

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 1 November 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	63A Marlborough Place, London, NW8 0PT,		
Proposal	Infill of sloping front driveway in association with the creation of accommodation under part raised front driveway and to create a flat front garden area, excavation to increase internal floor to ceiling height to lower ground floor level, alteration to the front elevation and front entrance steps including infilling recessed central bay and relocation of front entrance door, extension to the front lower ground floor level with terrace above to ground floor level and reconfiguration of front lightwell, creation of habitable accommodation within existing garage, new front boundary wall incorporating vehicular and pedestrian gates.		
Agent	Mr Vaidas Vileikis		
On behalf of	Ms Natalie Tydeman		
Registered Number	16/02775/FULL	Date amended/ completed	15 April 2016
Date Application Received	30 March 2016		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The application proposals relate to a single dwelling house on the south side of Marlborough Place. It is an unlisted building located within the St John's Wood Conservation Area. Permission is sought for works comprising the infilling of sloping front driveway in association with the creation of accommodation under part raised front driveway and to create a flat front garden area with lower ground floor level lightwell, a lowering of the floor level to lower ground floor level, the infilling of the recessed central bay and other associated alterations to the front elevation, extension to the front lower ground floor level with terrace above to ground floor level, creation of habitable accommodation within existing garage, and new front boundary wall incorporating vehicular and pedestrian gates.

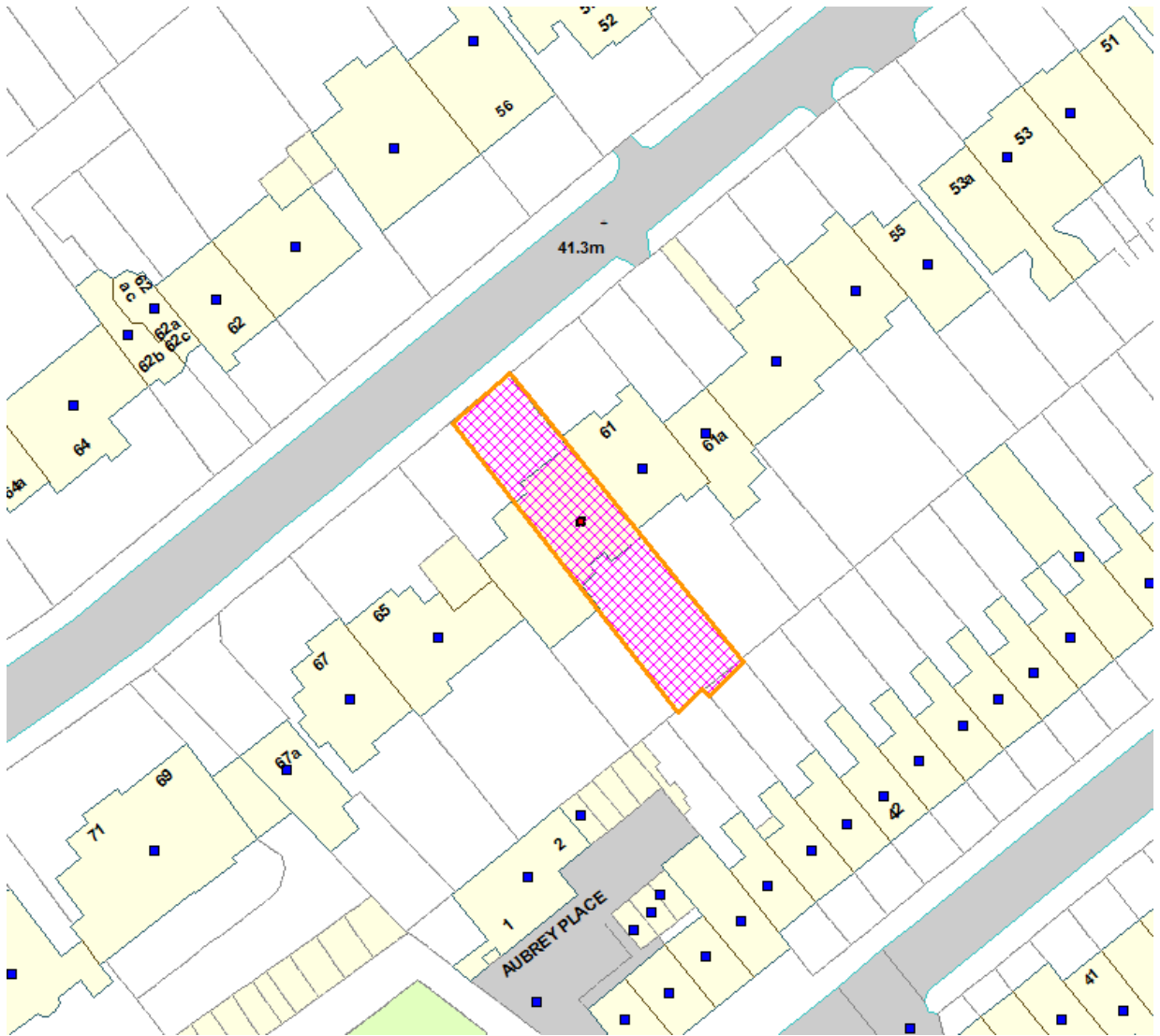
The key issues in this case are:

- The impact on the character and appearance of the building and surrounding conservation

- area; and
- The impact on the amenity of neighbouring residents.

