

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 22 November 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	30 Upper Grosvenor Street, London, W1K 7EH		
Proposal	Use of the ground floor as a restaurant (Class A3) including the installation of a full height extract duct to the rear elevation.		
Agent	Gerald Eve LLP		
On behalf of	Restaurant Craft Limited		
Registered Number	16/07959/FULL	Date amended/ completed	18 August 2016
Date Application Received	18 August 2016		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The application site comprises the ground floor of this unlisted building which forms part of the Grosvenor House Hotel, located within the Mayfair Conservation Area. The lawful use of this unit is within Class A2 (bank/financial institution), though this use appears to have ceased around 2003. Since then it is understood that the site has been used unlawfully as storage for the Grosvenor House Hotel. Below the unit is a hotel service area and above is understood to be hotel rooms, both in use in conjunction with the Grosvenor House hotel.

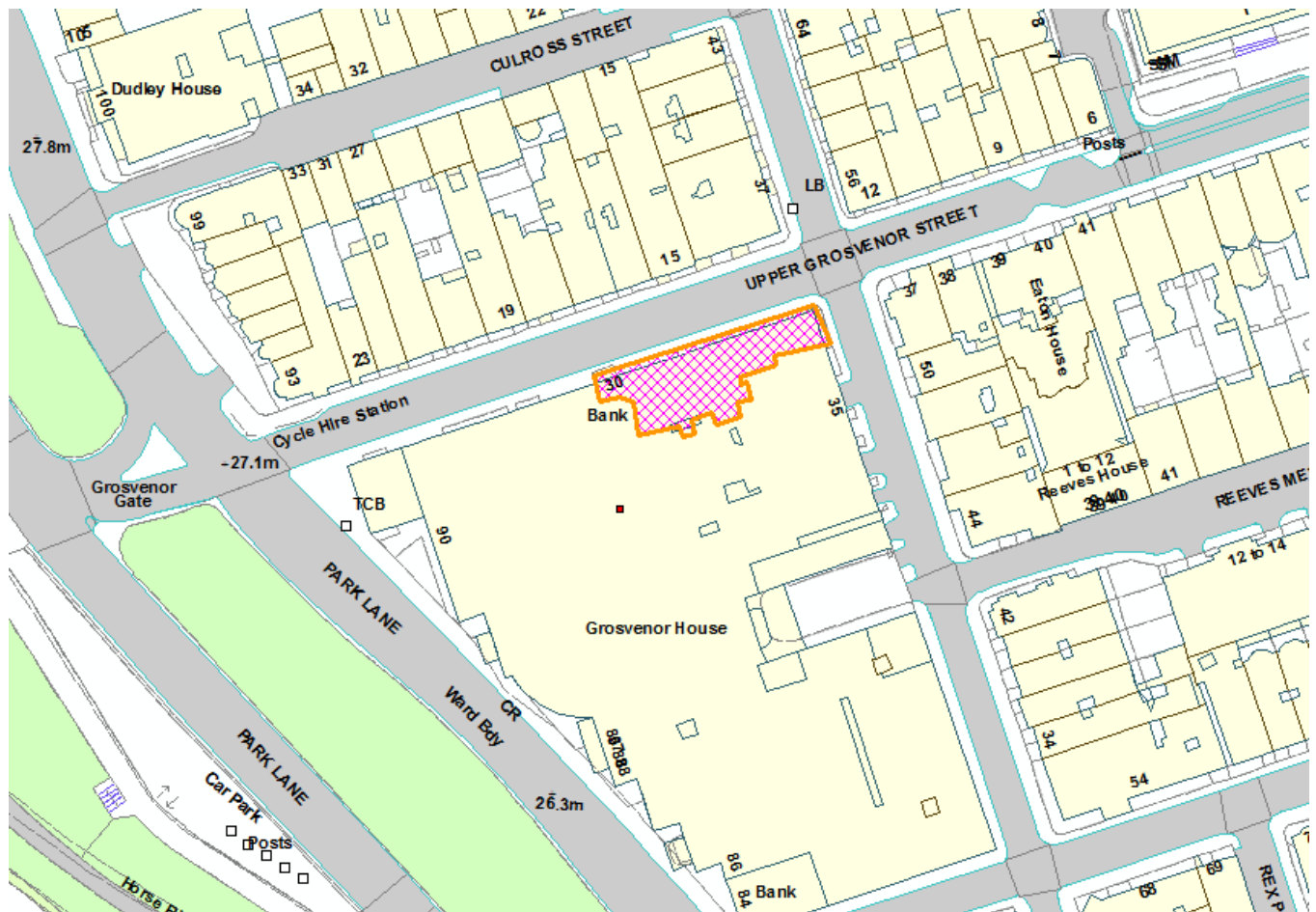
Permission is sought to use the unit as a restaurant (Class A3) operating Sunday – Thursday (including bank holidays and public holidays): 10:00 - 00:00 and Friday and Saturdays: 10:00 - 00:30. The proposed capacity would be 240 covers. Permission is also sought for the installation of a full height extract duct within a small enclosed lightwell.

