

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 13 th December 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Churchill	
Subject of Report	Francis Holland School, 39 Graham Terrace, London, SW1W 8JE,		
Proposal	Erection of single storey Centre for Creative Learning at lower ground floor level (to the rear of 15 to 23 Graham Terrace); three storey side extension to Junior School Gym building (to the rear of 25 Graham Terrace); second floor addition to the Junior School Building (to the rear of 31 to 33 Graham Terrace); and ground and first floor extensions to the Morison Building (accessed off Ebury Street). Excavation (to the rear of 15 to 25 Graham Terrace) and landscaping.		
Agent	Alpha Planning Ltd		
On behalf of	Francis Holland School		
Registered Number	16/08593/FULL	Date amended/ completed	7 September 2016
Date Application Received	7 September 2016		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Francis Holland School comprises of a number of unlisted buildings located on and to the rear of Bourne Street, Graham Terrace, and Ebury Street. The school is also located within the Belgravia conservation area.

Planning permission is sought for one new building and four extensions to existing school buildings within the site to provide additional teaching accommodation, these include:

- A new single storey building to provide a Centre for Creative Learning;
- A three storey side extension to Junior School Gym building;
- A second floor addition to the Junior School Building;
- A single storey extension and a two storey extensions to the Morison Building.

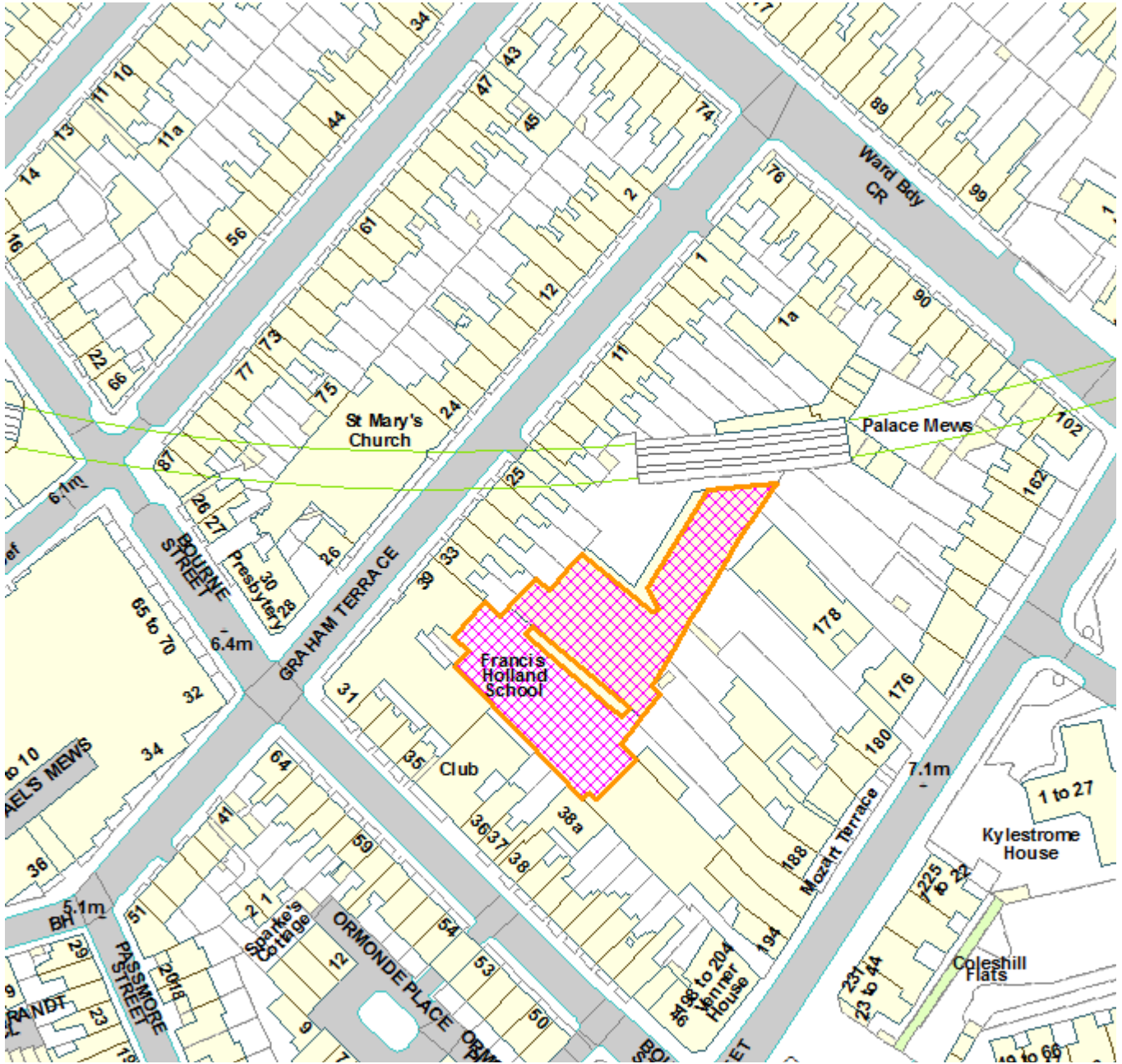
The key issues in this case are:

- The impact on the character and appearance of the Belgravia conservation area; and
- The impact on residential amenity of neighbouring occupiers.

Objections have been received from surrounding residents principally on the grounds of the impact on residential amenity in terms of loss of light, privacy, and noise and disturbance. Whilst the objections are noted and understood, it is not considered that they are sustainable on this occasion for the reasons set out in the report.

The proposed development would be consistent with relevant development plan policy in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan). As such, the proposal is acceptable in terms of design and amenity terms and the application is recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



4. PHOTOGRAPHS



View of the external amphitheatre facing Grosvenor Building



View of Grosvenor building



View of Junior School building



View of Northern elevation of Morison Building



View of rear of Morison Building from passageway on Ebury Street

5. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION:

Any response to be reported verbally.

BELGRAVIA NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

BELGRAVIA SOCIETY:

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER:

No objection.

ENVIRONMENTAL HEALTH:

No objection.

ARBORICULTURAL MANAGER:

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 66

Total No. of replies: 5

No. of objections: 4

No. in support: 0

No. neutral: 1

Letters of objection received on some or all of the following grounds:

- Disturbance during construction works in terms of noise, dirt, duration and access to site;
- Loss of light from second floor addition to the Junior School Building;
- Loss of light from new single storey building to provide a Centre for Creative Learning
- Loss of privacy and overlooking from pupils using roof of new single storey building to provide a Centre for Creative Learning
- Noise disturbance from an increase in number of pupils;
- Risk of damage to neighbouring properties.
- Applicant should arrange for neighbouring properties/ windows to be cleaned during construction works

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The Francis Holland School is an independent all-girls junior school and secondary school which is located in the Belgravia Conservation Area. Founded in 1881 the school has been located at this site since 1884. The school comprises of the following buildings: nos. 32 - 35 Bourne Street; no. 39 Graham Terrace; The Grosvenor Building; The Junior School Building; The Morison Building; and Carmel Hall.

6.2 Recent Relevant History

There have been a number of permissions for alterations and extensions to Francis Holland School between 1986 and 2000.

The most recent applications are:

19 March 2009: Permission granted for the alterations and extensions including erection of infill extensions to sides and rear of Carmel Hall, access ramp, excavation beneath playground for extended dining room at basement level, mechanical plant on roof of new infill extension between main school building and Carmel Hall, extended staircase in lightwell, alterations to elevations including new fenestration, all in connection with the use of Carmel Hall as part of Francis Holland School and provision of new facilities for the existing school (RN: 08/09541/FULL).

08 July 2004: Permission granted for erection of rear extension at rear ground to third floor levels (over existing ground floor WC block) in playground to provide additional educational floorspace (Class D1), installation of plant room at roof level and alterations to windows on Graham Terrace elevation (RN: 04/01071/FULL).

7. THE PROPOSAL

Planning permission is sought to erect one new building and four extensions to existing school buildings within the site to provide additional teaching accommodation, these include:

- A new single storey building to provide a Centre for Creative Learning (to the rear of 15 to 23 Graham Terrace);
- Three storey side extension to Junior School Gym building (to the rear of 25 Graham Terrace);
- Second floor addition to the Junior School Building (to the rear of 31 to 33 Graham Terrace);
- Two storey extension to the Morison Building (to the rear of 28a Bourne Street); and
- A Single storey extension to the Morison Building (to the rear of 194 Ebury Street).