Subject to appropriate conditions, the proposal is considered acceptable in design and amenity terms. The application is therefore recommended for approval being in compliance with the relevant Unitary Development Plan (UDP) and City Plan policies.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front of Application Site



Driveway at Front of Property

5. CONSULTATIONS

ST JOHNS WOOD SOCIETY

State that they do not object to the reconfiguration of the front elevation of the house. State that they object to the inappropriate design of the pedestrian and main gates which extend over the entire front boundary, and consider that the central pier is poorly designed.

BUILDING CONTROL

Raise no objections to the proposals.

HIGHWAYS PLANNING

Consider proposals acceptable on transportation grounds

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 20

Total No. of replies: 2

No. of objections: 2

No. in support: 0

Design Issues

- Concern raised as to whether the portico imitating the original listed properties either side is appropriate on a modern property.

Other Issues

- Request made that any permission should have a condition attached that structures should not be higher than the garden wall between the two properties.
- Concern expressed that the proposals include excavation and underpinning but that these works are not referred to on the application description. Associated concern expressed that the works are not being treated as a basement development and that the applicants are trying to avoid the onerous requirements for basement developments.
- Concern expressed that the submitted Construction Management Plan makes no mention of Westminster's restricted working hours for basement excavation works.
- Concern expressed that the structural engineers report makes no reference to a basement at the adjoining property.
- Concern expressed that no site specific geo-hydrology data has been provided, only generic statements are made with assumptions regarding ground conditions.
- Concern expressed that the terrace could lead to an increased security risk for adjoining occupiers.
- Concern expressed that the terrace is 'an unprecedented design feature' and query whether officers advised of concerns at pre-application stage.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is single dwelling house which covers lower ground floor, ground floor, first floor and a second floor level set within the pitched roof structure to the building. It is clad principally in exposed brickwork, with rendered window surrounds and slate cladding to its roof structure. The building is of later 20th century construction, though has been designed in a traditional manner. The building is not listed but is located within the St John's Wood Conservation Area.

6.2 Recent Relevant History

04/04782/FULL

Approval granted for the conversion of the existing garage into living space including the installation of a rooflight and front ground floor window together with associated works to the driveway to provide off street parking.

Granted – 4 August 2016

08/05415/FULL

Approval granted for the excavation of a new basement extension under the front driveway and the formation of new hardstanding above off-street parking in the front garden, and associated internal alterations and alterations to the front elevation.

Granted – 17 September 2008

10/03949/FULL

Approval granted for a reduction of the low level retaining walls to planting beds and raised 'brick paved' area located on front driveway, the re-finishing of the driveway, walkway and access steps, the replacement of the existing front entrance door and porch canopy, the replacement of the existing garage door, the installation of a porch door to the secondary concealed entrance, and the installation of a bin store and bicycle store.

Granted – 07 September 2010

7. THE PROPOSAL

Permission is sought for various works to the front of the building. The existing sloping driveway will be raised to street level and with accommodation created underneath, excavation works are proposed to increase the internal floor to ceiling height to lower ground floor level, alteration are proposed to the front elevation and front entrance steps including the infilling of the recessed central bay and relocation of the front entrance door, an extension to the front lower ground floor level with terrace above to ground floor level, a reconfiguration of the front lightwell, the creation of habitable accommodation within existing garage, and a new front boundary wall incorporating vehicular and pedestrian gates.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The additions proposed to this dwellinghouse are modest in scale, and are considered acceptable in land use terms and in accordance with Policy H3 in the Unitary Development Plan (UDP).

8.2 Townscape and Design

The principal change to the appearance of the building is the infilling of the existing central recess to the front elevation at ground and first floor levels, creating a more standard and regular arrangement of three window or door openings evenly spaced across the front elevation. The infill of the central recess will create a neater and simply detailed finish and this work is considered acceptable. The proposed asymmetrical position of the door is more in line with the character of the area, where entrance doors are typically set to one side of an elevation. The front entrance door has been revised and it is now proposed as a shallower and more simply detailed classically inspired doorcase, and the objection received to the originally submitted projecting entrance portico is considered to have been overcome. Full details of the entrance surround will be secured by condition to ensure appropriate detailing.

A front extension would not normally be considered acceptable. However, there is already a large projecting element to lower ground floor level represented by the existing garage, with the other un-enclosed section of the front elevation having a large planter structure in front obscuring much of the lower ground floor level. With the associated proposed raising of the garden level these lower ground floor extensions will be set largely down into lightwells lessening their visual impression, and in design terms the approach would allow for the better integration of the projecting form of the existing garage. The two windows in the lightwell match the width and positioning of those above, and though higher than those above this height would not be visible except from within the application site itself. Overall, given the particular circumstances of this case, this aspect of the proposals is considered acceptable.

Above the front extension, replacement railings are to be installed across the width of the building. An objector raised concerns about the widened ground floor terrace being 'an unprecedented design feature'. However, a front ground floor terrace was integrally designed into the frontage of this modern building, and the extension of it across the remaining third of the width of the building is not considered unacceptable given the particular circumstances of this case.

