

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 16 August 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Regent's Park	
<b>Subject of Report</b>	12 Melina Place, London, NW8 9SA		
<b>Proposal</b>	Erection of new part one, part two storey plus basement dwellinghouse (Class C3), alterations to front boundary, alterations to side boundaries with Nos. 15 and 17 Grove End Road and Melina Court and landscaping, including replacement tree planting.		
<b>Agent</b>	Pegasus Group		
<b>On behalf of</b>	Mr & Mrs Lewis		
<b>Registered Number</b>	16/01380/FULL	<b>Date amended/ completed</b>	7 June 2016
<b>Date Application Received</b>	16 February 2016		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	St John's Wood		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

Planning permission and conservation area consent were previously granted in December 2012 for the redevelopment of this site within the St. John's Wood Conservation Area to provide an enlarged dwellinghouse; albeit with the retention of the south western and part of the south eastern facades of the original two storey cottage that stood in the centre of the site. In March/ April 2016, during the course of implementing the 2012 permission and consent, the facades that were to be retained were demolished without the benefit of permission.

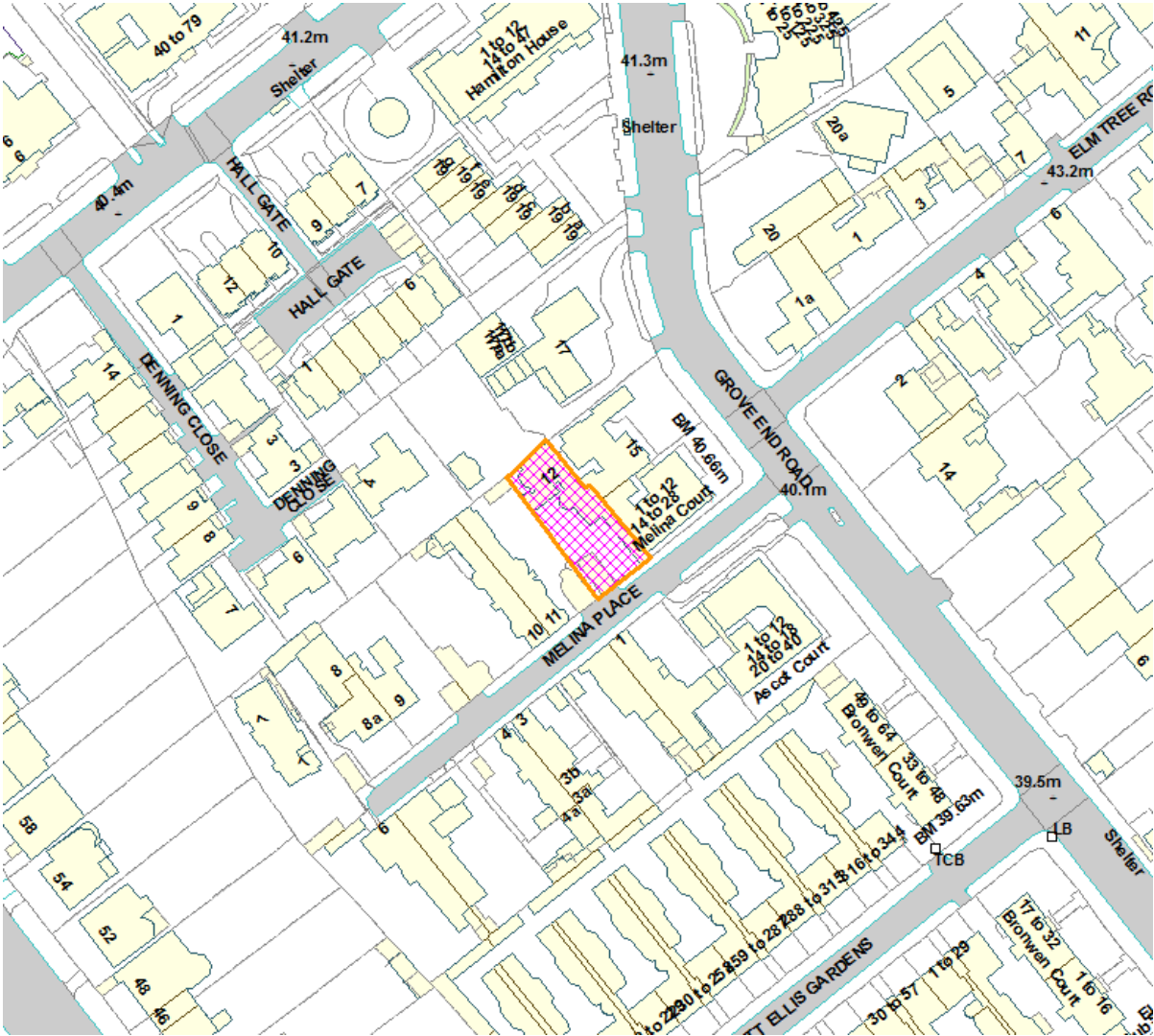
The current application was initially submitted in February 2016, prior to the unauthorised works of demolition, and at that time it proposed the same extent of demolition as had previously been approved in 2012; albeit in conjunction with redevelopment of the site in an amended form to that permitted in 2012 to provide an enlarged dwellinghouse (Class C3) arranged over basement, ground and first floor levels. Following the unauthorised demolition that occurred during the course of the application, its scope has been amended to omit works of demolition so that the application now seeks permission only for the works of reconstruction to form the new dwellinghouse on this site.

The key issues in the determination of this case are:

- The impact of the replacement building on the character and appearance of the St. John's Wood Conservation Area.
- The impact on the amenity of neighbouring residents.
- The compliance of the proposed basement with the recently adopted basement policy.

The proposed replacement building is considered to be acceptable in land use, design, amenity, transportation and environment terms and would accord with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan). 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



Previous building on site prior to demolition (top) and site as of May 2016 with previous building on site completely demolished (bottom).

## 5. CONSULTATIONS

### CONSULTATION ON INITIALLY SUBMITTED SCHEME (MARCH 2016)

#### COUNCILLOR RIGBY

Notes that he has been contacted by a number of residents of Melina Place. Asks that a condition is imposed that prevents any works taking place on a Saturdays and Bank Holidays. Advises there is growing frustration that building works in Melina Place and deliveries are often delivered in advance of the 08.30 hours start time for works on site.

#### ST. JOHN'S WOOD SOCIETY

Any response to be reported verbally.

#### ARBORICULTURAL MANAGER

No objection. Conditions and informatives recommended.

#### BUILDING CONTROL

No objection. The structural methodology proposed is acceptable.

#### CLEASING MANAGER

Further details of waste and recycling storage should be secured by condition.

#### ENVIRONMENT AGENCY

No comments.

#### HIGHWAYS PLANNING MANAGER

No objection. Conditions and informatives recommended.

#### THAMES WATER

No objection. Informatives recommended.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 119.

Total No. of replies: 8 letters/ emails from 7 respondents.

No. of objections: 7.

No. in support: 0 (1 neutral comment).

8 letters/ emails received raising objection on all or some of the following grounds:

#### Design

- Damage to City block.
- Proposal is of excessive bulk and size and out of proportion with plot.

#### Amenity

- Loss of light to properties in Hall Gate.

#### Other Issues

- No construction works of any type should be allowed on Saturdays.
- Noise and disturbance from construction works.

- Inconsistency in CMP which states that deliveries will be between 09.00 and 16.30 and between 08.00 and 18.00 in a later section. This should be corrected to the shorter hours.
- Demolition works have been particularly noisy and vehicles have been arriving as early as 06.00, contrary to previously agreed construction management plan.
- Delivery hours agreed to in the previously approved CMP have been consistently broken.
- Hours of works on site have been breached.
- Basement is being dug at the same time as two other basements and they have a cumulative effect on the amenity of neighbours.
- Request break down of how the current application differs from that approved in 2012.
- Concern that the construction works are not being monitored.
- Adverse impact on traffic, road access and parking during construction.

PRESS ADVERTISEMENT/ SITE NOTICE: Yes.

CONSULTATION ON REVISED SCHEME (FOLLOWING UNAUTHORISED  
DEMOLITION OF RETAINED FACADE (JUNE 2016))

ST. JOHN'S WOOD SOCIETY

Had not been able to ascertain what the changes from the previously approved scheme are and have met with the architect to seek more details. No further objections subject to the comments of neighbours.

BUILDING CONTROL

No objection. The structural methodology proposed is acceptable.

ENVIRONMENTAL HEALTH

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 119.

Total No. of replies: 2.

No. of objections: 2.

No. in support: 0.