The key issues for consideration are:

- The impact of the proposed entertainment use on the amenity of local residents (particularly on Upper Grosvenor Street and Park Street) and the character and function of the area.
- The impact of the proposed change of use on the character, function and vitality of this part of the Mayfair Conservation Area.

The restaurant use will bring this unit back into active use and will contribute to the existing character, function and vitality of the surrounding area, which is characterised by hotel uses which operate on a 24 hour basis and have a large amount of associated activity with guests entering and leaving late into the night. Subject to conditions, the proposal will preserve the amenity of local residents. For these reasons, the proposal is considered acceptable in land use and amenity terms, complying with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

RESIDENTS SOCIETY OF MAYFAIR AND ST JAMES'S:

Any response to be reported verbally

CLEANSING:

No objection subject to standard condition to secure waste storage provision.

ENVIRONMENTAL HEALTH:

No objection on environmental noise or nuisance grounds, subject to conditions.

HIGHWAYS PLANNING MANAGER:

No objection subject to servicing management plan and cycle parking conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 154; Total No. of replies: 1

No. of objections: Representation on behalf of neighbouring residents on Park Street who object to the change of use of the premises in an area which has a number of existing A3 units, the opening hours being unacceptable and problems with the use of the existing hotel service area [on Park Street].

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises the ground floor of this unlisted building located within the Core Central Activities Zone and within the Mayfair Conservation Area. The site is not located within a 'stress area'. The agent advises that the floorspace of the unit is 499 sqm (GEA). The property forms part of the Grosvenor House Hotel, 86-90 Park Lane with servicing for the hotel directly below the site and hotel accommodation above.

Council tax records and planning history set out that opposite the application site on Upper Grosvenor Street and Park Street is a mixture of residential and office use.

The application site was previously used as a bank until sometime before 2003. Since then it is understood that until recently the site has been used unlawfully as storage for the Grosvenor House Hotel. The property is now vacant.

6.2 Recent Relevant History

13 September 2016 – advertisement consent granted for the display of 1 No. internally illuminated menu box measuring 0.48m x 0.36m.

March 2006 – permission granted for the use of part basement, ground and first floors of existing hotel as a casino (Class D2). Installation of plant and associated alterations to hotel entrance [included the current application site]. Not implemented.

7. THE PROPOSAL

It is proposed to use the ground floor of 30 Upper Grosvenor Street, which forms part of the block which accommodates the Grosvenor House Hotel, 86-90 Park Lane, as a restaurant (Class A3) with a total floor space of 499sqm. A high level kitchen extract duct would be provided within an internal lightwell. Although the application includes the provision of some external tables and chairs in a narrow forecourt area on Upper Grosvenor Street, these are not considered acceptable for amenity reasons; they also raise queries about the size of the proposed restaurant, taking it over the 500 sqm threshold which has policy implications (see below).

The restaurant will be able to accommodate 240 covers at full capacity. The proposed operating hours are 10:00 - 00:00 Sunday to Thursday (including bank holidays and public holidays) and 10:00 - 00:30 Friday and Saturdays.

The application has been amended during the course of its consideration to:

- Omit awnings from the proposed plans of Upper Grosvenor Street elevation.
- Reduce the operating hours from 01:00 Monday to Saturday and 00:30 on Sundays.