The existing sloping driveway is an unusual feature, which is not common to the surrounding street scene in its own right, and also gives rise to a relatively cluttered arrangement to the frontage of the building as it requires the large brick upstand flanking the rising path to the front entrance steps, which visually splits the garden. Though there is an attractive degree of planting associated with the existing arrangement, the overall effect is not considered of quality. The raising of the garden is much more in line with the character of the surroundings, and would allow a neater form of frontage. The accommodation underneath the new raised garden area is small and relates only to a single storage room which includes cycle storage space, and its only external manifestation is the wall facing back onto the front lightwell. The plans show the introduction of landscaping to both sides of the garden, and permeable block paving or

resin bound shingle as the new driveway material in place of the existing tarmac. Overall, the new arrangement is considered acceptable in design terms.

The existing boundary frontage is fully open to the pavement, an arrangement which is considered harmful to the character and appearance of the Marlborough Place street scene where the buildings otherwise retain an enclosed boundary frontage as originally intended. The installation of railings and a gate pier to enclose this frontage is a proposal therefore welcomed in principle. The St John's Wood Society have raised concerns about the design of the central gate pier, however the incorporation of a more simplified detail and lower height for a central pier with grander piers flanking on the boundary wall line is considered appropriate in this street scene, and the objection on this ground is not considered sustainable.

The proposed lowering of the front section of the floor level within the existing lower ground floor level of the building by approximately 0.65m is uncontentious.

Overall, the works are considered acceptable in design and townscape terms, and would comply with policies S25 and S28 in the City Plan, and DES 1, DES 5, DES 7 and DES 9 of the Unitary Development Plan.

8.3 Residential Amenity

8.3.1 Privacy / Noise and Disturbance

The building already incorporates a terrace to ground floor level above the existing garage, which is located on the east side of the buildings frontage. Immediately adjacent to the east side is the front entrance porch of the adjoining dwelling house at no. 63 Marlborough Place. The porch has a blank side elevation adjacent with the exception of a window which is into the external area enclosed by the porch rather than any internal space and which is almost above head height. To this east side the terrace is more recessed than existing, is pulled away from no. 63 Marlborough Place unlike the existing terrace which immediately abuts it, and to this side the main entrance steps are introduced converting its character into something more akin to circulation space than an outdoor amenity space. The impact upon the amenity of no. 63 would be lesser than at present.

To the west side the terrace sits much closer to the boundary of the adjoining property at no. 65 Marlborough Place than at present. However, this western boundary wall is a very high side wall of the garage structure to no. 65. This high boundary wall projects well forward of the line of the terrace, thus preventing any additional overlooking from the increased size of terrace proposed.

Aside from the area in front of the entrance door, the new terrace will be approximately 1.6m in depth and 5m in width, as compared to the existing terrace which is 2.4m in depth and 2.8m in width. There is an increase in size over and above the existing, however it is only accessed from outside the front entrance rather than directly from an internal room, and is not markedly larger than existing. Accordingly, it does not give rise to an additional impact in terms of noise and disturbance sufficient to warrant refusal of permission.

8.3.2 Sunlight and Daylight / Sense of Enclosure

In terms of an impact on the amenity of surrounding neighbouring residents, the lower ground floor extensions are all set below the heights of the side boundary walls to the front garden, and the infill to ground, first and second floors is very modest in scale and only projects out to the line of the existing main front elevation. As such, the works would not have an adverse impact upon the adjoining neighbouring occupiers in terms of sunlight, daylight or sense of enclosure.

One objection letter received includes a statement requesting that any permission should have a condition attached to the effect that structures should not be higher than the garden wall between the two properties. However, the structures proposed do not rise above the height of the side garden walls, and this condition is not considered necessary.

Given the above comments, it is considered that the proposed scheme is acceptable in amenity terms and would accord with Policy S29 in the City Plan and Policy ENV 13 in the UDP.

8.4 Transportation/Parking

The existing building incorporates a garage structure to lower ground floor level, accessed by the existing sloping driveway to the front forecourt of the property, with the existing plan drawings also showing that there remains space for three cars to be parked externally to the front forecourt. The application proposals include the removal of this garage, with the space occupied partly by the new front lightwell and partly by the new subterranean cycle and bin storage area. Whilst the loss of off street parking is undesirable, permission was previously granted on 4th August 2004, and then again in a further permission granted on 17th September 2008 for the conversion of the existing garage into habitable accommodation to be used in association with the house. The front forecourt area of the building will be raised up to pavement level, and the plans show sufficient space for the parking of three cars. To each side of the garden are landscaped garden strips with a notably greater degree of landscaping than was incorporated into the scheme approved on 17th September 2008. Highways Planning raise no objections to the proposals. As such, the loss of the garage, and amendments to the front forecourt to accommodate the off street parking are acceptable in transportation/parking terms.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Not applicable to development of this type and scale

8.7 Other UDP/Westminster Policy Considerations

8.7.1 Basement Policy

The works of excavation involve a lowering of the internal floor level within lower ground floor by approximately 0.65m, and for a part excavation of a relatively small area of the front garden area to a depth of 1.85m to create the storage room (though with its floor level being approximately 1.4m below existing ground level). Slightly less height than 1.4m is

created for this room by the addition of soil above the existing sloping driveway/garden level. Notwithstanding the concerns of the adjoining occupier, given the very limited degree of excavation works proposed, and that a significant part of the area of the new storage room is being created by the building up of the front garden rather than excavation, it is not considered that this work could be considered under the basement policy as set out in the City Plan.