2 emails received raising objection on all or some of the following grounds:

Design

- Dreadful loss of a heritage asset and further emphasises the need for much stricter controls on basement development, particularly in conservation areas.
- Disappointing that the City Council were not given the chance to assess the additional demolition on site before it occurred.

Other Issues

- Hours of construction works should be amended to remove any works on Saturdays.
- Noise and general disturbance from construction works.

- Comments in response to initial consultation remain valid.
- Ask for a summary of the amendments from the previously approved scheme.

PRESS ADVERTISEMENT/ SITE NOTICE: Yes.

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The application site formally contained a two storey mid-19th Century single dwellinghouse. The original building comprised a small two storey 'cottage', which had been extended to the front of the site along the boundary with Melina Court and to the rear in the form of a large flat roof two storey block. There was a double garage behind the front boundary wall and a conservatory to the rear of the site at the boundary with No.11 Melina Place and No.4 Denning Close, which was accessed by a link corridor from the main house. To the rear of the site was a large garden bounded by the rear of properties in Hall Gate, Denning Close and Grove End Road.

The house that formally stood on the site was completely demolished in March/ April 2016, during the course of works being carried out by the applicant to seek to implement the planning permission and conservation area consent granted in December 2012 (see section 6.2 of this report). However, the extent of demolition that has now occurred exceeds that permitted by the 2012 permission and consent (as amended by the non-material amendment applications approved in 2015) as the 2012 scheme retained the principal facades of the original cottage as part of the redevelopment of the site.

The building that has been completely demolished was not listed, but the site is located within the St. John's Wood Conservation Area. The St. John's Wood Conservation Area Audit (2008) identifies the now demolished building as an unlisted building of merit.

### 6.2 Recent Relevant History

12 December 2012 – Planning permission and conservation area consent was granted for the demolition of existing front and rear extensions and garage and erection of new part one, part two storey extensions, alterations to front boundary, excavation of basement floor with lightwells, alterations to side boundaries with Nos. 15 and 17 Grove End Road and Melina Court and associated external alterations and landscaping. Removal of four trees and replacement tree planting (12/03803/FULL & 12/03804/CAC) (copy of decision letter and relevant drawings provided in background papers for information).

26 August 2015 – A non-material amendment application was approved confirming that amendments to planning permission dated 12 December 2012 (RN: 12/03803) for demolition of existing front and rear extensions and garage and erection of new part one, part two storey extensions, alterations to front boundary, excavation of basement floor with lightwells, alterations to side boundaries with Nos. 15 and 17 Grove End Road and Melina Court, associated external alterations and landscaping and removal of four trees and replacement tree planting; namely, *removal and replacement of original roof structure and additional parts of elevations* were non-material (15/07327/NMA) (copy of decision letter and relevant drawings provided in background papers for information).

4 September 2015 – Details of tree protection measures during construction works pursuant to Condition 12 of planning permission dated 12 December 2012 (RN: 12/03803) were approved (15/05260/ADFULL).

29 October 2015 – A non-material amendment application was approved confirming that amendments to planning permission dated 12 December 2012 (RN: 12/03803) for demolition of existing front and rear extensions and garage and erection of new part one, part two storey extensions, alterations to front boundary, excavation of basement floor with lightwells, alterations to side boundaries with Nos. 15 and 17 Grove End Road and Melina Court and associated external alterations and landscaping, removal of four trees and replacement tree planting; namely, *to allow additional demolition and rebuilding of the wall at boundary with No. 15 Grove End Road* was non-material (15/09482/NMA)

17 November 2015 – Details of a Construction Management Plan pursuant to Condition 3 of planning permission dated 12 December 2012 (RN: 12/03803) were approved at the Planning Applications Committee (15/05040/ADFULL).

## 7. THE PROPOSAL

As set out in Section 6 of this report, planning permission was previously granted in December 2012 for the redevelopment of this site to provide a new dwellinghouse; albeit with the retention of the facades of the original two storey cottage that stood in the centre of the site. During the course of the current application in March/ April 2016 demolition of the facades that were to be retained by the 2012 permission, and were initially proposed to be retained in the current application, occurred without the benefit of planning permission.

Initially, following these unauthorised demolition works coming to light the applicant amended the application to seek permission for the additional demolition of the facades that were to have been retained. The applicant contended that the demolition work was carried out on safety grounds due to concerns regarding the integrity of the structure; however, no structural details have been submitted to substantiate this assertion other than a letter from a structural engineer. Furthermore, the applicant did not raise their concerns regarding the structural integrity of the facades with the City Council prior to the demolition being carried out and therefore officers have been unable to corroborate whether the applicant's structural grounds for demolishing the facades were justified.

In light of the lack of evidence to demonstrate that the unauthorised demolition can be justified on structural grounds, the description and scope of the current application has been further amended with the applicant's agreement to omit reference to the unauthorised demolition works which have taken place and the application now seeks permission only for the works necessary to construct the replacement dwellinghouse on the application site, which will include a facsimile of the original facades that were demolished without the benefit of planning permission.

The replacement dwellinghouse proposed by the current application is in many respects similar to the replacement dwellinghouse approved in December 2012, in that the building would be a part one, part two storey building above ground level with a basement storey. The principal amendments from the scheme approved in 2012 are as follows:



- Omission of a first floor bay from the rebuilt cottage building.
- Reduction in the size and extent of the basement floor with omission of previously approved basement below front part of site closest to Melina Place.
- Amendment to detailed design of front boundary treatment and garage structure.
- Amendment to detailed design of single storey extension at boundary with No.11 Melina Place to comprise a more contemporary detailed flat roof extension.
- Alterations to roof forms and roof level plant enclosure.
- General amendment to detailed design of elevations and location of basement lightwells.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

In land use terms the application would provide a new enlarged dwellinghouse on this site and this would be in accordance with Policy H3 in the UDP and Policy S14 in the City Plan.

### **8.2 Townscape and Design**

#### **8.2.1 Unauthorised Demolition and Consequences for Determination of the Current Application**

In design and conservation terms the unauthorised demolition of the whole of the building that previously existed on this site is highly regrettable as the now demolished building at the centre of the site was a mid-19th Century Victorian two storey cottage that represented the first phase of development in Melina Place and this part of the St. John's Wood Conservation Area more generally. The original building, although surrounded by later 20<sup>th</sup> Century additions prior to demolition works, was of significant architectural and historical interest and for this reason was designated as an unlisted building of merit within the St. John's Wood Conservation Area. Consequently, the retention of the facades of the original building, as negotiated as part of the previously approved scheme and during pre-application discussion prior to the current application, was a key component of ensuring that the redevelopment of this site would not harm the significance of the designated heritage asset (i.e. the St. John's Wood Conservation Area).

Whilst the current application does not seek permission for the unauthorised demolition that has occurred, on the basis that the necessity for the demolition has not been adequately justified in structural terms, it does seek permission for the resultant redevelopment of the site to provide a replacement dwellinghouse on the site. However, it should be noted that should the Committee resolve to grant permission for the replacement dwellinghouse proposed by the current application, this would not preclude the City Council in future from prosecuting those responsible for the offence that has occurred as, S196D(9) of the Town and Country Planning Act 1990 (as amended) (*'Offence of failing to obtain planning permission for demolition of unlisted etc buildings in conservation areas in England'*) states that:

*'Where, after a person commits an offence under this section, planning permission is granted for any development carried out before the grant of the permission, that grant does not affect the person's liability for the offence'.*

The current application therefore provides the opportunity for the City Council, as a reasonable planning authority, to consider granting permission for a development (in the event that the Committee resolves that it is acceptable in all regards) that would mitigate the extent of harm that has been caused to the heritage asset; albeit, it must be acknowledged that the provision of facsimile facades as part of the proposed development can never wholly remedy the harm that has been caused by the unauthorised demolition as the original fabric comprising the retained facades has been irrevocably lost from the site.

As part of the assessment of the current application, it must be borne in mind that the carrying out of intentional unauthorised development is a material consideration following the policy statement issued by the Chief Planner on 31 August 2015 and therefore it is appropriate to consider whether the unauthorised demolition that has occurred materially alters the acceptability of the current application for consequential erection of a replacement dwellinghouse on the cleared site.

## **8.2.2 Proposed Development – Design Assessment**

The proposed replacement dwellinghouse represents an evolution of the scheme approved in December 2012, in that it's massing and form on the site is consistent with the massing and form of the previously approved scheme, with the principal differences being those summarised in Section 7 of this report.

At basement level the current application proposes a basement of significantly reduced scale. The proposed basement would be a single storey and would be located under only half of the footprint of the house above; rather than almost all of the footprint of the house previously approved in 2012. The lightwells proposed to serve the basement floor would remain discretely located and would not detract from the appearance of the new building or the character or appearance of the St. John's Wood Conservation Area.