8. DETAILED CONSIDERATIONS

8.1 Land Use and Amenity

The property lies within the Core Central Activity Zone. Following pre-application discussions the size of the restaurant has been limited to 499sqm. This is subject to Policy TACE 8 within the City of Westminster Unitary Development Plan (adopted 24 January 2007) and policies S1, S6, S21 and S24 within Westminster's City Plan.

Policies TACE8, SS6 and S24 look at retail/entertainment uses and seeks to ensure that there is not an over concentration of entertainment (non-A1) uses and protect against any cumulative impact they have on residential amenity, health and safety, local environmental quality and the character and function of the area. New large scale late night entertainment uses over 500sqm will not generally be considered appropriate.

This part of the Mayfair conservation area is characterised by a mix of offices, residential and hotel uses. The City Council has received an objection from neighbouring residents regarding the following;

- i) Exacerbation of A3 use already in the area;
- ii) Opening hours unacceptable in residential area;
- iii) Noise impact assessment concerns;
- iv) Use of existing service area.

i) The proposal would result in a loss of A2 floorspace at ground floor level, The City Council does not have any policies to protect this use provided it is converted to a use that serves visiting members of the public (City Plan Policy S21). Subject to other policy considerations (such as impact on amenity) there are no land use grounds for restricting the number of restaurants in this locality (which is not a designated Stress Area).

ii) The opening hours are considerably later than the neighbouring restaurant Corrigan's, which currently operates the following hours: Monday – Friday, 12pm - 10pm, Saturday, 6pm - 10pm, and Sunday, 12pm - 4pm. However, that use is part of the hotel and not subject to any planning restrictions.

Section 8.88 of Westminster City Council's Unitary Development Plan states that; 'The Council's approach seeks to operate its controls as a local planning authority and as a licensing authority in a generally consistent way. As a general rule, the Council expects that, in entertainment uses in predominantly residential areas, it will impose planning conditions that no customers will be allowed to remain on the premises after midnight on Sundays (other than those immediately preceding Bank Holidays) to Thursdays, and after 12.30 a.m. on the following morning on Friday and Saturday nights and on Sundays immediately preceding Bank Holidays. An earlier closing time may be sought where there are residential uses in immediate proximity'.

With the above in mind it has been agreed with the applicant to amend the hours of business to terminate at 00:00 Sunday to Thursday (including bank holidays and public holidays) and 00:30 on Friday and Saturdays.

iii) The City Council's Environmental Health team have reviewed the acoustic report and consider the introduction of extract plant to be acceptable subject to standard conditions. The proposal is therefore acceptable on amenity grounds and is in accordance with ENV7 of the UDP and S32 of the adopted City Plan.

iv) Objections have been received about the increased use of the service area; a condition requiring a service management plan has been added to this application to ensure that a comprehensive plan is in place and the management of the service area is adhered to.

8.2 Townscape and Design

30 Upper Grosvenor Street forms part of a single architectural composition with Grosvenor House Hotel, of which it was originally part. It is a very large building dating from 1929 by A O Edwards with assistance from E Lutyens. The building is not listed, but makes a positive contribution to the character and appearance of the Mayfair Conservation Area.

The proposal is considered to be acceptable in design terms. The proposed duct rises in a discreet location within an interior lightwell adjacent to similar equipment. It is entirely hidden from both public and private views.

The plans show tables and chairs on a small area of currently open lightwell, as well as the infilled part. There is no design objection to the placing of tables and chairs on the lightwell grille, but the infilling of the lightwell, or the introduction of solid flooring material here in the future is unlikely to be acceptable.

8.3 Residential Amenity

There are residential properties located opposite the proposed restaurant on the Upper Grosvenor Street and Park Street elevations. It is proposed that their residential amenity

will be secured by conditions requiring the windows to be fixed shut and a secondary door to be kept shut (except when used to provide disabled access). It is considered that the restaurant use would contribute to the vitality of the area providing a more active ground floor frontage to this part of the hotel building.

