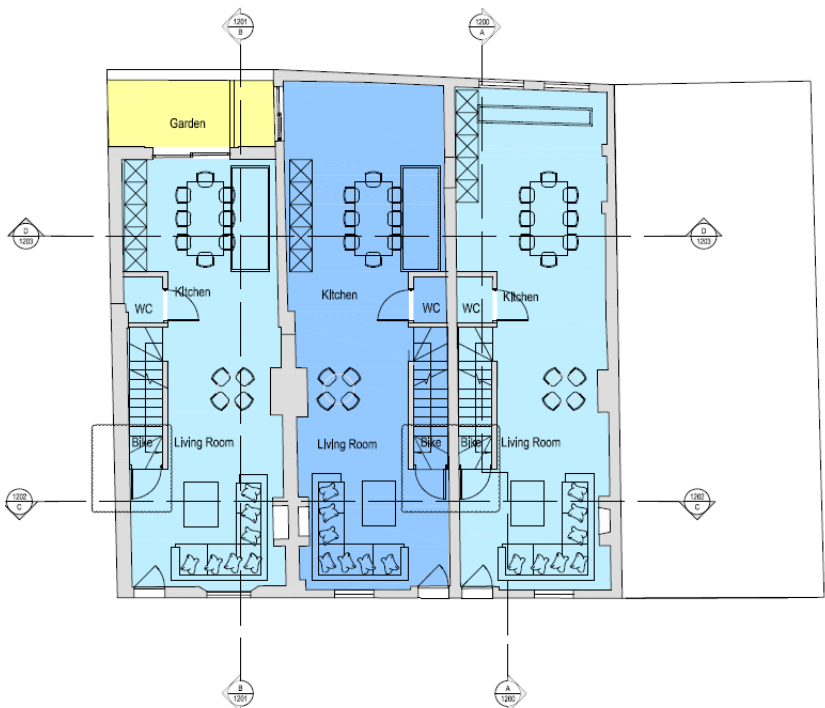
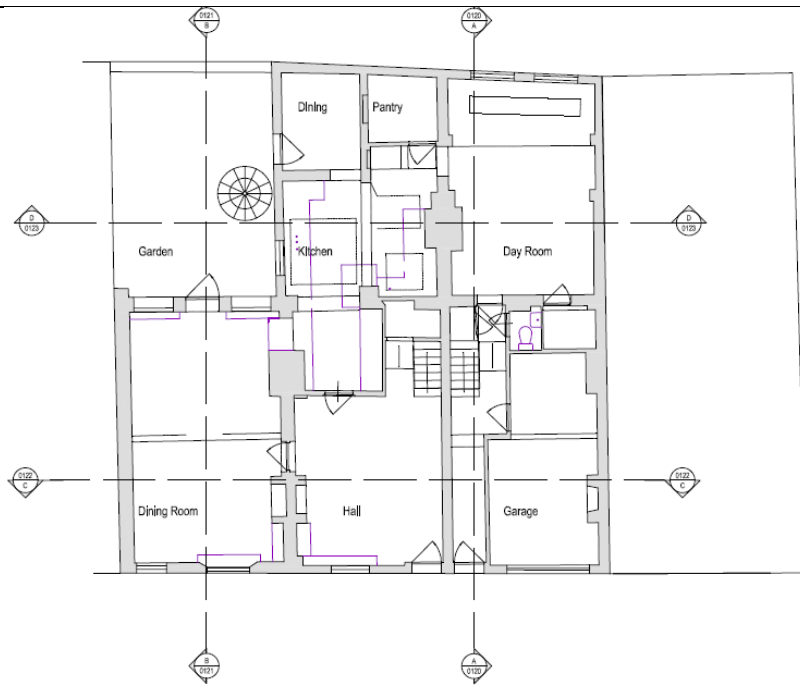
7. KEY DRAWINGS



Existing front and rear elevations



**Proposed front and rear elevations**



10/11/19  
12/11/19  
14/11/19  
16/11/19

FOR F

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ARCHITECTS**  
28 Stone Lane Street, Covent Garden, London WC2E 3JH  
+44 (0) 20 7594 0000