Above ground level the proposed footprint is consistent with the previously approved scheme and the bulk and form of the proposed building is considered to be acceptable in design terms. The single storey element at the boundary with No.11 Melina Place would comprise a more contemporary detailed extension than previously approved with more extensive glazing to the north west garden elevation. However, the glazing proposed would be appropriately scaled with vertical proportions and would be set within a stone frame.

As set out in Section 8.2.1 of this report, following amendment during the course of the application, the current application proposes additional works of development compared to the 2012 scheme to rebuild in facsimile the south west and part return south eastern elevations of the original cottage building that formally stood on this site. The detailing to these facades would be identical to the facades that have been demolished without permission; albeit with 'amendments' to omit the later first floor addition above the curved ground floor bay and reconfigure the pattern of fenestration. The 'amendments' to the appearance of the original cottage facades would result in facsimile facades that more

closely replicate the likely original appearance of the cottage and therefore subject to conditions to secure details of the design of the facsimile facades and facing materials, these elements of the scheme are considered to be acceptable in design terms. In this context, whilst intentional unauthorised demolition is a material consideration in the determination of the application, in this case the provision of facsimile facades to replicate the appearance of the original cottage building on the site serves to mitigate some of the harm caused to the significance of the St. John's Wood Conservation Area; albeit, as set out in Section 8.2.1, the facsimile facades cannot fully remedy the full extent of harm caused by the unauthorised demolition of the original structure.

At roof level the roof form of the new building has been amended from the previously approved scheme to simplify the roof structure to the rear element of the replacement building. The roof forms would remain as a combination of hipped roofs and flat roofs. The roof of the rebuilt 'cottage' at the centre of the site would be a facsimile of the shallow hipped roof of the original building on this part of the site. The mechanical plant enclosure set within the roof of the rearmost part of the new building has been remodelled during the course of the application to reduce its prominence and is now considered to be acceptable in design terms.

To the street elevation, the current application omits windows previously approved in 2012 and proposes a solid set of timber doors, rather than metal gates. The rear of the garage structure behind the front boundary wall has also been remodelled relative to the 2012 scheme and now includes the provision of a stone clad loggia. The deviations from the 2012 permission in respect of the front boundary and garage structures are not considered to be contentious in design terms and the garage structure and associated loggia would still be read as structures that are ancillary to the main two storey body of the new house, which would be set further back from the street elevation along the north eastern boundary of the site.

In summary in design terms, the erection of a replacement dwellinghouse of the design and scale proposed, including the provision of facsimile facades of the original cottage at the centre of the site, is acceptable in design terms and would accord with Policies DES1, DES4 and DES9 in the UDP and Policy S25 and S28 in the City Plan.

### **8.3 Residential Amenity**

In terms of amenity, the bulk and form of the replacement dwellinghouse would be no greater than that previously approved in 2012. The bulk of the building would be set back sufficiently from the boundaries of the site to prevent a material loss of daylight or sunlight and avoid causing a material increase in enclosure to neighbouring residential windows.

Objection has been raised on grounds of loss of light to properties in Hall Gate; however, these properties are some 30 metres from the north western elevation of the proposed replacement dwellinghouse and at this distance they would not suffer a material loss of daylight or sunlight. As such, permission could not reasonably be withheld on this ground.

In terms of overlooking, the windows proposed would be located in similar locations to those in the (now demolished) existing building and whilst the extent of glazing would be increased to the north west facing elevation relative to the approved scheme, this additional glazing would face on to the rear garden of the application property.

Consequently the proposals would not give rise to significant loss of privacy for neighbouring occupiers. A condition is recommended to prevent the use of roofs of the new building for sitting out on and to restrict permitted development rights for new window openings to prevent additional overlooking to neighbouring properties occurring in future.

In summary the impact on the amenity of neighbouring residents would be no greater than the scheme previously approved in 2012 and the proposed development would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan.

#### **8.4 Transportation/ Parking**

The proposed scheme would retain two parking spaces within a new garage at the front of the site and this off-street parking provision accords with Policy TRANS23 in the UDP.

The cycle parking provision proposed within the garage meets the requirements of Policy 6.9 in the London Plan (2015) and is acceptable.

Waste and recycling storage is not shown on the submitted drawings but can be accommodated within the site given its large size. A condition is recommended to seek details of waste and recycling storage.

Conditions are recommended to ensure the car and cycle parking is provided and retained.

#### **8.5 Economic Considerations**

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

#### **8.6 Access**

In accordance with Policy DES1 in the UDP and S28 in the City Plan, the proposed dwellinghouse would have level access from the public highway with step free access to all floors via a lift.

#### **8.7 Other UDP/Westminster Policy Considerations**

##### **8.7.1 Basement Excavation**

Following the adoption of the latest version of the City Plan in July 2016 (Consolidated with Basement and Mixed Use Revisions), the basement comprising part of the replacement dwellinghouse must be assessed having regard to Policy CM28.1 in the City Plan; notwithstanding that it is significantly reduced in size and extent from the basement proposed as part of the 2012 permission.

In terms of Part A of Policy CM28.1, Building Control advise that the proposed basement accounts for site specific ground conditions, drainage and water environment and that the structural methodology of the proposed basement is acceptable and appropriate for this site. Building Control are content that there would not be any significant structural impact on neighbouring buildings and no exacerbation of flood risk. The site is not in an Area of

Special Archaeological Priority and as such no adverse impact on archaeological deposits would be caused.

With regard to the impact of construction of the basement on the amenity of neighbouring residents and the operation of the local highway network, the application was submitted prior to the adoption of Policy CM28.1 in July 2016 and therefore full weight cannot be given to Part A2(b), which requires applicants to comply with the City Council's new Code of Construction Practice. Rather the impact on the amenity of neighbouring residents and the operation of the local highway network can be controlled in accordance with Part A5 of the policy by requiring the development to be carried out in accordance with a site specific Construction Management Plan (CMP). The submitted CMP is assessed in Section 8.12 of this report.

The acceptability of the extent and scope of basement development is controlled under Parts B and C of Policy CM28.1. With regard to part B, the scheme includes a suitable outline landscaping scheme that is largely soft landscaped and therefore permeable; is acceptable in arboricultural terms; has been demonstrated to be energy efficient through the submission of a supporting Energy Statement; has been demonstrated to not result in increased flood risk; has discretely located external manifestations that would not detract from the appearance of the building or the character and appearance of the conservation area and would be adequately protected from sewer flooding.

With regard to part C of Policy CM28.1, the proposed basement would not extend under more than 50% of existing garden land and would leave a suitable margin of undeveloped garden land around the edge of the basement where it is not below previously developed parts of the site; it would provide at least 1 metre of top soil with a 200mm drainage layer where it is under garden land (excluding the rear sunken patio area) and would not comprise more than a single storey of basement accommodation.

Given the assessment in the preceding paragraphs, the proposed basement element of the current scheme is considered to be compliant with the recently adopted basement development policy in the City Plan and the significant reduction in the scale of the basement proposed is welcome in terms of reducing the impact of excavation works associated with its construction on the amenity of neighbours and the function of the local highway network.

### **8.7.2 Mechanical Plant**

As per the 2012 permission, the current application proposes the installation of external mechanical plant within a plant enclosure at roof level, with further plant vented externally from a basement level plant room into the proposed rear basement lightwell. Conditions are recommended to prevent noise disturbance to neighbours and to ensure the plant accords with Policies ENV6 and ENV7 in the UDP and Policies S29 and S32 in the City Plan.

### **8.7.3 Trees and Landscaping**

The previously approved scheme permitted the removal of four trees of poor form and condition from the site (a Cherry – T8, a Fig – T9, a Damson – T11 and a Victoria Plum – T12) and these have already been removed on site pursuant to the 2012 permission.

However, the agreement for removal of these trees was on the basis that they would be replaced with new trees following completion of the development and a condition was imposed on the 2012 permission requiring details of the replacement tree planting along with details of landscaping. Whilst an outline landscaping plan has been submitted, which provides comfort that the replacement landscaping will be predominantly comprised of soft landscaping, it does not contain detail of the planting proposed, either in terms of the soft landscaping or the replacement tree planting. As such, conditions are recommended to secure details of landscaping and replacement tree planting to ensure the development accords with Policies ENV16 and ENV17 in the UDP and Policy S38 in the City Plan.

The current application proposes the same tree protection measures as were agreed in September 2015 pursuant a condition imposed on the 2012 permission and the Arboricultural Manager considers these to remain acceptable. A condition is recommended to ensure the tree protection measures are complied with during the construction period.