TACE 8 allows entertainment uses where they will not have a negative impact in terms of noise, vibration, smells, increased late night activity or increase in parking or traffic. As discussed above the principle of a restaurant in this location is considered acceptable. A condition requires an expanded operational management plan to be submitted that should help ensure there is no loss of residential amenity.

Although the application includes a small number of tables and chairs on the narrow private forecourt outside the premises, given their proximity to the residential accommodation opposite, it is considered to be appropriate to require their removal by condition.

Given the commercial nature of the area, the proposed opening hours are considered acceptable in amenity terms. A condition is recommended to limit the percentage of bar within the restaurant to 15% to ensure that the main function of the unit is as a restaurant rather than a bar.

8.4 Transportation/Parking

The London Plan indicates that Class A3 use has a threshold set at 100m² and requires a minimum of 2 cycle parking spaces. Given the floor area a minimum of 3 cycle parking space should be provided.

The proposed restaurant is to be serviced via the existing Grosvenor House servicing area, which is accessed on Park Street to the West of the site. There is an existing dedicated servicing area in this location, with a rear serving door. The applicant has advised that with the exception of a few essential daily deliveries of small quantities of fresh produce, all servicing would take place during the hours of 7:30am and 1pm on Monday to Friday and between 8:20am and 1pm on Saturday / Sunday and Bank Holidays. However, given that the existing hotel service bay is not restricted in planning terms, it is not considered necessary to condition the servicing hours for the restaurant, other than to require all servicing to take place within the service bay.

A condition requiring a detailed Servicing Management Plan has been added to this application to require the applicant to apply to us for approval of a Servicing Management Plan prior to occupation. This condition has been added to protect the residential amenity on Upper Grosvenor Street.

8.5 Economic Considerations

The economic benefits of a more intensive use of this site are noted and are welcome.

8.6 Access

It is proposed to use a secondary door on the street frontage to provide level access, which is welcomed, as the main entrance has several steps.

8.7 Other UDP/Westminster Policy Considerations

Refuse /Recycling:

On the advice of the City Council's Cleansing Manager, a condition is recommended to be imposed requiring the submission of details showing how waste and recyclable material will be stored on site and to ensure that no waste is left or stored on the public highway.

8.8 London Plan

This application raises no strategic issues.