1445-52-56 Romney Street  
London, SW1

Ground Floor Plan  
As Existing

10/11/19  
12/11/19  
14/11/19  
16/11/19

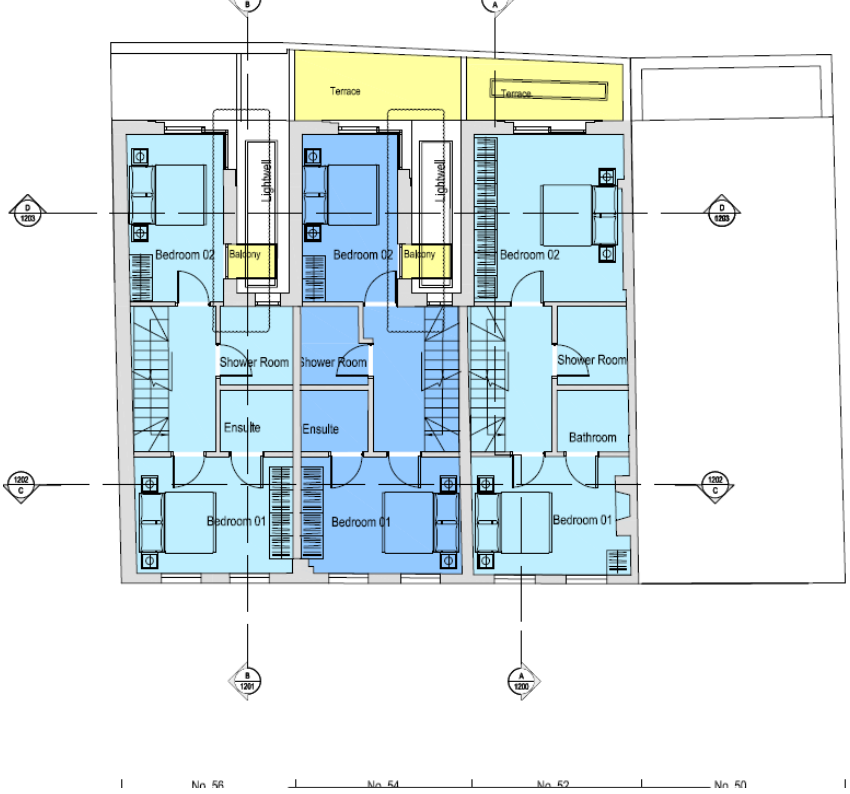
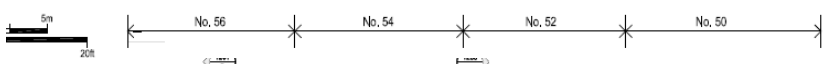
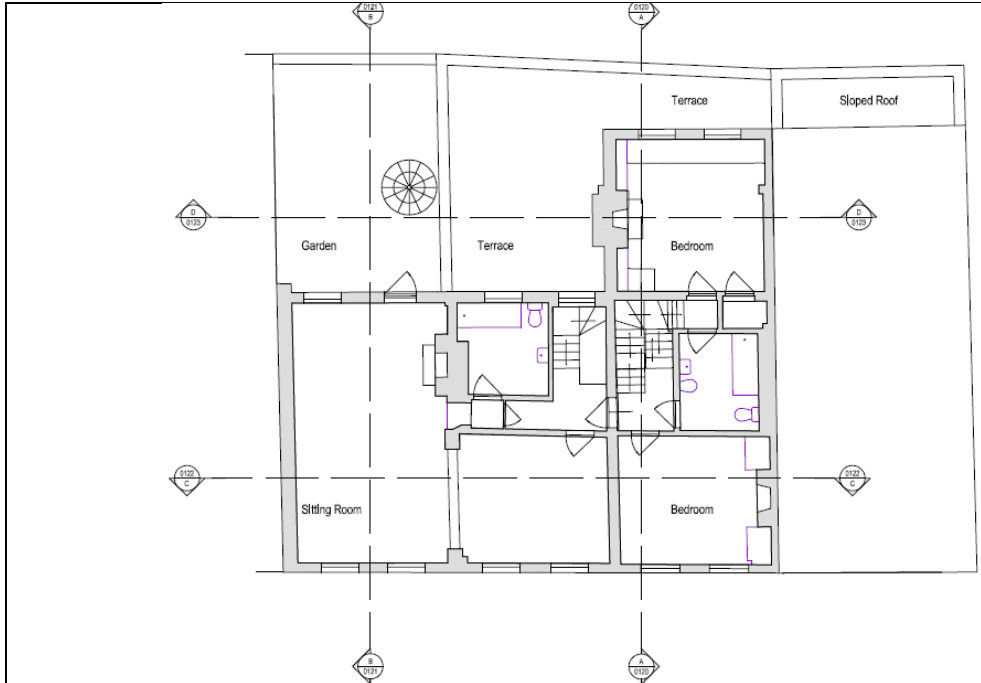
FOR PLAN