8. DETAILED CONSIDERATIONS

8.1 Land Use

In land use terms, policy S34 of the City Plan (Social and Community Infrastructure) and policy SOC1 of the UDP (Community Facilities In General) aim to protect and improve the range of social and community facilities in Westminster. Policy SOC3 of the UDP specifically deals with education facilities and supports the provision of new facilities for education, and encourages such facilities to be designed so that they can be used for other community uses outside teaching hours.

The proposals would provide an increase in school floorspace of 355 sqm but it is understood that school does not intend to increase the number of teachers or pupils. The applicant advises that the proposals would provide for more efficient use of space and enhanced learning facilities. Given that there is no net increase in pupil numbers and that this proposal will significantly improve facilities for the school, it is not considered to represent an overdevelopment of the site which will result in either harm to the area or the amenities of surrounding residents. The proposals accord with the Council's adopted planning policies and the advice in the National Planning Policy Framework (NPPF) relating to schools (set out in section 8.9 of this report).

8.2 Townscape and Design

Single storey building to provide a Centre for Creative Learning

Sited within the eastern corner of the site, adjacent to the underground cutting, a new Centre for Creative Learning is proposed, this is proposed as a single-storey building with an accessible living roof. Located directly to the rear of residential properties fronting the south side of Graham Terrace, of which some are grade II listed, the modest height and scale of the building is unlikely to have a detrimental impact upon their setting. It is understood that the facade of the building will be composed of curved glass, which would face towards the school limiting its potential visual impact. A bridge will link the roof to the existing fire escape which provides access beyond the Grosvenor Building. Subject to approval of materials and details of the living roof, the building and associated landscaping raise no concerns on conservation and design grounds.

Three storey side extension to Junior School Gym Building

Located in the eastern section of the site, the Grosvenor building is an 'L' shaped, three storey, yellow stock brick building which was constructed in the 1990s. Proposals include a three-storey extension which will run parallel with the Gymnasium and partially develop the existing courtyard area. The ground floor will be largely glazed whilst the upper floors, which are slightly cantilevered, faced in yellow stock brick. The facade will be punctuated by a succession of narrow vertical windows, angled to avoid overlooking the terrace which resides to the north-east.

In terms of its height and building line the extension will sit comfortably in its locality. Though its elevation treatment contrasts with the northern facade of the Grosvenor Building, this is not considered detrimental. Again the quality and finish of the materials are secured by conditioning that samples are provided.

Second floor addition to the Junior School Building

Parallel with Grosvenor Building, to the west, the Junior School building is a more recent addition to the site. Proposals include an extension to the second floor, where currently the building line is set back. Designed to match the height of the host building, the extension will be plainly detailed with clearstory glazing and chamfered roof to avoid impacting upon the residential terrace to the north. The extensions form, scale and proposed materials are not opposed.

Single storey extension and two storey extension to the Morison Building

Located on the south side of the site, the Morison building is a two-storey property which backs onto a terrace of commercial and residential premises on the north side of Ebury Street. Proposals seek a two storey extension to the north and single storey addition to the south, which would develop part of the passage which extends from Ebury Street.

The elevation treatment of the northern two-storey extension has been improved and successfully responds to the character of the host building. Subject to the approval of details reserved by condition, the extensions are not opposed.

8.3 Residential Amenity

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to residential dwellings, and that development should not result in a significant increase in sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of the development.

The site is located in close proximity to a number of residential properties and gardens. Objections have been received from residents in Graham Terrace principally on amenity grounds raising concerns about loss of light, loss of privacy, increase in overlooking and noise and disturbance.

Single storey building to provide a Centre for Creative Learning

The proposed roof of the creative learning centre will be approximately 1.7m higher than the existing upper part of the outdoor amphitheatre. Objections have been received from neighbouring residents in Graham Terrace concerned about the height of the new building and its impact in terms of loss of light as well as a loss of privacy as a result of pupils being able to use the roof. The applicant advises that the new building will sit below the height of neighbouring party walls. A request has been made for existing and proposed section drawings to be provided prior to committee to clarify the relationship of the new building in context with the neighbouring party walls (from nos. 13 through to no. 21 Graham Terrace). This is to ensure that the privacy and environment of people in neighbouring properties will not be adversely affected.