#### **8.7.4 Biodiversity and Sustainability**

The proposed replacement building will be constructed to a much higher standard than the existing building in terms of energy efficiency and this will ensure that the proposed dwelling is much more energy efficient and sustainable than its predecessor.

The applicant has submitted an energy report, which reviews the options for sustainable technologies on this site and this proposes the use of solar hot water panels and air source heat pumps to provide heating and domestic hot water.

In terms of biodiversity, it is proposed to provide a green roof over the single storey element of the building at the boundary with No.11 Melina Place.

Conditions are recommended to secure the sustainability and biodiversity measures proposed to ensure the development accords with Policies S28 and S38 in the City Plan.

#### **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.

The estimated Westminster CIL payment is: £274,450.

#### **8.11 Environmental Impact Assessment**

The application is of insufficient scale to require an Environmental Impact Assessment. Environmental issues have been covered in the earlier sections of this report, where they are relevant.

### 8.12 Other Issues

Councillor Rigby and neighbouring residents have raised significant concerns regarding the impact of construction works on their amenity in terms of noise disturbance and obstruction of access to their properties. Their concerns are heightened by the experience of building works for similar development on other sites in Melina Place and as a result of the impact from works on the application site to date as a result of the applicant seeking to implement the December 2012 permission. Melina Place is a cul-de-sac and this means that it is particularly susceptible to becoming blocked by construction vehicles, causing residents significant inconvenience. For this reason the applicant has previously agreed to limit vehicle movements to and from the site to between 09.00 and 16.30 hours to limit obstructions in Melina Place during busy periods in the morning and in the late afternoon. Objectors suggest that this undertaking has been breached on a number of occasions to date. However, generally it is considered that the applicant's concession on delivery hours is welcome and goes significantly beyond the restrictions on construction vehicle movements that could normally be achieved.

In terms of noise from on-site construction practices, whilst the desire to see no works carried out on site on Saturdays that can be heard at the boundary of the site is understood given the cumulative effect of similar developments in Melina Place over recent years, it is not considered that such a restriction would be reasonable and it would only serve to prolong the overall construction period. Particularly noisy works of basement excavation are already precluded on Saturdays and may only be carried out on weekdays between 08.00 and 18.00 hours.

In summary the submitted CMP, which is identical to that approved by the Committee in November 2015, is acceptable and would mitigate the impact of the development on the amenity of neighbours to the greatest extent that can reasonably be achieved through the planning regime. To seek to impose further restrictions on construction works would be unreasonable and would risk extending the period of construction, thereby undermining the short term benefit of preventing any construction works on Saturday mornings.

## 9. BACKGROUND PAPERS

1. Application form.
2. Copies of planning permission and conservation area consent decision letters dated 12 December 2012 (12/03803/FULL and 12/03804/CAC) and relevant associated drawings.
3. Copy of non-material amendment decision letter dated 26 August 2015 (15/07327/NMA).
4. Copy of non-material amendment decision letter dated 29 October 2015 (15/09482/NMA) and relevant associated drawings showing additional demolition permitted by both non-material amendment applications.

### Responses to Consultation on Initially Submitted Scheme (March 2016)

5. Email from Councillor Rigby dated 15 March 2016.

6. Email from Environment Agency dated 3 March 2016.
7. Email from Thames Water dated 4 March 2016.
8. Email from Building Control dated 7 March 2016.
9. Memo from the Highways Planning Manager dated 14 March 2016.
10. Memo from the Arboricultural Manager dated 14 June 2016.
11. Emails from the occupier of 6 Melina Place dated 7 March 2016 and 21 April 2016.
12. Email from the occupier of 2-3A Melina Place dated 11 March 2016.
13. Email from the occupier of 7 Melina Place dated 15 March 2016.
14. Email from the occupier of 6 Hall Gate dated 16 March 2016.
15. Email from the occupier of 14 Ascot Court, Grove End Road dated 17 March 2016.
16. Letter from the occupier of 11 Melina Place dated 22 March 2016.
17. Letter from the occupier of 10 Melina Place dated 4 April 2016.

Responses to Consultation on Revised Scheme (June 2016)

18. Email from the St. John's Wood Society dated 19 July 2016.
19. Email from Building Control dated 21 June 2016.
20. Email from the occupier of 6 Melina Place dated 30 June 2016.
21. Email from occupier of 14 Ascot Court, Grove End Road dated 3 July 2016.

**Selected relevant drawings**

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 THE PRESENTING OFFICER: KIMBERLEY DAVIES BY EMAIL AT [kdavies1@westminster.gov.uk](mailto:kdavies1@westminster.gov.uk).



10. KEY DRAWINGS

12 Mellna Place - Front Isometric View



Extant planning consent 12/03803/FULL  
(decision date 12 December 2012)



Proposed

12 Mellna Place - Rear Isometric View



Extant planning consent 12/03803/FULL  
(decision date 12 December 2012)



Proposed

**12 Mellna Place - Front Garden View**



Extant planning consent 12/03803/FULL  
(decision date 12 December 2012)



Proposed

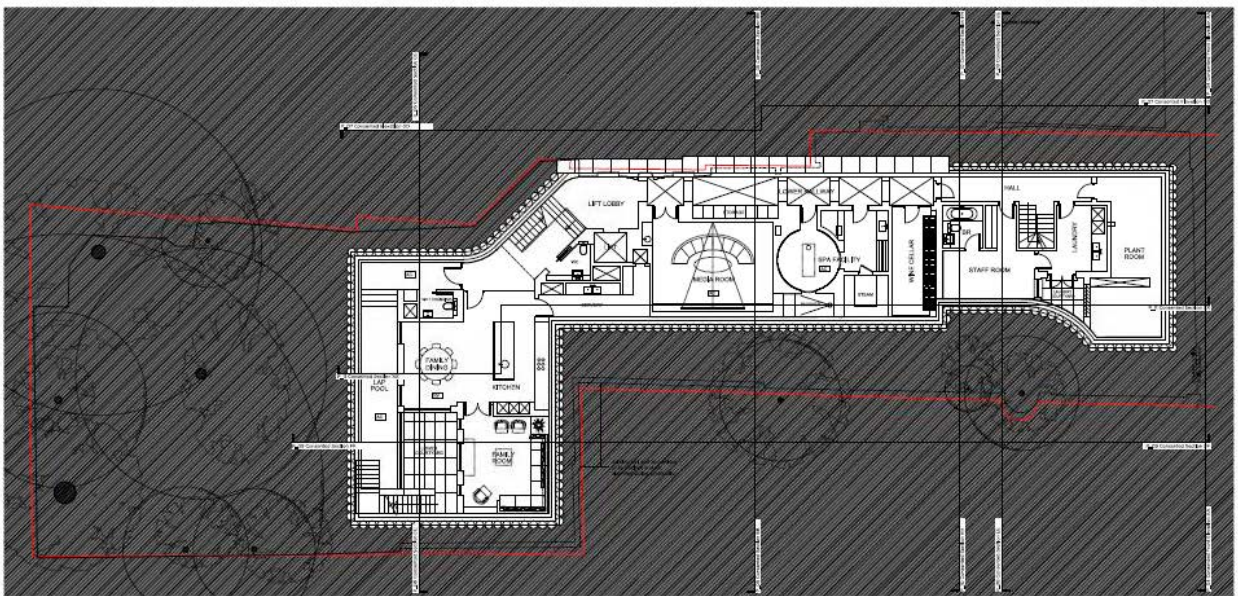
**12 Mellna Place - Rear Garden View**



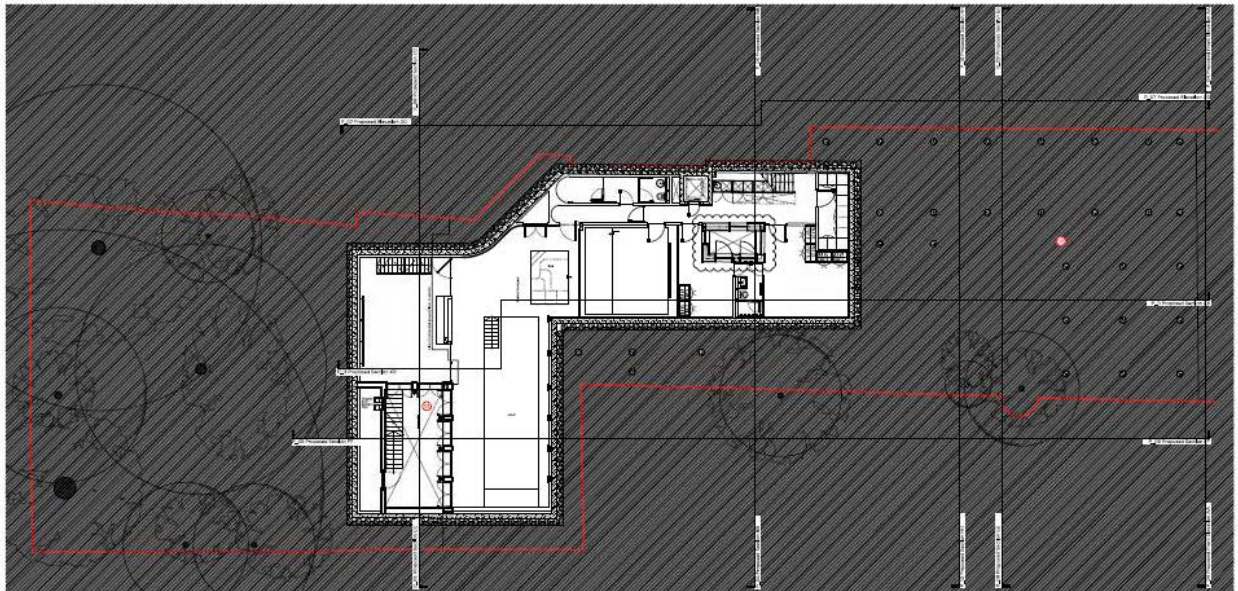
Extant planning consent 12/03803/FULL  
(decision date 12 December 2012)