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McSWEENEY  
ARCHITECTS**  
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1445-52-56 Romney Street

Proposed Ground Floor  
Townhouse Outline

**Existing and proposed ground floor plans**



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 McSWEENEY  
 ARCHITECTS  
 25 Southcombe Road, London, SW15  
 Tel: 020 881 1000 Fax: 020 881 1001  
 www.brimelow-mcsweeney.com

52-66 Romney  
 London, SW1

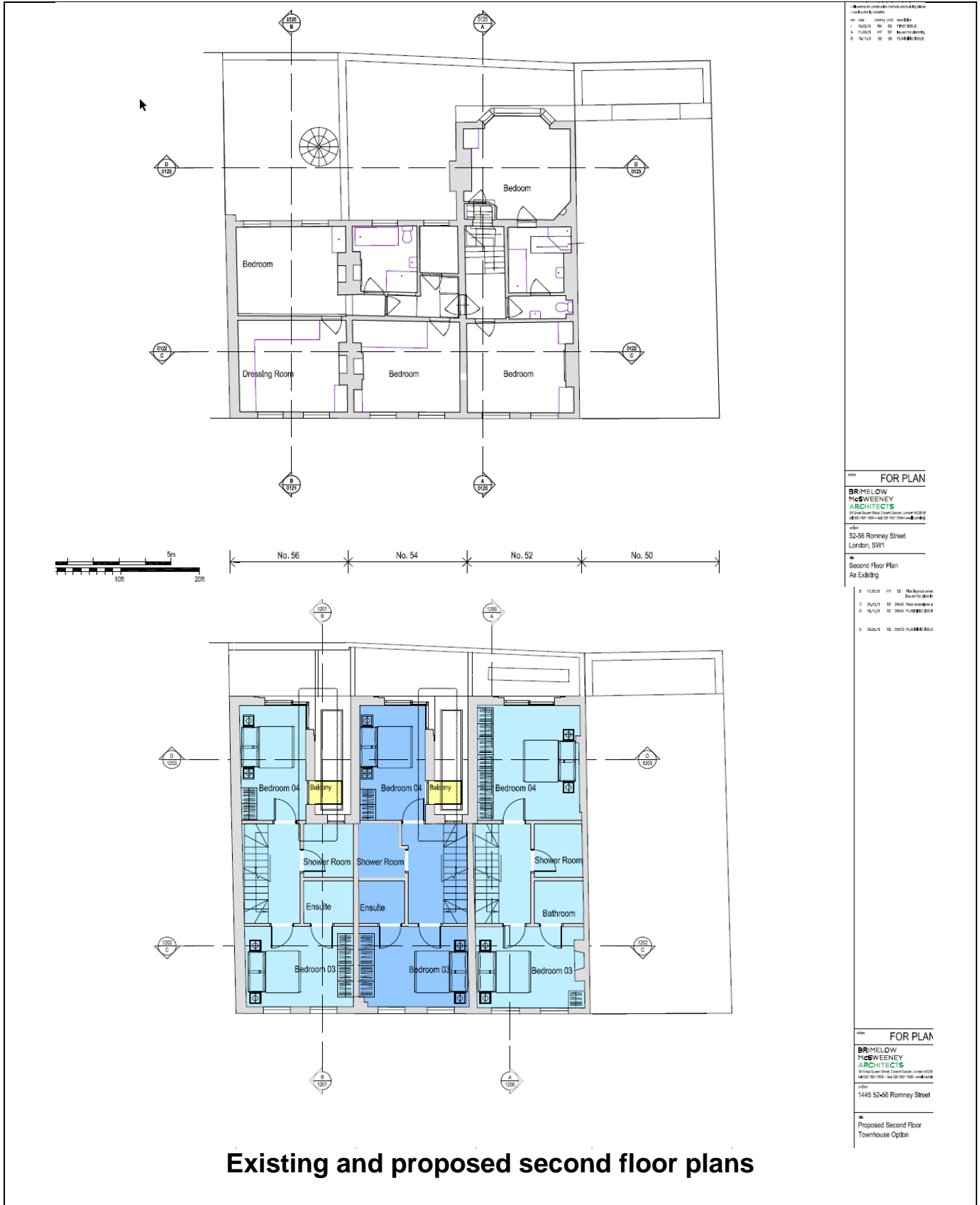
FC  
 First Floor Plan  
 As Existing  
 1/16/15 02 DMS PLAN  
 1/16/15 02 DMS PLAN