Concerns were raised from neighbours about the impact of any future tree planting on the roof in terms of loss of light. It is considered that a condition dealing with landscaping is sufficient to avoid future impacts on neighbouring properties.

It is noted that high level lighting is proposed to the roof of the creative learning centre. In order to avoid light pollution to neighbouring properties, a condition is recommended to restrict the hours of operation of the external lighting.

Three storey side extension to Junior School Gym Building

The three storey side extension to the Junior School Gym, part of the Grosvenor Building, is not considered to harm the amenity of neighbouring residents. The three storey extension will be fully contained behind the high level separating boundary wall. The facade will be punctuated by a succession of narrow vertical windows, angled to avoid overlooking the terrace which resides to the north-east.

Second floor addition to the Junior School Building

The second floor addition to the Junior School building would project 6m from the existing second floor roof extension creating additional bulk. However, given the extension benefits from a slope roof and is set at a distance of approximately 7.4m from the boundary with nos. 33 and 35 Graham Street, it is not considered that the extension will adversely affect these properties in terms of loss of light, sense of enclosure or overlooking.

Single storey extension and two storey extension to the Morison Building

The two storey extension is located on the north end of the Morison building adjacent the largely blank rear boundary wall of no. 38a Bourne Street. There is a rooflight at No 38a Bourne Street directly facing the Morison building, however the extension is not considered to adversely affect the amenity of this property in terms of loss of light, sense of enclosure or overlooking.

The single storey extension to the south of the Morison Building would infill part of an existing alleyway leading towards Ebury Street. In this location, the extension will be fully enclosed between the existing building and boundary wall, and as such is not considered to raise any amenity issues.

8.4 Transportation/Parking

The Highways Planning Manager raises no objection to the proposals in transportation and parking terms. The school does not intend to increase the number of pupils or teachers, therefore the proposals will not be creating additional pressures on the surrounding highway network in comparison to the existing situation.

8.5 Economic Considerations

It is recognised that the proposed construction works will offer employment opportunities. However, the main consideration of this proposal is the principle of allowing further enlargements to this school, the impact on the conservation area and the amenities of surrounding residents.

8.6 Access

The supporting document states that at present the existing school site performs adequately in terms of its accessibility and inclusivity. In addition measures will be taken to ensure the proposals comply with current statutory regulations to create an inclusive environment for all users of the building. These measures are welcomed and include level access into the new building and extensions, firm durable and slip resistant surfaces, handrails to staircase, and shallow gradients along paths.

8.7 Other UDP/Westminster Policy Considerations

Plant

No mechanical plant is proposed as part of this application. Accordingly, the proposed development would not give rise to unacceptable noise pollution for the occupiers of neighbouring properties.

The supporting document includes a noise statement stating that the future plant equipment will meet the Council's noise standard. The applicant is aware that they would need to apply for planning permission to install mechanical plant.

Landscaping

The proposed Centre for Creative Learning would be a partially sunken building with landscaping at roof level. The landscaping consists of a perched garden above a new building, green walls, green roofs and planters which are all artificial landscapes. The Arboricultural Manager has requested details of landscaping be secured by condition.

8.8 London Plan

Policy 3.18 (Education facilities) of the London Plan acknowledges the importance of the education facilities in London and supports appropriate expansion of existing facilities.

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.

Specifically relating to school proposals, the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: give great weight to the need to create, expand or alter schools. Although the proposal does not involve an expansion in school places it does involve the alteration and improvement of existing facilities.

8.10 Planning Obligations

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

As the proposed additional floorspace is for a school, it benefits from a zero or nil charge as set in the CIL Charging Schedule.

8.11 Environmental Impact Assessment

Not applicable.

8.12 Other Issues

Construction impact

Objections on the grounds of noise and disruption during construction works do not in themselves form a sustainable reason to refuse permission.

One objector requests that the applicant should be responsible for ensuring that their house windows are cleaned regularly during construction works, as well as the outside of their house cleaned and painted upon completion of works. Whilst the concerns of the objector are understood it is not considered that permission could be withheld on these grounds nor is it reasonable to deal with this request by condition.

The Council's standard hours of building works condition is recommended as is the requirement for the applicant to submit a more detailed construction management plan to help mitigate noise and disruption during demolition and construction.