8.7.2 Noise

One of the objections received includes a statement expressing concern that the submitted Construction Management Plan makes no mention of Westminster's restricted working hours for basement excavation works. Nonetheless a condition restricting building works to certain specified hours is recommended and this concern is considered to have been addressed.

8.7.3 Refuse /Recycling

A bin and recycling store are discreetly located within the new landscaping to the front garden, in an appropriately detailed timber structure, which is considered acceptable.

8.7.4 Trees

There are two relatively small trees (understood to be a Lawson Cypress and a Pittosporum Tenuifolium) to the front of the front garden which would be removed to facilitate these works. In addition, the existing planting to the planter structures in the front garden would also be removed. Though regrettable, an appropriate amount of space is provided for landscaping in the new scheme, and the details of the re-landscaping would be secured by condition.

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 and CIL are not relevant in the determination of this application.

8.11 **Environmental Impact Assessment**

Not applicable to development of this scale.

8.12 **Other Issues**

8.12.1 Construction Impact

Though no specific concerns have been raised by neighbours regarding the potential disruption during demolition and construction works, it is a general concern of residents throughout Westminster that construction sites are managed appropriately.

It is a long standing principle that planning permission cannot be refused due to the impact of construction. This is due to its temporary nature and the ability to control it by condition and legal agreement. A Construction Management Plan (CMP) has been submitted with the application. This details that the skip would be sited on the existing front driveway of the application property, and would be removed by a skip lorry to the pavement, and that the exterior of the skip would be cleaned as necessary to prevent transferring mud onto the public highway. There is a single yellow line outside the site, and this will be utilised to stop and deliver materials. Towards the end of the site, the restored front driveway would be utilised to park tradesmans vans involved in the fitting out works. Further information has been given on noise and vibration mitigation and monitoring, dust control, the storage of plant and materials, and on traffic management issues.

The submitted CMP is considered to sufficiently demonstrate that measures have been considered to minimise the impact of construction works on neighbouring residents. A condition is recommended requiring the City Council's approval of an updated CMP before works commence.

8.12.2 Excavation Works to Front Driveway

Objection has been raised from an adjoining occupier at no. 65 Marlborough Place who are concerned about the potential impact of the development upon the structural integrity of their property. Notwithstanding the more limited excavation involved to the front garden and internally to lower ground floor level than would typically be associated with a full basement excavation project, the application has been accompanied by a Structural Feasibility Statement. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The report has been prepared by a suitably qualified Structural Engineer. Building Control Officers have reviewed the report and raise no objection. It should be emphasised that the purpose of commissioning such an analysis at this stage is to show that there is no foreseeable impediment to the scheme satisfying the Building Regulations in due course.

Accordingly, the report has provided sufficient consideration at this stage and this is as far as this matter can reasonably be taken as part of the consideration of the planning application. Detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations.

8.12.3 Crime and Security

A concern has been raised by one of the objectors that the terrace structure could lead to an increased security risk for adjoining occupiers. The terrace currently already immediately abuts no. 63 Marlborough Place on its east side, and this application proposes shortening the projection of the terrace to this side and pulling it away from its existing position immediately abutting the boundary wall with no. 63 Marlborough Place.

To the west side though the terrace does not extend across to this wall at present, it is sited immediately adjacent to a high boundary wall helping prevent access onto the adjoining property. Given this arrangement, the concerns regarding the terrace creating a security risk are not considered sustainable.

9. BACKGROUND PAPERS

1. Application form
2. Response from St John's Wood Society, dated 16 May 2016
3. Response from Building Control, dated 2 August 2016
4. Response from Highways Planning, dated 22 June 2016
5. Letter from occupier of Garden Flat (Flats 1/2), 61 Marlborough Place, dated 20 May 2016
6. Letter from occupier of 65 Marlborough Place, London, dated 20 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: NATHAN BARRETT BY EMAIL AT nbarrett@westminster.gov.uk.