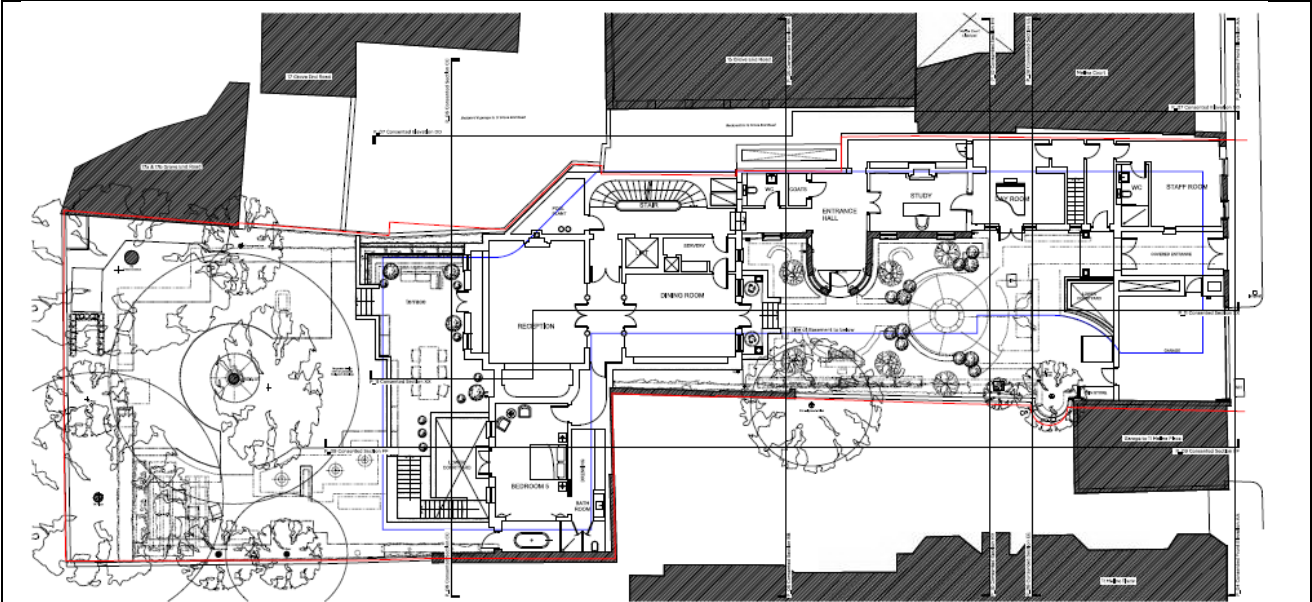
Proposed



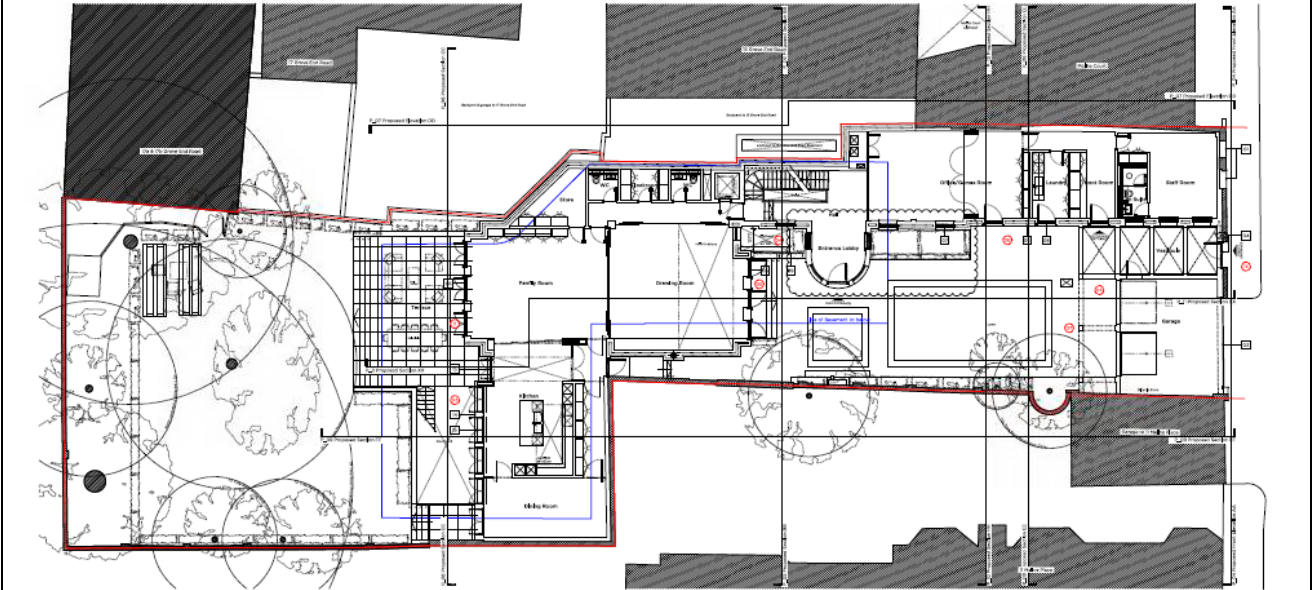
As Consented Basement Plan  
12/03805/FULL - Decision date 12 December 2012  
12/03804/CAC - Decision date 12 December 2012  
15/07327/NMA - Decision date 26 August 2015  
15/09482/NMA - Decision date 29 October 2015