A highway licence would be required before any construction equipment such as scaffolding or skips can be placed on the road or pavement.

Informatives are recommended to encourage the applicant to join the nationally recognized Considerate Constructor Scheme as well as keeping residents informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic.

9. BACKGROUND PAPERS

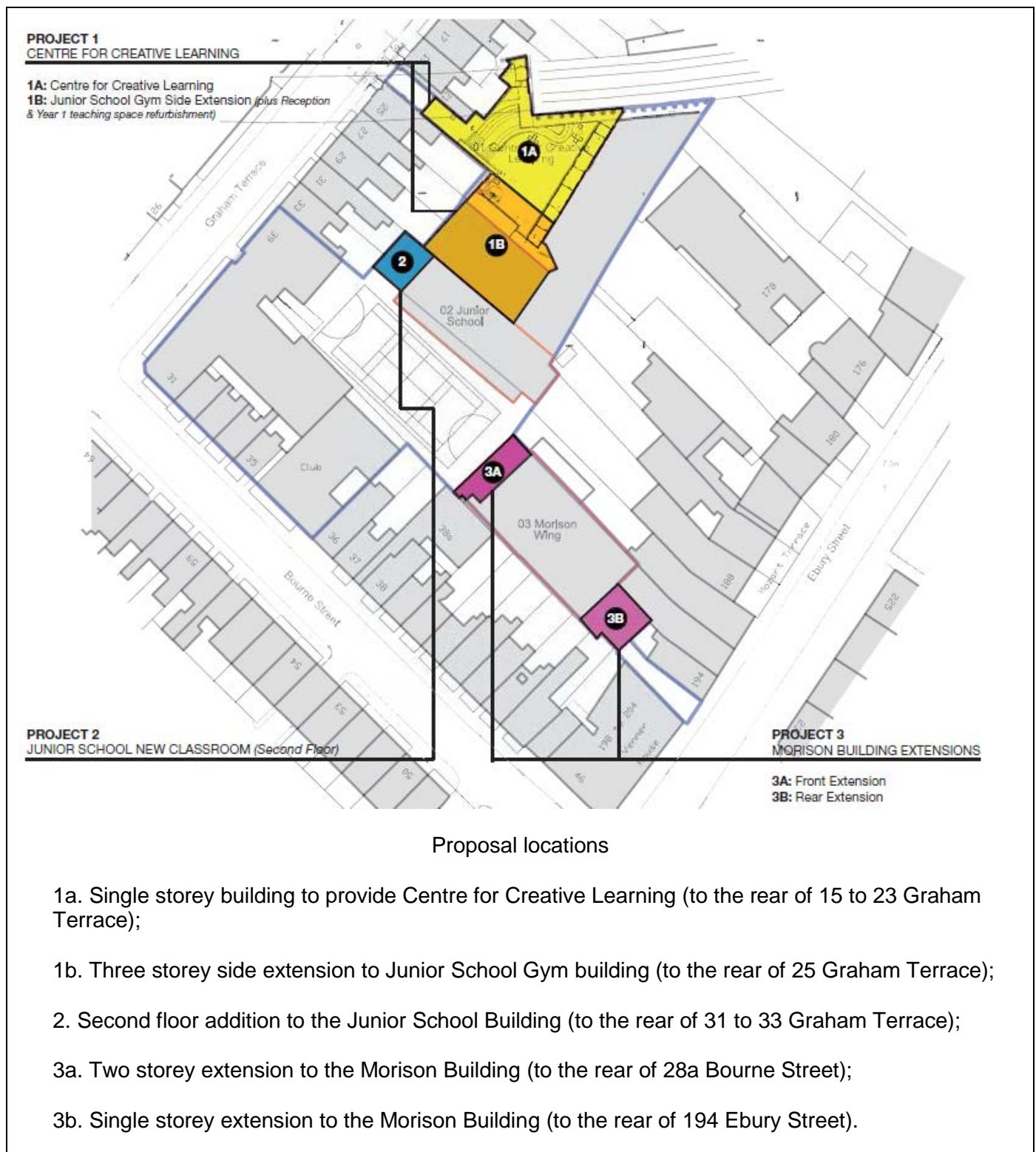
1. Application form
2. Response from Environmental Health, dated 23 September 2016
3. Response from Highways Planning Manager dated 04 October 2016
4. Response from Arboricultural Manager dated 15 November 2016
5. Letter from occupier of 21 Graham Terrace dated 3 October 2016
6. Letter from occupier of 31 Graham Terrace dated 6 October 2016
7. Letter from occupier of 13 Graham Terrace dated 10 October 2016
8. Letter from occupier of 25, Graham Terrace dated 11 October 2016
9. Letter from occupier of 33 graham terrace dated 13 October 2016