8.9 National Policy/Guidance Considerations

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

8.10 Planning Obligations

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

8.11 Environmental Impact Assessment

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

8.12 Other Issues

None

9. BACKGROUND PAPERS

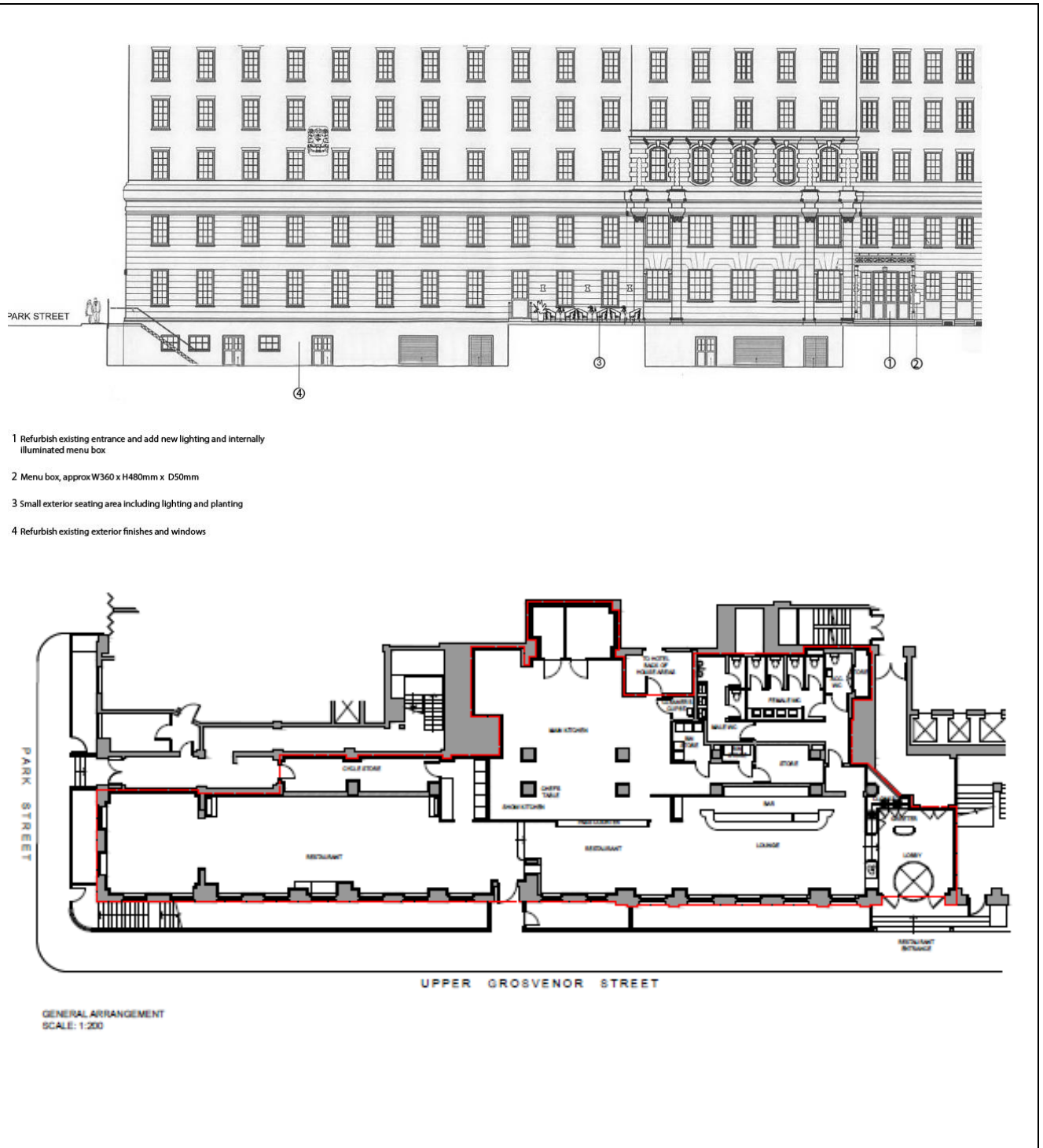
1. Application form
2. Response from Highways Planning – Development Planning dated 06 September 2016
3. Response from Environmental Health dated 28 October 2016
4. Response from Cleansing dated 06 September 2016
5. Letter from ASK planning on behalf of residents at No. 48 Park Street

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: PAUL QUAYLE BY EMAIL AT pquayle@westminster.gov.uk .

10. KEY DRAWINGS



DRAFT DECISION LETTER

Address: 30 Upper Grosvenor Street, London, W1K 7EH

Proposal: Use of the ground floor as a restaurant (Class A3) including the installation of a full height extract duct to the rear elevation.

Reference: 16/07959/FULL

Plan Nos: PL02 REV J, PL06, PL04 REV D, Operation Management Strategy dated August 2016, Noise impact assessment V2 dated 19 July 2016

Case Officer: Shaun Retzback

Direct Tel. No. 020 7641 6027

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 Except for piling, excavation and demolition 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 piling, excavation and demolition work only: , o 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 unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

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 apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the property. (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)

- 4 You must apply to us for approval of a Servicing Management Plan prior to occupation. The plan should identify amongst other things the process, delivery and storage locations, scheduling of deliveries, type of vehicle and staffing. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the measures included in the management plan at all times that the business is in use.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (July 2016) and TACE 8 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R05GB)

- 5 You must apply to us for approval of details of secure cycle storage for the A3 use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

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

- 6 With the exception of collecting rubbish, no goods (including fuel) that are delivered or collected by vehicles arriving at or leaving the building must be accepted or sent out if they are unloaded or loaded on the public road. You may accept or send out such goods only if they are unloaded or loaded within the boundary of the site. (C23CB)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (July 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 7 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)

- 8 You must keep the doors and windows in the property closed. You can use them in an emergency, for maintenance only or use the door to provide disabled access to the premises. (C13LA)

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R13EC)

- 9 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved

by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:; (a) A schedule of all plant and equipment that formed part of this application; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail; (d) The location of most affected noise sensitive receptor location and the most affected window of it; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (g) The lowest existing LA90, 15 mins measurement recorded under (f) above; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (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.