FOR P  
 BRIMELOW  
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 ARCHITECTS  
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 www.brimelow-mcsweeney.com

1445 52-66 Romney £

Proposed First Floor  
 Townhouse Option

Existing and proposed first floor plans



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 WWW: WWW.BRIMMELOWMCSWEENEYARCHITECTS.CO.UK

52-56 Romney Street  
 London, SW1

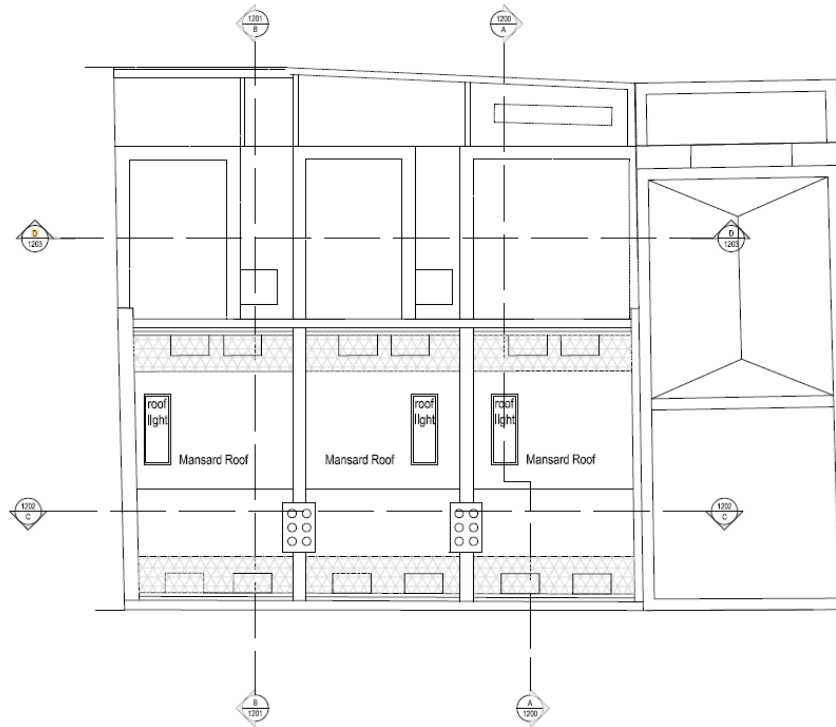
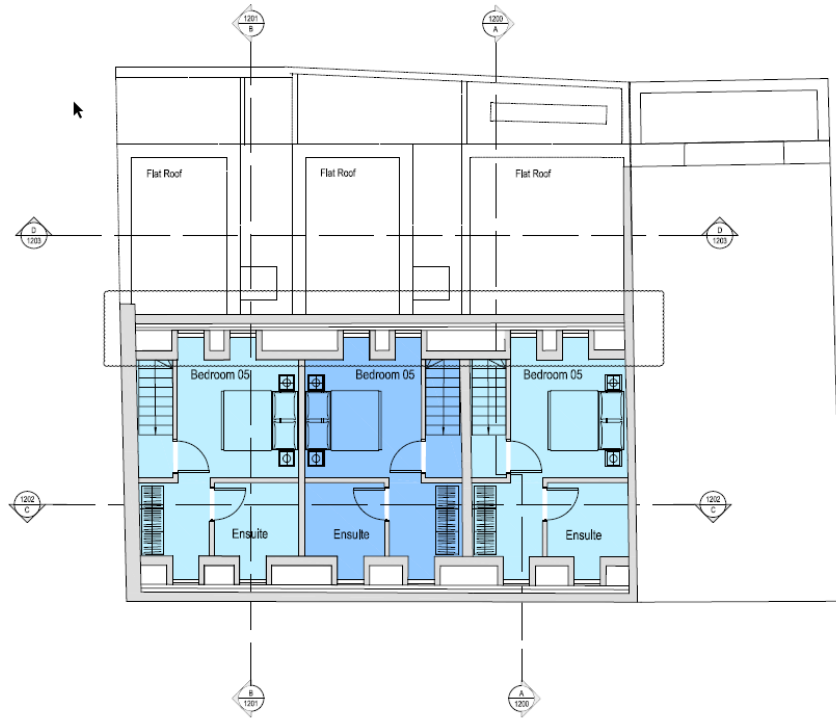
Second Floor Plan  
 As Existing