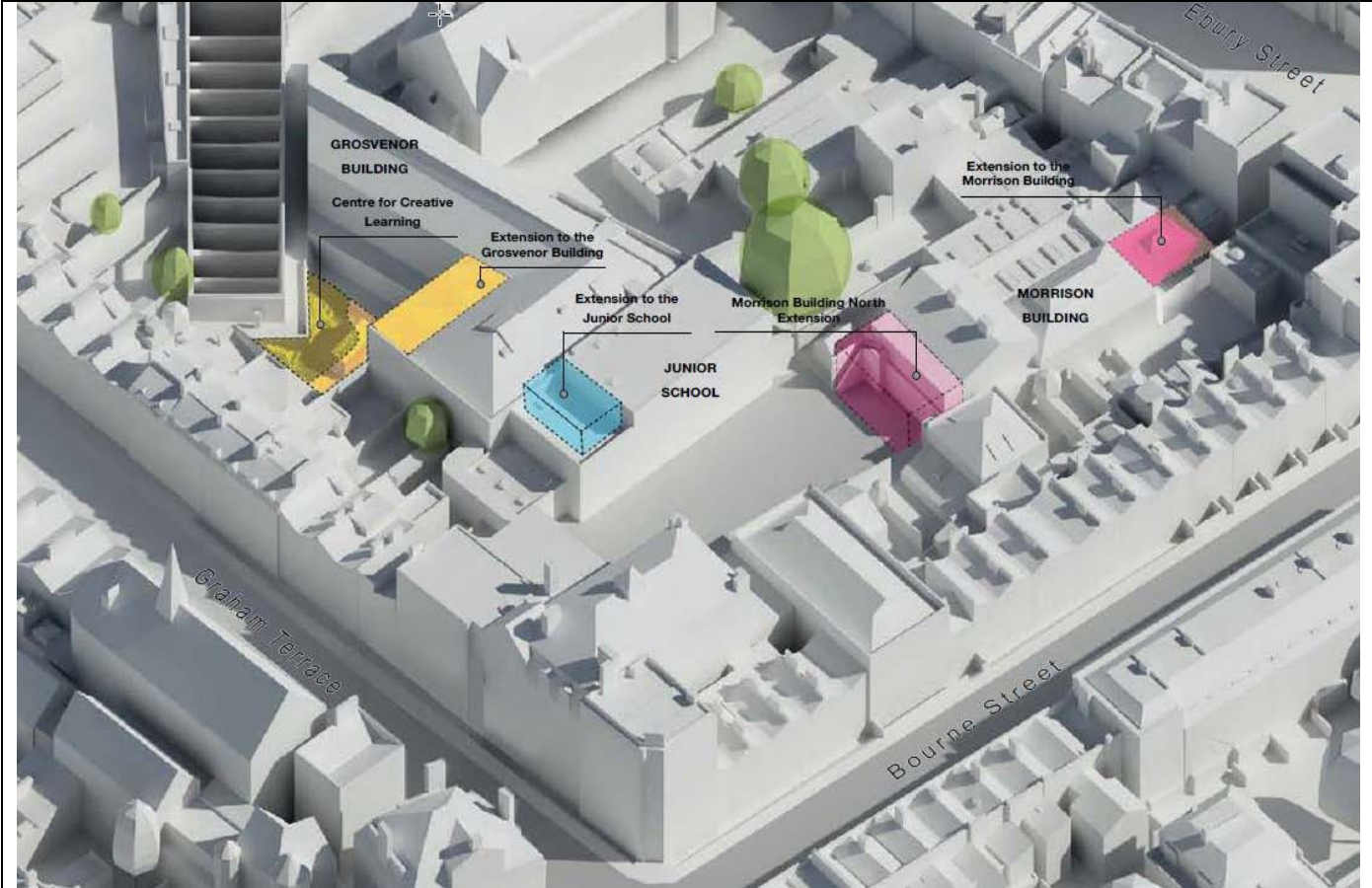
Selected relevant drawings

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