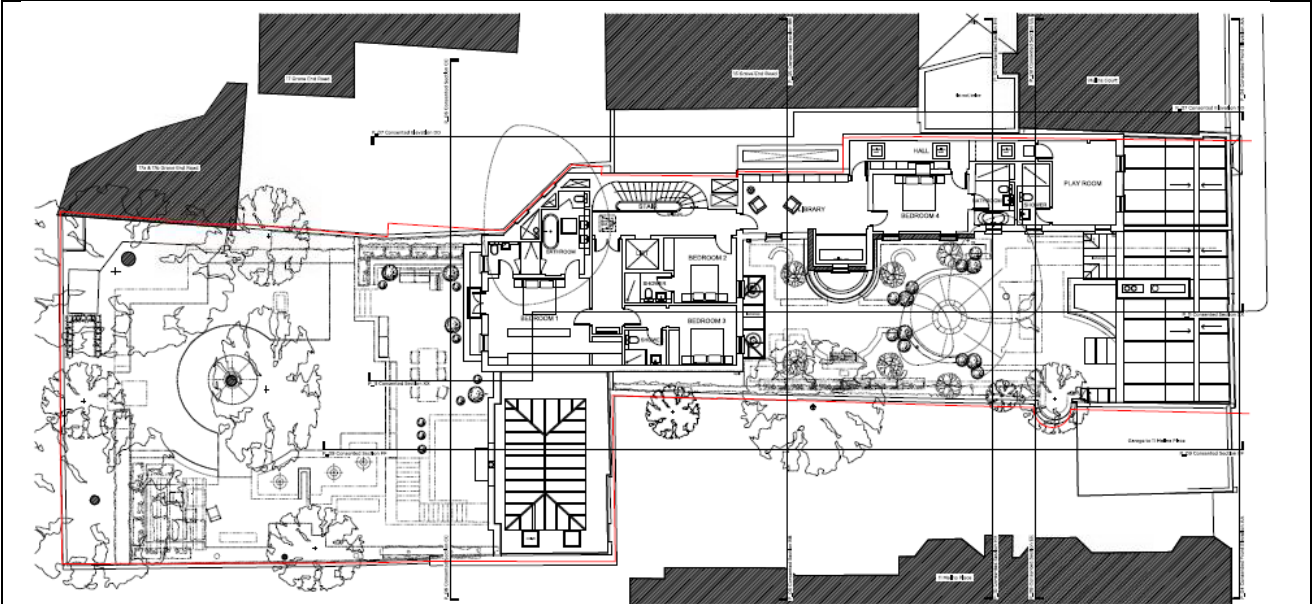
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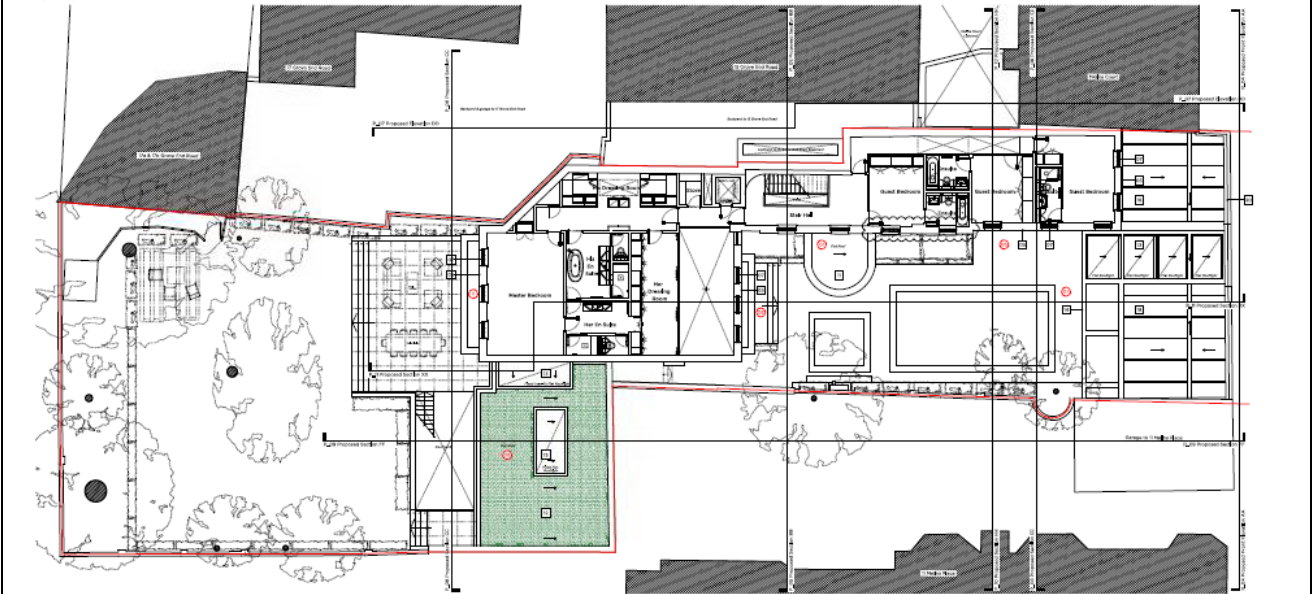
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 12/03803/FULL - Decision date 12 December 2012  
 12/03804/CAC - Decision date 12 December 2012  
 15/02527/NMA - Decision date 26 August 2015  
 15/09482/NMA - Decision date 29 October 2015



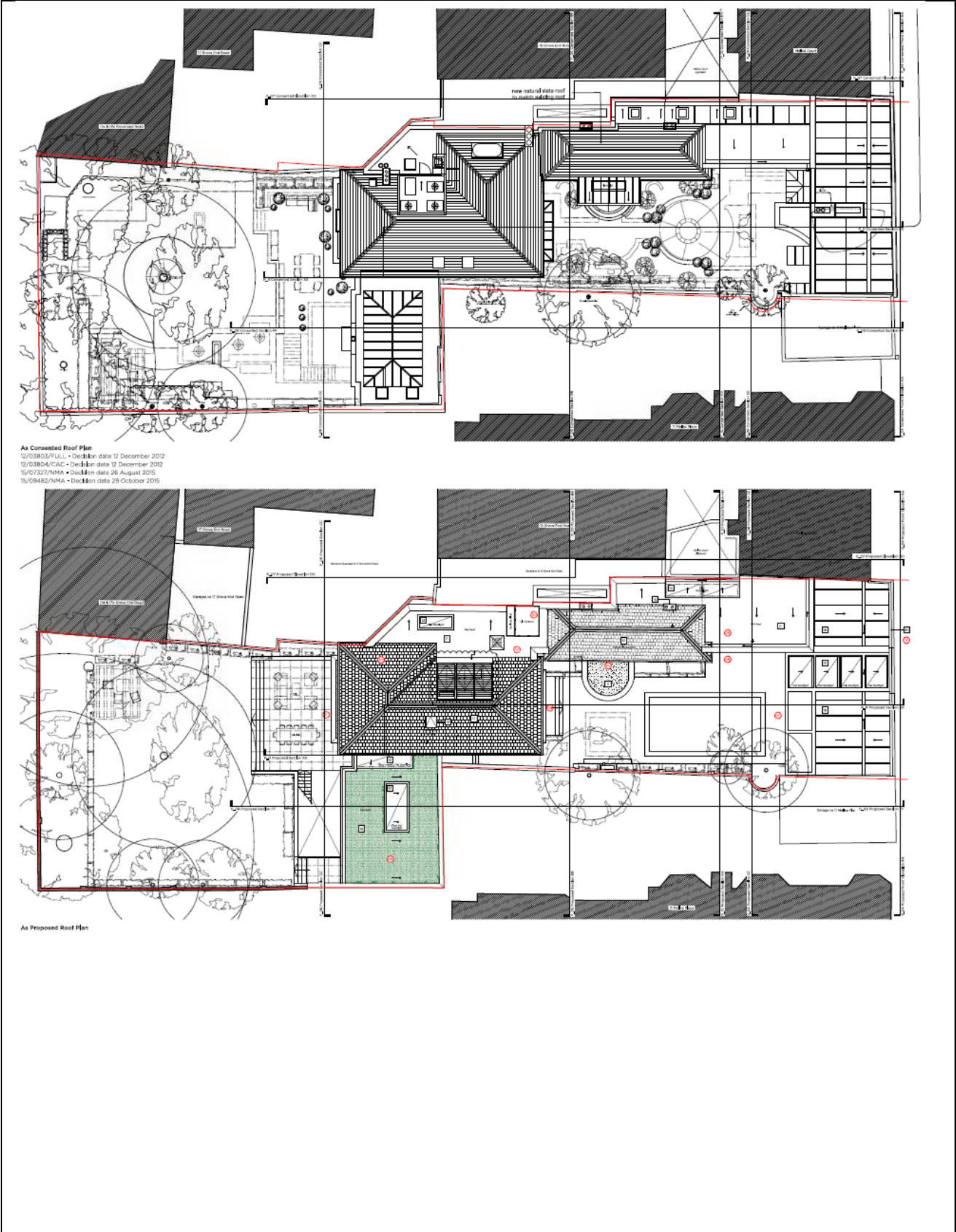
As Proposed Ground Floor Plan



As Consented First Floor Plan  
12/03903/FULL • Decision date 12 December 2012  
12/03904/CAC • Decision date 12 December 2012  
15/07327/NMA • Decision date 26 August 2015  
15/09462/NMA • Decision date 29 October 2015