- B 1:1000 1/1 Scale
- C 1:1000 1/1 Scale
- D 1:1000 1/1 Scale
- E 1:1000 1/1 Scale

FOR PLAN

BRIMMELOW McSWEENEY ARCHITECTS  
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1445 52-56 Romney Street  
 Proposed Second Floor  
 Townhouse Option



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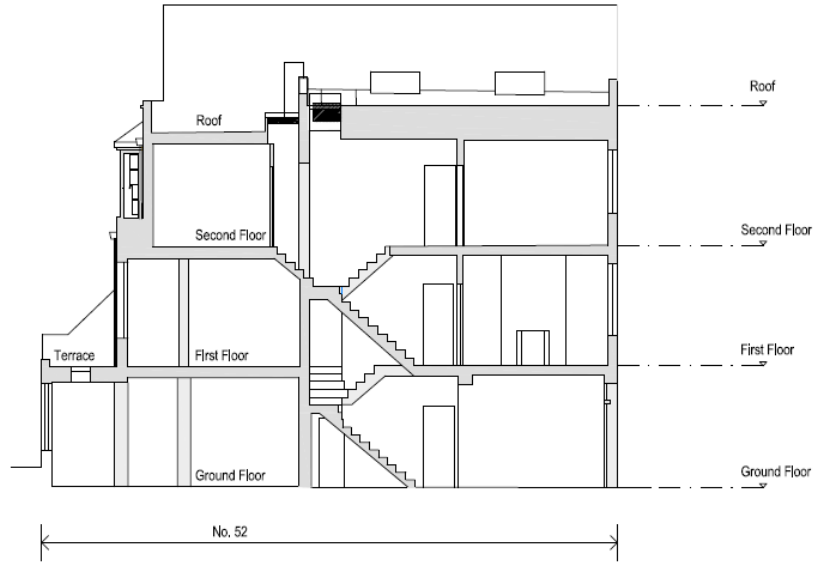
FOR PL