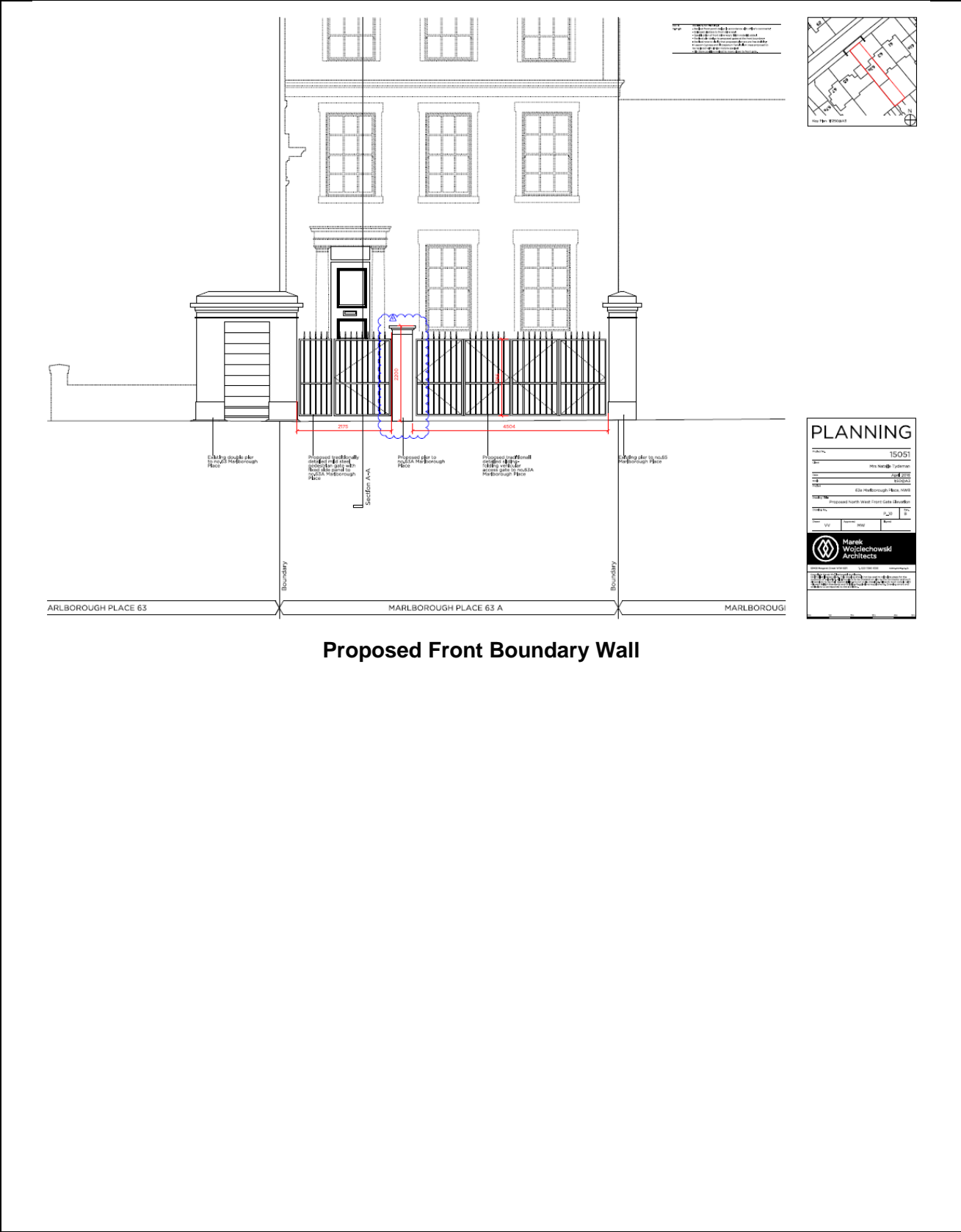
10. KEY DRAWINGS



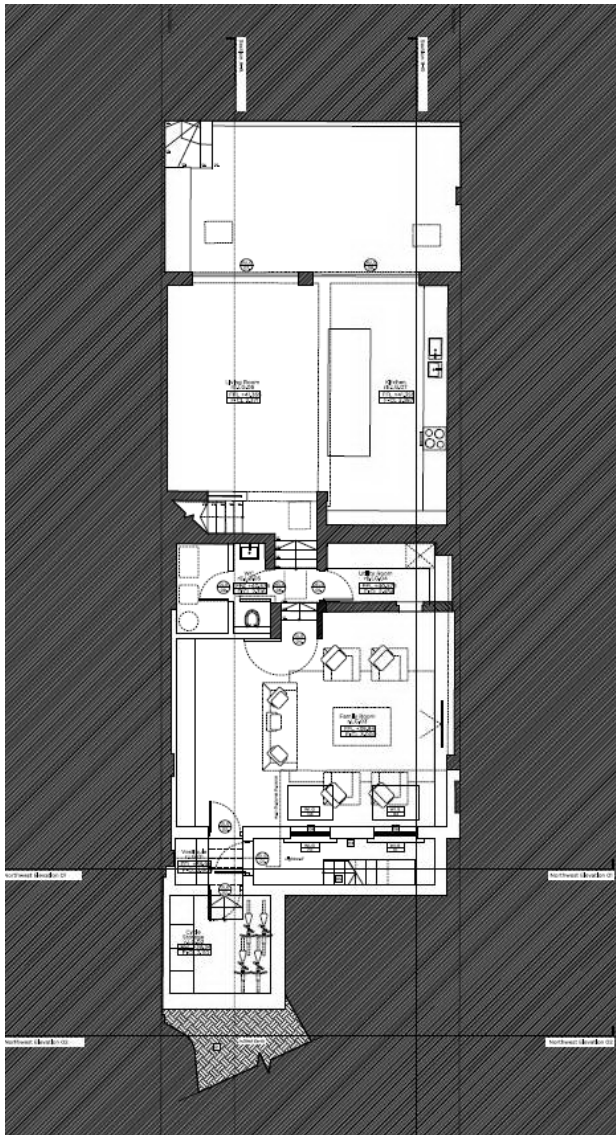