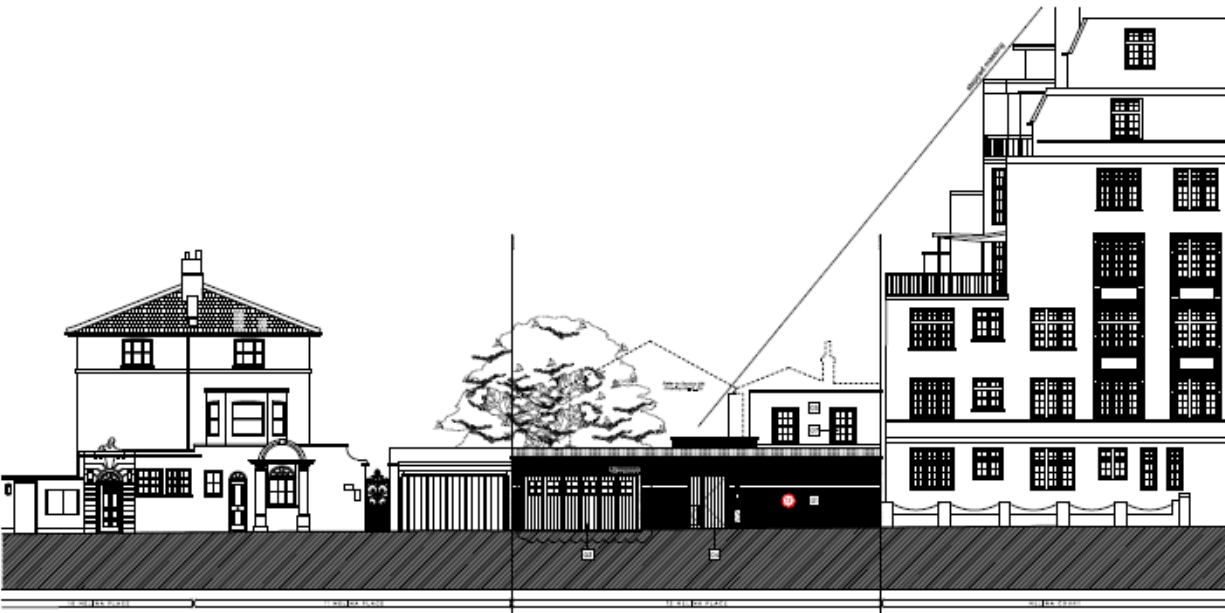


As Proposed First Floor Plan





As Consented Elevation A-A  
 12/03803/FULL • Decision date 12 December 2012  
 12/03804/CAC • Decision date 12 December 2012  
 15/07327/NMA • Decision date 26 August 2015  
 15/09482/NMA • Decision date 29 October 2015



As Proposed Elevation A-A

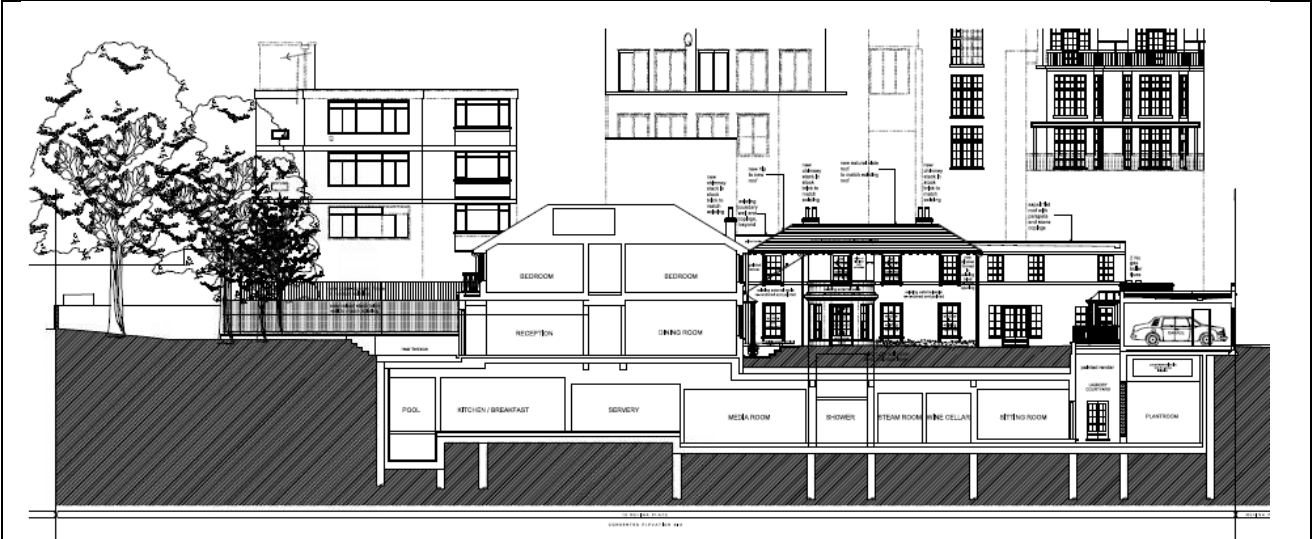


As Consented Elevation B-B  
 12/D3803/FULL - Deckplan date 12 December 2012  
 12/D3804/CAC - Deckplan date 12 December 2012  
 15/D7327/NMA - Deckplan date 26 August 2015  
 15/D9482/NMA - Deckplan date 29 October 2015

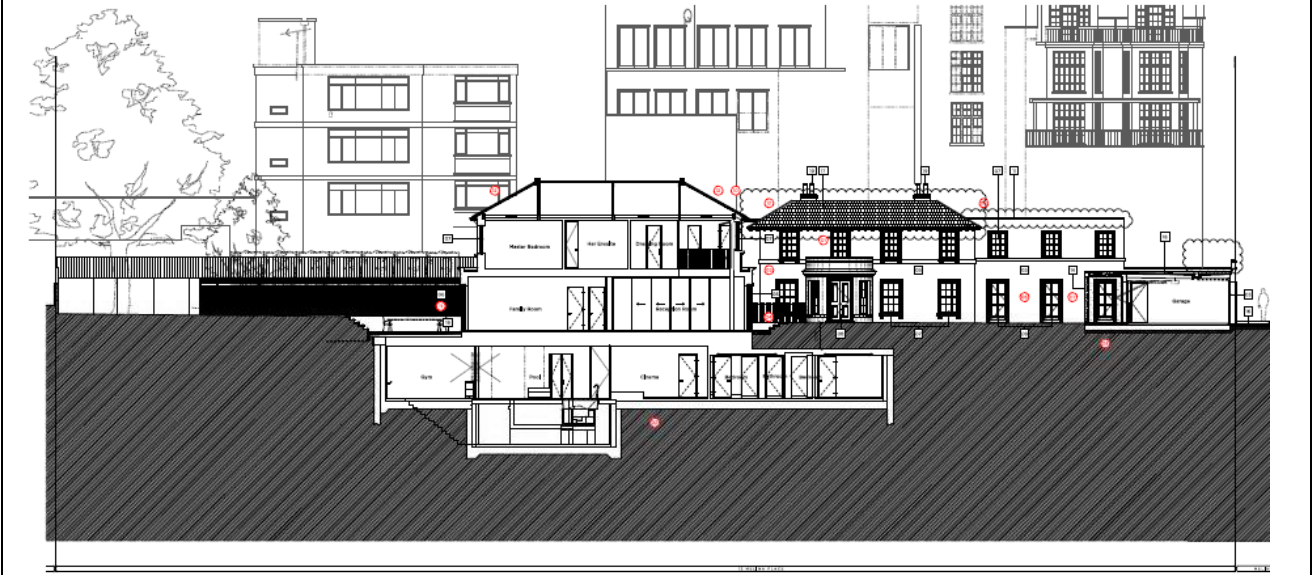


As Proposed Elevation B-B





As Consented Elevation X-X  
 12/03803/F/LU - Decklin date 12 December 2012  
 12/03804/CAC - Decklin date 12 December 2012  
 15/07327/NMA - Decklin date 26 August 2015  
 15/09482/NMA - Decklin date 29 October 2015