**BRIELOW McSWEENEY ARCHITECTS**  
1445 52-66 Romney Street  
Proposed Third Floor  
Townhouse option

FOR F

**BRIELOW McSWEENEY ARCHITECTS**  
1445 52-66 Romney Street  
Proposed Roof

Proposed third floor and roof plans

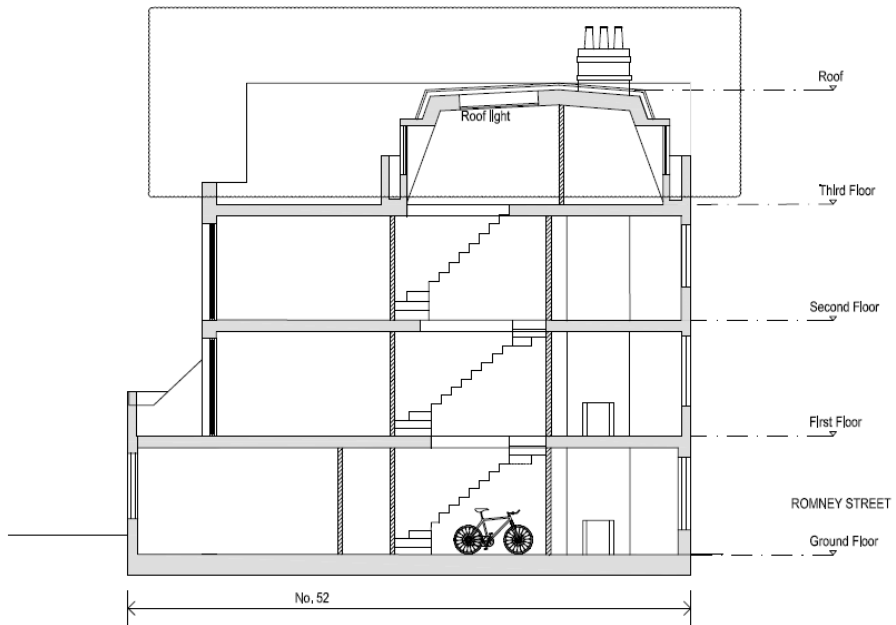


FOR PLANNING

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1445 52-56 Romney Street  
London, SW1

Section AA  
As Existing



FOR PLANNING

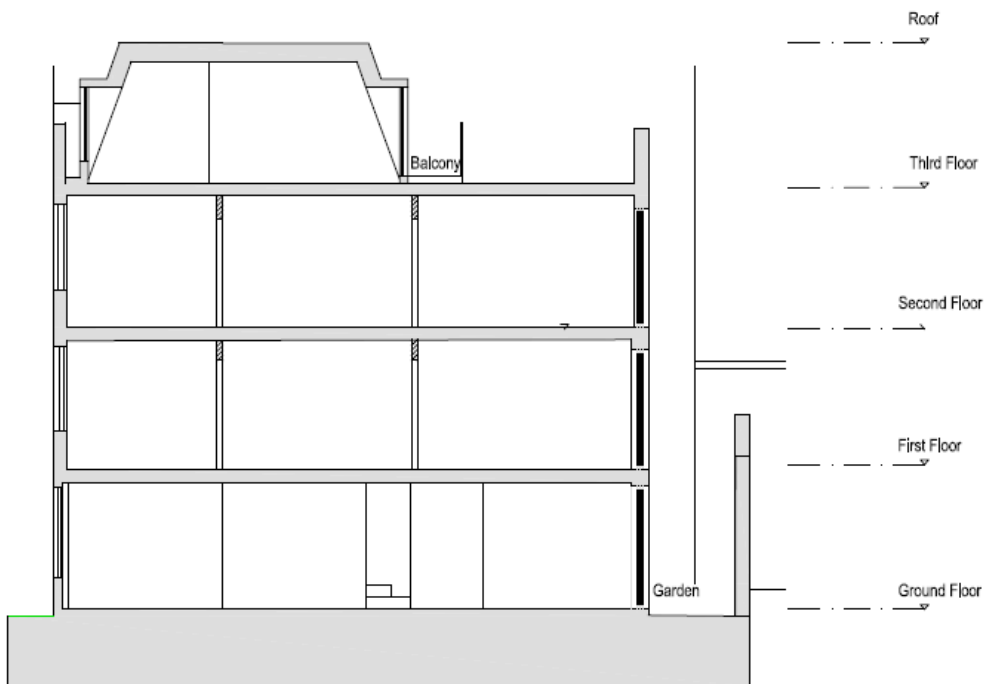
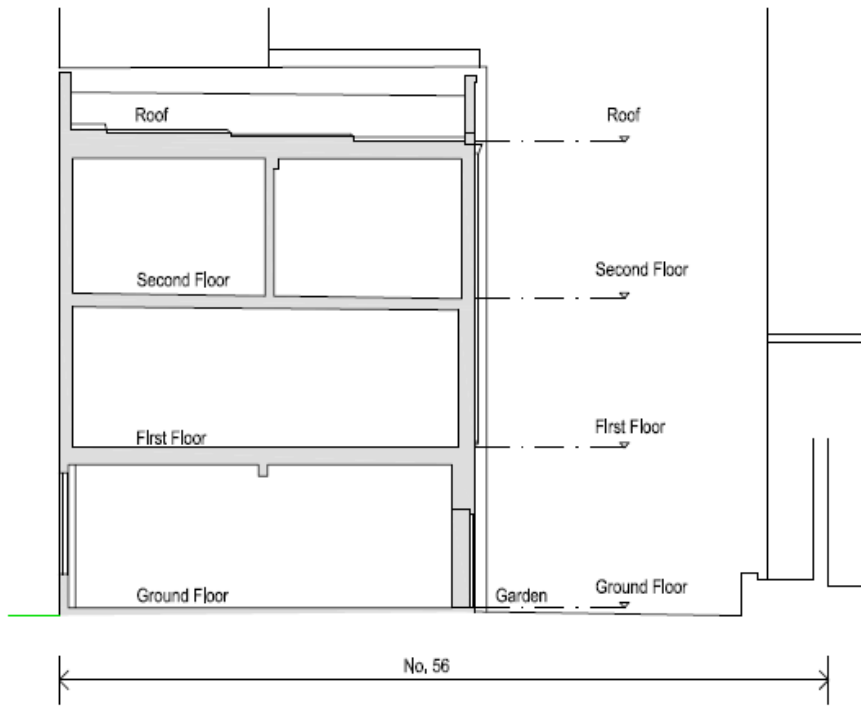
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1445 52-56 Romney Street