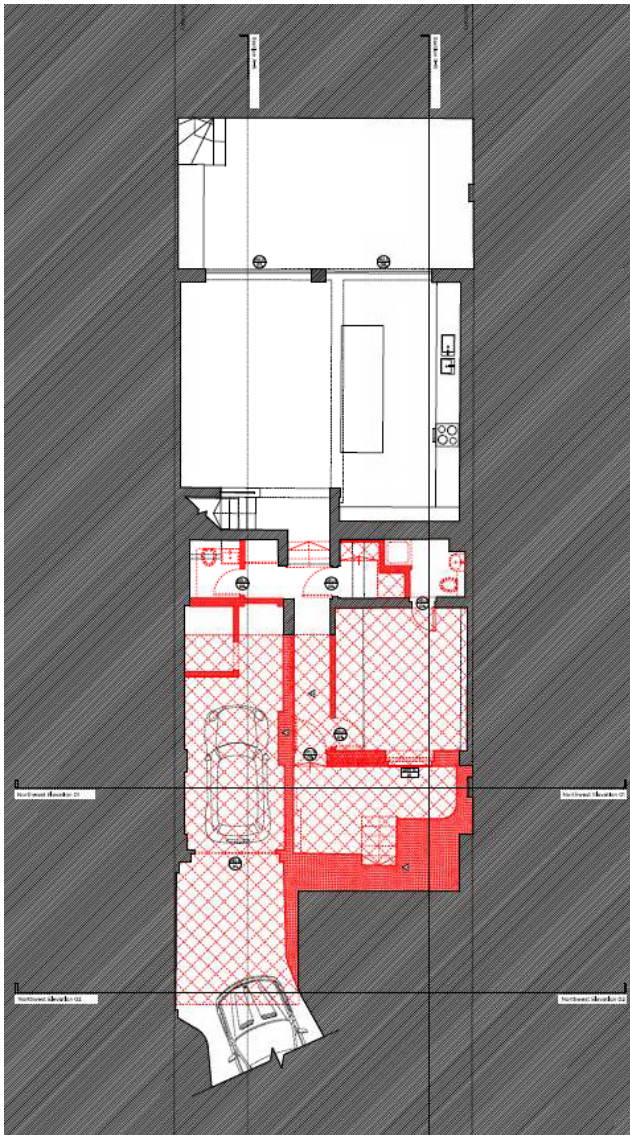
Existing Front Elevation Showing Proposed Demolition (in red)