- 10 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.

- 11 You must apply to us for approval of an expanded operation management plan. The plan should identify amongst other things the day to day management of the restaurant, transport plans, correct opening hours. You must not start the restaurant use until we have approved what you have sent us. You must then carry out the measures included in the operation management plan at all times that the business is in use.

Reason:

To make sure that the use will not cause nuisance for people in the area. This is as set out in S24, S29 and S32 of Westminster's City Plan (July 2016) and TACE 8 and ENV 6 of our Unitary Development Plan that

we adopted in January 2007. (R05GB)

- 12 Customers shall not be permitted within the ground floor restaurant premises outside the following hours: Sunday to Thursday (including bank holidays and public holidays): 10:00 - 00:00 (midnight), Friday and Saturdays: 10:00 - 00:30.

Reason:

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (July 2016) and ENV 6, ENV 7 and TACE 8 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 13 If you provide a bar and bar seating, it must not take up more than 15% of the floor area of the property, or more than 15% of each unit if you let the property as more than one unit. You must use the bar to serve restaurant customers only, before, during or after their meals. (C05GA)

Reason:

To prevent a use that would be unacceptable because of the character and function of this part of the Mayfair Conservation Area. This is in line with S25 of Westminster's City Plan (July 2016) and DES 9 of our Unitary Development Plan that we adopted in January 2007. (R05FC)

- 14 You must not allow more than 240 customers into the property at any one time. (C05HA)

Reason:

To prevent a use that would be unacceptable because of the character and function of this part of the Mayfair Conservation Area. This is in line with S25 of Westminster's City Plan (July 2016) and DES 9 of our Unitary Development Plan that we adopted in January 2007. (R05FC)

- 15 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 Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 16 Notwithstanding the approved plans which detail an outside seating area, this permission does not permit the use of tables, chairs and other furniture/ screening shown on drawing PL04 REV D.

Reason:

To protect neighbouring residents from noise and disturbance as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 and TACE 11 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National

Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (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 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 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)
- 4 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)
- 5 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 6 The term 'clearly mark' in condition 3 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 7 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. 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)

- 8 Asbestos is the largest single cause of work-related death. People most at risk are those working in the construction industry who may inadvertently disturb asbestos containing materials (ACM_s). Where building work is planned it is essential that building owners or occupiers, who have relevant information about the location of ACM_s, supply this information to the main contractor (or the co-ordinator if a CDM project) prior to work commencing. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/asbestos/regulations.htm (I80AB)
- 9 You must ensure that the environment within a workplace meets the minimum standard set out in the Workplace (Health, Safety and Welfare) Regulations 1992 with respect to lighting, heating and ventilation. Detailed information about these regulations can be found at www.hse.gov.uk/pubns/indg244.pdf. (I80DB)
- 10 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained., Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following: , * Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings; , * Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase; , * Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained; , * Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary; , * Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- 11 Buildings must be provided with appropriate welfare facilities for staff who work in them and for visiting members of the public., Detailed advice on the provision of sanitary conveniences, washing facilities and the provision of drinking water can be found in guidance attached to the Workplace (Health, Safety and Welfare) Regulations 1992. www.opsi.gov.uk/SI/si1992/Uksi_19923004_en_1.htm , The following are available from the British Standards Institute - see <http://shop.bsigroup.com/>; , BS 6465-1:2006: Sanitary installations. Code of practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances , BS 6465-3:2006: Sanitary installations. Code of practice for the selection, installation and maintenance of sanitary and associated appliances. (I80HA)
- 12 Please contact our Environmental Health Service (020 7641 2971) to register your food business and to make sure that all ventilation and other equipment will meet our standards. Under

environmental health law we may ask you to carry out other work if your business causes noise, smells or other types of nuisance. (I06AA)

- 13 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following., * Window cleaning - where possible, install windows that can be cleaned safely from within the building., * Internal atria - design these spaces so that glazing can be safely cleaned and maintained., * Lighting - ensure luminaires can be safely accessed for replacement., * Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission)., More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm. , Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)
- 14 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

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.