Proposed Section AA  
Townhouse Option

Existing and proposed section AA





Existing and proposed section BB



FOR PLANNING

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ARCHITECTS

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TEL: 020 7613 1854 • FAX: 020 7613 1858 • [info@brimelow.com](mailto:info@brimelow.com)

1445 52-56 Romney Street  
London, SW1

Section CC  
As Existing

FOR PLANNING

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1445 52-56 Romney Street

Proposed Section CC  
Townhouse Option

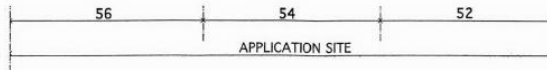
Existing and proposed section CC

**Planning permission dated 29.07.2009 (RN: 09/01397/FULL)  
Previously approved front and rear elevations**

NOTE: New mansard roof to be Traditional Welsh slate



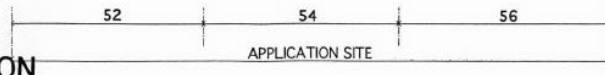
**ELEVATION A  
FRONT ELEVATION**



NOTE: New mansard roof to be Traditional Welsh slate



**ELEVATION B  
REAR ELEVATION**



**DRAFT DECISION LETTER**

**Address:** The Vine House, 54 Romney Street, London, SW1P 3RE

**Proposal:** Erection of mansard roof to Nos. 52, 54 and 56. Erection of rear extension to No. 52 at first and second floor levels; rear extension to No. 54 at first and second floor levels; and rear extension to No. 56 at ground, first, and second floor levels in connection with the conversion to three separate townhouses. Associated external alterations including new window and door opening to front façade, terraces at rear first floor level and balconies at rear first and second floor levels.

**Plan Nos:** 1445- 0001 Rev B; 0100 Rev B; 0101 Rev B; 0102 Rev B; 0200 Rev B; 0201 Rev B; 0202 Rev B; 0203 Rev B; 0300 Rev B; 0301 Rev B; 1100 Rev F; 1101 Rev F; 1102 Rev E; 1103 Rev F; 1104 Rev B; 1131 Rev B; 1132 Rev B; 1133 Rev B; 1134 Rev B; 1200 Rev C; 1201 Rev C; 1202 Rev C; 1203 Rev C; 1300 Rev C; 1301 Rev C.

**Case Officer:** Sebastian Knox

**Direct Tel. No.** 020 7641 4208

**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 (July 2016) 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 Smith 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 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. 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 approved sample. (C27DB)

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 Smith 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)

- 5 You must apply to us for approval of detailed drawings at 1:10 and sections at 1:5 of the following parts of the development - a) new windows; b) new doors; and c) dormers. 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 this part of the Smith 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)

- 6 You must apply to us for approval of drawings at 1:20 of the following parts of the development - the overall building profile. 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 this part of the Smith 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)

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

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 8 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 properties. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (July 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B or C of Part 1 or Class C of Part 2 of Schedule 2 of the Order shall be carried out on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

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 Smith 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)

- 10 You must apply to us for approval of drawings showing the following alteration(s) to the scheme;

- Doors and windows to first and second floor levels on the rear elevation formed in glazing and timber framing with an arrangement of glazing bars following the existing arrangement of glazing bars of the windows to the existing rear elevation at these floor levels.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Smith Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and DES 5 or DES 6 or both

and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 3 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 4 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)
- 5 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. (I50AA)

- 6 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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
  
- 7 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults - in this case the works to raise the redundant dropped kerb. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

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.