Proposed Front Elevation

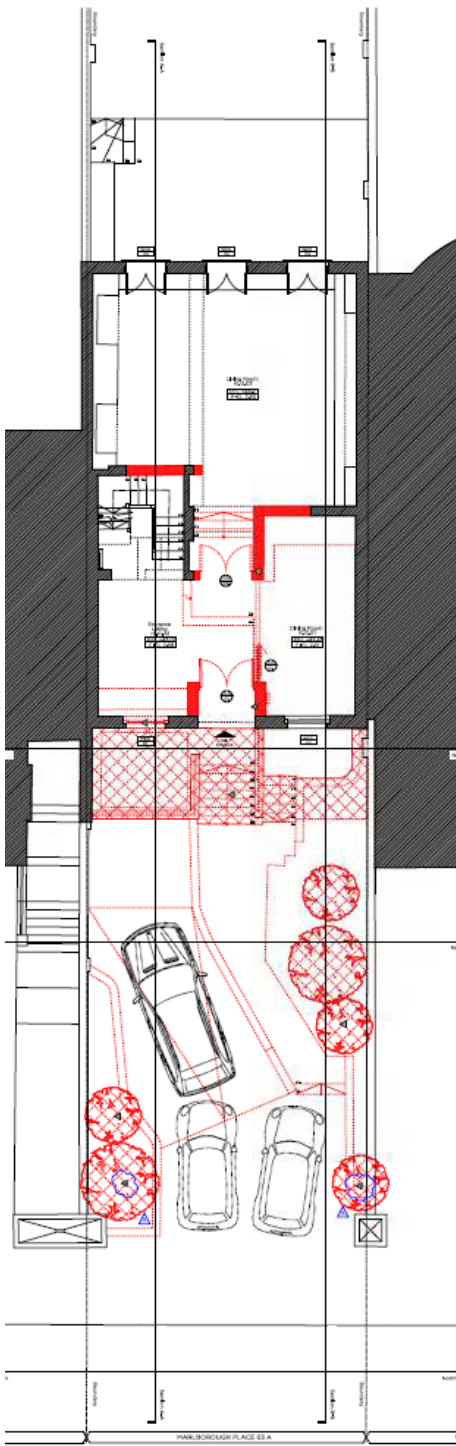


Proposed Front Boundary Wall

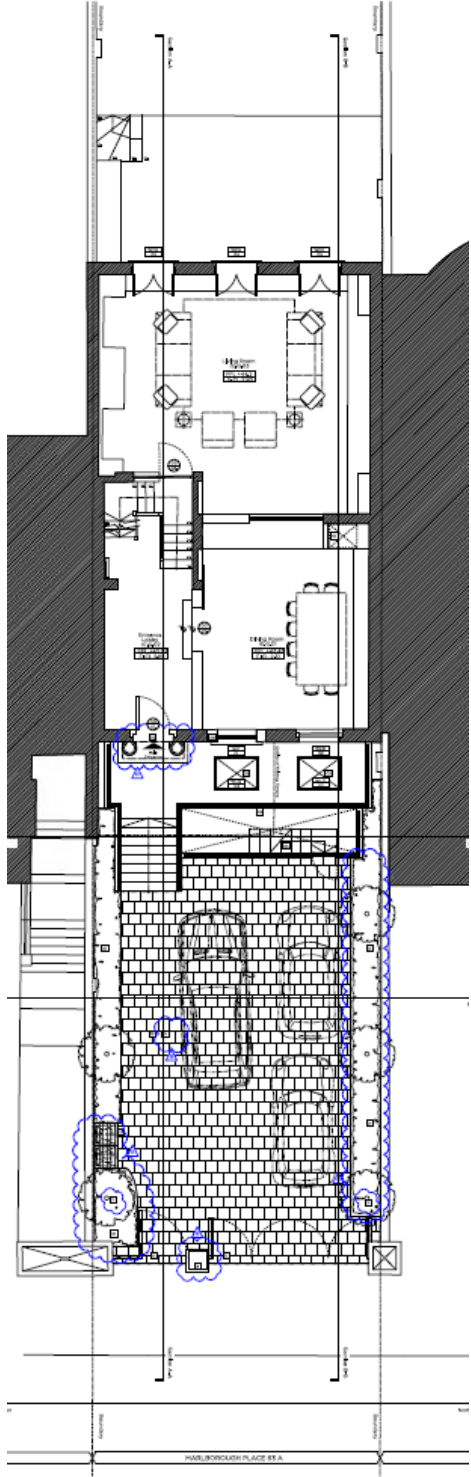


Existing Lower Ground Floor (Demolition in Red)