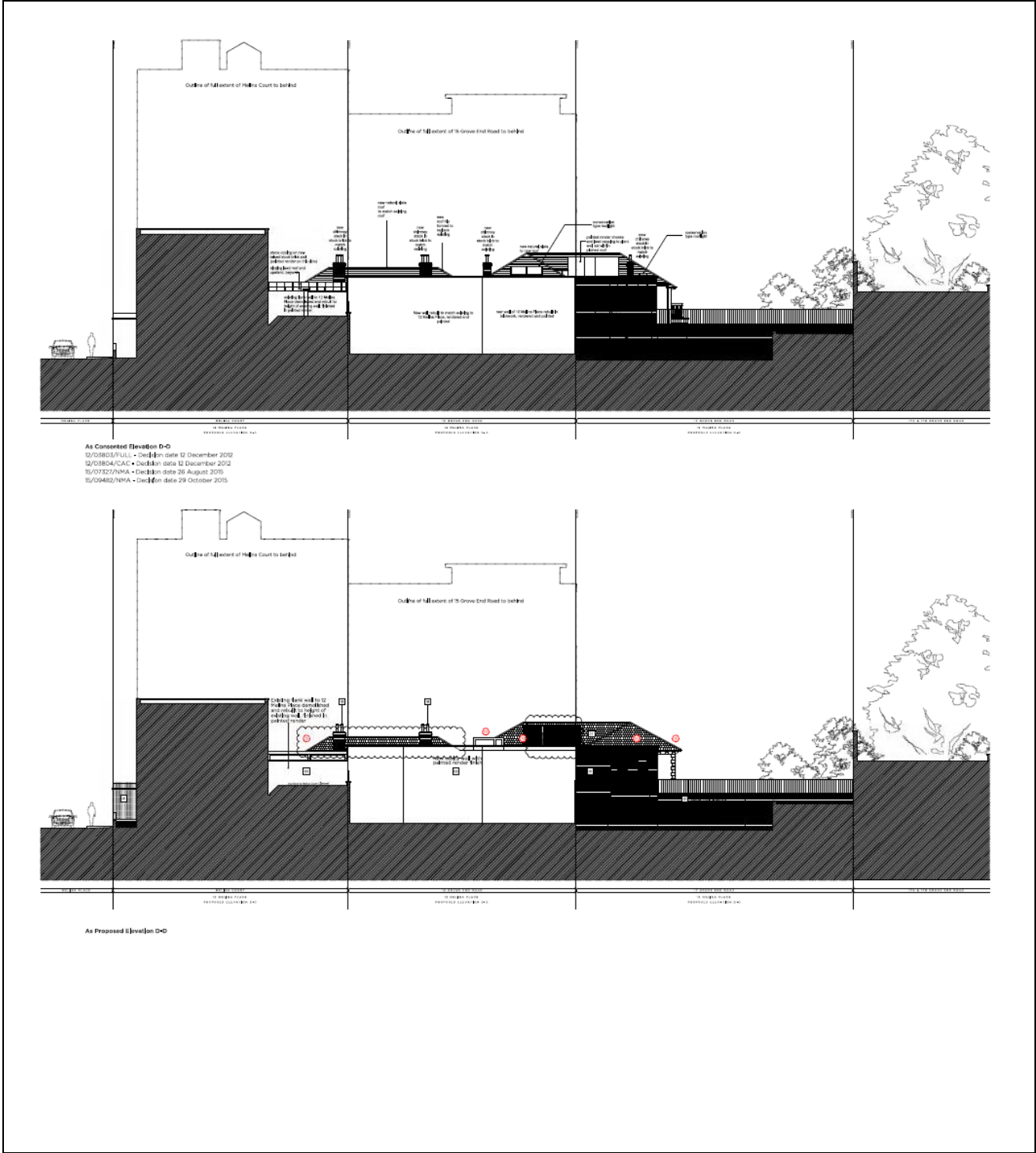
As Proposed Elevation X-X



As Consented Elevation C-C  
 12/03903/FULL - Decision date 12 December 2012  
 12/03804/CAC - Decision date 12 December 2012  
 15/07327/NMA - Decision date 26 August 2015  
 16/09482/NMA - Decision date 29 October 2015



As Proposed Elevation C-C



**DRAFT DECISION LETTER**

**Address:** 12 Melina Place, London, NW8 9SA,

**Proposal:** Erection of new part one, part two storey plus basement dwellinghouse (Class C3), alterations to front boundary, alterations to side boundaries with Nos. 15 and 17 Grove End Road and Melina Court and landscaping, including replacement tree planting.

**Plan Nos:** S\_00, P\_00 Rev.B, P\_01 Rev.C, P\_02 Rev.A, P\_03 Rev.C, P\_04 Rev.C, P\_05 Rev.B, P\_06 Rev.A, P\_07 Rev.A, P\_08 Rev.A, P\_09, P\_10 Rev.A, P\_11 Rev.A, P\_12, Design and Access Schedule dated January 2016 (as amended by revised drawings listed here), Planning Statement dated February 2016 (as amended by revised drawings listed here), Heritage Statement dated February 2016, Environmental Noise Assessment dated 28/02/11, Mechanical Plant Assessment dated 25/01/16 (Rev.A), Daylight and Sunlight Assessment dated 29/01/16, Structural Method Survey dated 20/01/16 (for information only - see Informative 4), Energy Statement dated 21/12/15 (Rev.A), Arboricultural Report, Accommodation Schedule dated 02/02/16 and Construction Management Plan dated 3 August 2016 (Rev.D). E\_01, E\_02, E\_03, E\_04, E\_05, E\_06, E\_07, E\_08, E\_09, E\_10 and E\_11 (existing prior to demolition drawings for information only).

**Case Officer:** Oliver Gibson

**Direct Tel. No.** 020 7641 2680

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

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

Reason:

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

- 2 Except for basement excavation work, you must carry out any building work which can be heard at the boundary of the site only:
  - \* between 08.00 and 18.00 Monday to Friday;
  - \* between 08.00 and 13.00 on Saturday; and
  - \* not at all on Sundays, bank holidays and public holidays.

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours. (C11BA)

Reason:

To protect the environment of neighbouring occupiers. 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 You must carry out the development in accordance with the Construction Management Plan dated 3 August 2016 (Rev.D).

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (July 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. 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 using the approved materials. (C26BC)

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 (July 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 5 You must apply to us for approval of detailed drawings of the following parts of the development:

(a) Horizontal and vertical sections at 1:1 (where appropriate) and 1:10 of each window/ door type including decorative external moulding.

(b) Typical elevations of all lightwell railings (including finial details if applicable) at a scale of 1:10 or larger.

(c) Detailed plans, elevations and sections (as appropriate) of the new porches at a scale of 1:20 or larger and a sample specification.

(d) Typical elevations and sections of the proposed eaves detail (gutter and corbel) to the new roofs (with materials annotated).

(e) Elevations of all chimney stacks and chimney pots at a scale of 1:20 or larger.

(f) Plans, elevations and sections of the garage doors including details of their method of opening at a scale 1:20 or larger.

(g) Manufacturers specification and/ or elevations showing location and appearance of solar hot water panels.

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 (July 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 6 You must erect the new chimneys hereby approved, including chimney pots, prior to occupation of the dwellinghouse. Thereafter you must maintain the chimneys and chimneypots in accordance with the approved drawings.

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 (July 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 7 Except for the 'Minimal framed glazed doors' shown on in the north west elevation at ground and basement levels (drawing P\_06 Rev.A), all other windows and doors hereby approved shall be constructed in painted solid timber and maintained in that material and finish.

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 (July 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 8 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 St. John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 9 All new outside rainwater and soil pipes must be made out of cast iron with eared fittings and painted black or to match the colour of the facade where located on rendered elevations. (C27HA)

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 (July 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 10 During construction works you must protect the trees on and close to the site in accordance with the tree protection measures set out in the Arboricultural Method Statement dated 31 August 2015.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (July 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 11 Notwithstanding the submitted landscaping scheme, you must apply to us for approval of detailed drawings of a hard and soft landscaping scheme (including samples of materials for hard surfaces) which includes the number, size, species and position of trees and shrubs (including not less than 4 new trees to replace trees T8, T9, T11 and T12). You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any of the replacement trees planted as part of the landscaping scheme we approve or find that they are dying, severely damaged or diseased within 5 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St. John's Wood Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (July 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

- 12 You must provide each car parking space shown on the approved drawings and each of the car parking spaces within the garage shall only be used for the parking of vehicles of people living in this dwellinghouse. (C22BA)

Reason:

To provide parking spaces for people using the development as set out in STRA 25 and TRANS23 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

- 13 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.

- 14 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 occupying the dwellinghouse. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste 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. (R14BD)

- 15 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 (July 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 16 (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 5 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 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.

(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:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) 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 (July 2016), 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.

- 17 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.

- 18 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.

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

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 (July 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 20 You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building without our permission. This is despite the provisions of Classes A, B and C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995 (or any order that may replace it). (C21EA)

**Reason:**

To protect the privacy and environment of people in neighbouring properties and maintain the appearance of the building and the character and appearance of the St. John's Wood Conservation Area. This is as set out in CS24, CS27, CS28 and CS31 of our Core Strategy that we adopted in January 2011 and DES1, DES5, DES6, DES9, ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 21 You must provide the following bio-diversity features before you start to use any part of the development, as set out in your application: Green sedum roof over basement and ground floor part of building at the boundary with No.11 Melina Place (as shown on drawing P\_02 Rev.A. You must not remove this feature. (C43FA)
- 22 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.
  - (a) Solar hot water panels.
  - (b) Air source heat pumps.

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

**Reason:**

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (July 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

**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 (July 2016). (R44AC)

**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 (July 2016), 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 This decision letter does not grant permission for the complete demolition of the building that formally stood on this site. We know that the complete demolition of the former building has already been carried out without the benefit of planning permission. You should be aware that we may take legal action pursuant to the offence under S196D of the Town and Country Planning Act

1990 (as amended) that has occurred.

- 3 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](http://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](mailto: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.**

- 4 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 5 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 6 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 7 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)

- 8 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)

- 9 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 10 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).
- 11 Thames Water requests that you should incorporate within your proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.
- 12 A Groundwater Risk Management Permit from Thames Water will be required for discharging

groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [www.riskmanagement@thameswater.co.uk](mailto:www.riskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).