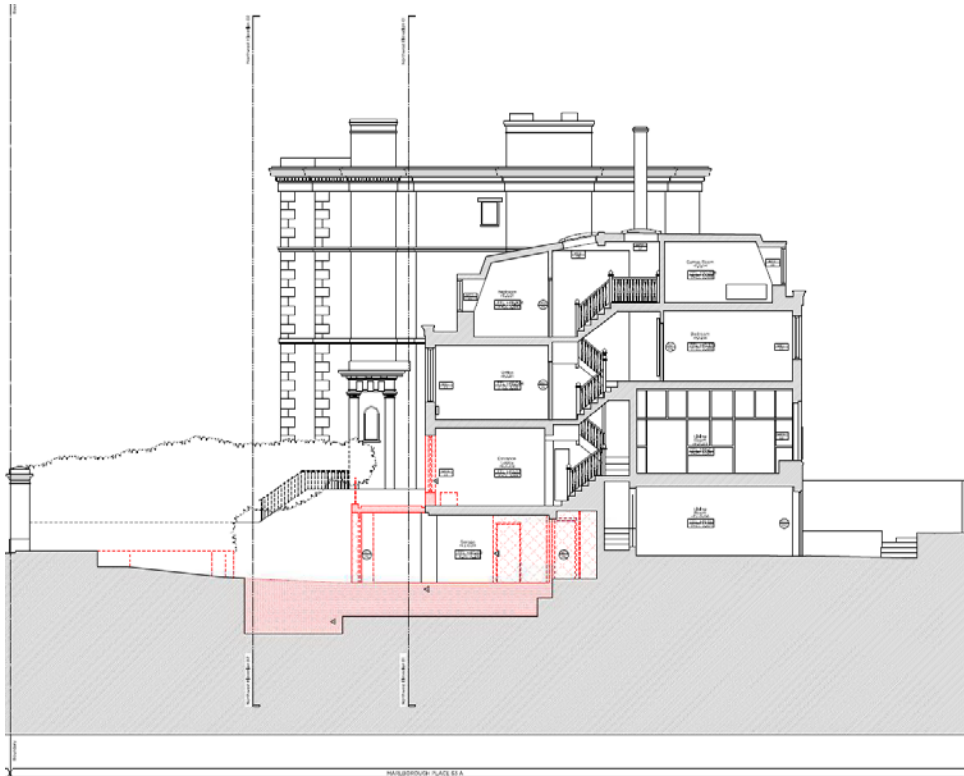
Proposed Lower Ground Floor



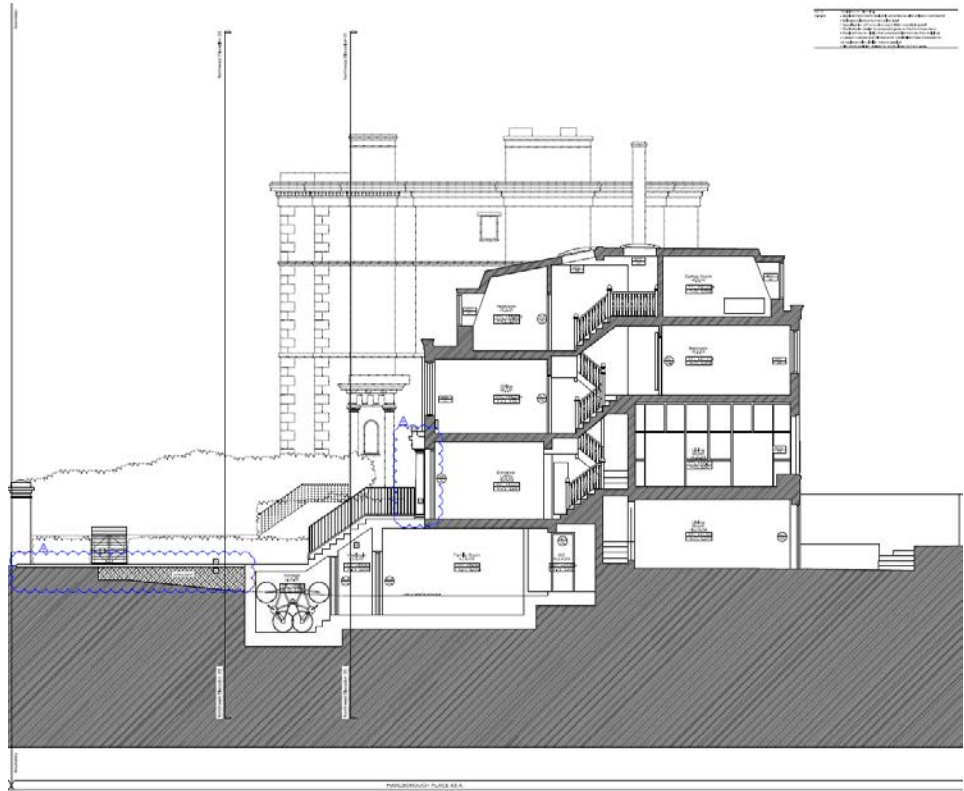
Existing Ground Floor (Demolition in Red)



Proposed Ground Floor



Existing Section (Demolition in Red)



Proposed Section

DRAFT DECISION LETTER

- Address:** 63A Marlborough Place, London, NW8 0PT,
- Proposal:** Infill of sloping front driveway to provide flat front garden, excavation to increase floor to ceiling height in part of lower ground floor level and provide storage room in front garden, relocation of main entrance from centre to right hand side of property with associated relocation of front door and steps, infill to the recessed part of the front elevation to bring it in line with the rest of the elevation with terrace above, extension to the front of the lower ground floor and reconfiguration of front lightwell, insertion of new traditionally detailed windows to the front elevation at 1st and 2nd floor levels, new front gates for vehicular and pedestrian access and a new central pier and associated works.
- Reference:** 16/02775/FULL
- Plan Nos:** Location plan, P-02A (proposed lower ground floor plan), D-02A (Demolition lower ground floor plan), P-01B (proposed ground floor plan), D-01B (demolition ground floor plan), P-03B (proposed first floor plan), D-03A (demolition first floor plan), P-04B (proposed second floor plan), P-05A (proposed roof plan), D-05A (demolition roof plan), P-08B (proposed north west street elevation), P-07B (proposed north west elevation) 02, P10-B (proposed north west front gate elevation), P06-B (proposed north west elevation), P-09B (proposed section AA), D-09 (demolition section AA), P11-B (proposed section BB), D-11 (demolition section BB), Design and Access Statement revision A dated July 2016, Construction Management Plan revision A dated 6th July 2016, Email from Marek Wojciechowski dated 20th July 2016, Site Management Plan revision A dated 12th July 2016,
- Included for information only - Structural Engineers Structural Feasibility Statement from Form revision P2 dated 6th July 2016

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

Recommended Condition(s) and Reason(s):

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

Reason:

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

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

* between 08.00 and 18.00 Monday to Friday;

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

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

Reason:

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

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

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

- 4 You must 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 ensure that the decorations are not hit by high vehicles as set out in TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007.

- 5 The new gates and railings to the front boundary wall shall be formed in black coloured metal and maintained in that colour thereafter, and the new gate piers shall be faced in white render and maintained in that colour thereafter

Reason:

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

- 6 The new windows shall be formed in glazing and white painted timber framing

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and

DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 7 The new sections of facing brickwork must match the existing original brickwork in terms of colour, texture, face bond, pointing and finished appearance.

Reason:

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

- 8 You must apply to us for approval of plan and elevation drawings showing both the design of the main entrance door and the doorcase surrounding the main entrance door to ground floor level. 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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 9 **Pre Commencement Condition.** No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:

- (i) a construction programme including a 24 hour emergency contact number;
- (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
- (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
- (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
- (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

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

- 10 The railings and gates to the boundary frontage shall be designed as an open arrangement of railings and supporting framing and without any form of solid backing installed

Reason:

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

- 11 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. 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 1 year of completing the development (or within any other time limit we agree to in writing).

If you remove any trees 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 and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (July 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

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 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and

building control fees do not apply.

The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk.

If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk

It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

- 3 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point.

If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)

- 4 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. 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)
- 5 With regards to condition 7, you are advised that the expectation is that the existing brickwork will be re-used where possible
- 6 With regards to condition 8, you are advised that the expectation is that the entrance surround be formed by pilasters flanking each side of the door (rather than round columns) and that the appearance is of a simply detailed, classically inspired door surround faced in white render.

- 7 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.

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.