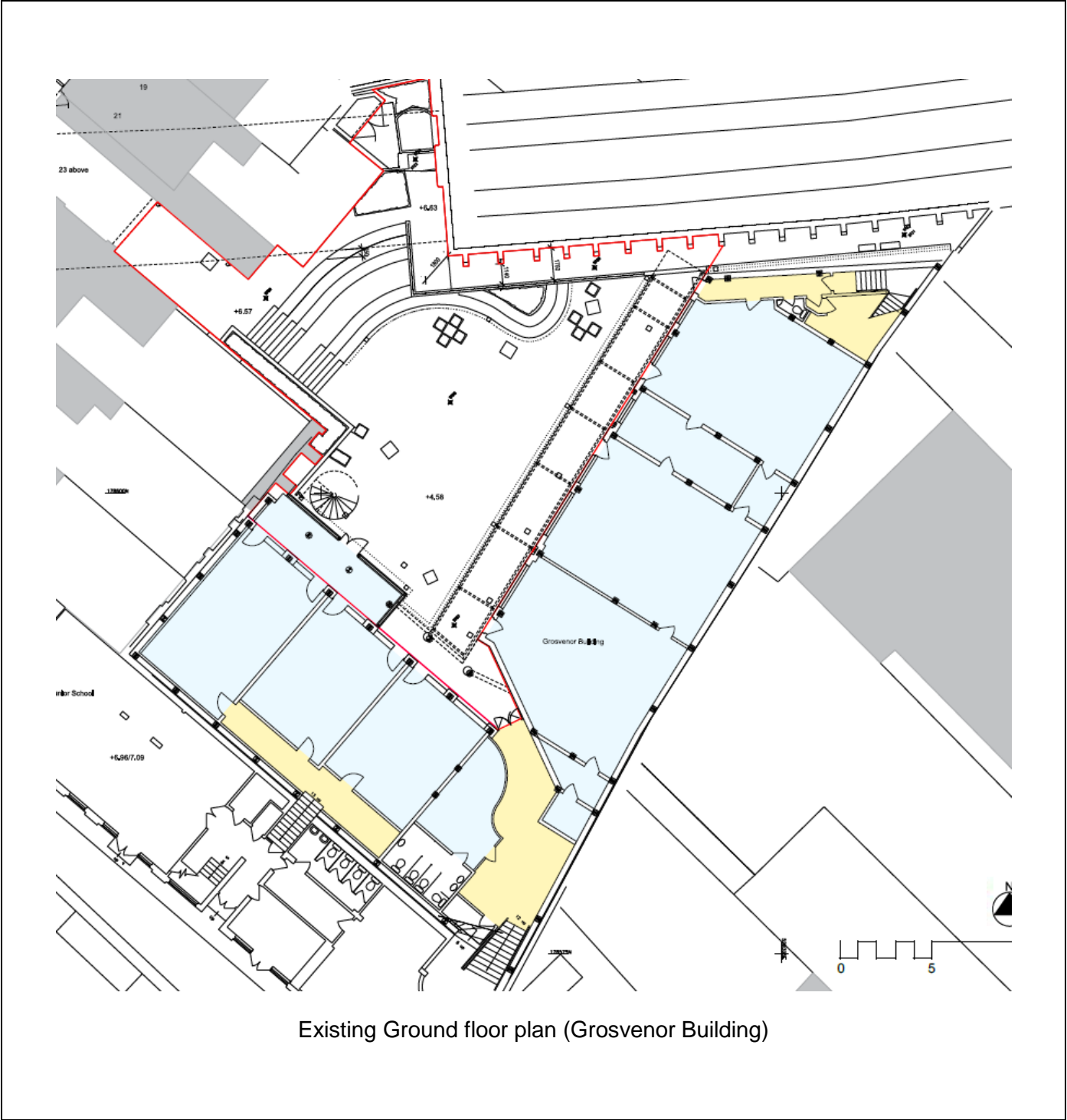
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk

10. KEY DRAWINGS





Proposal locations

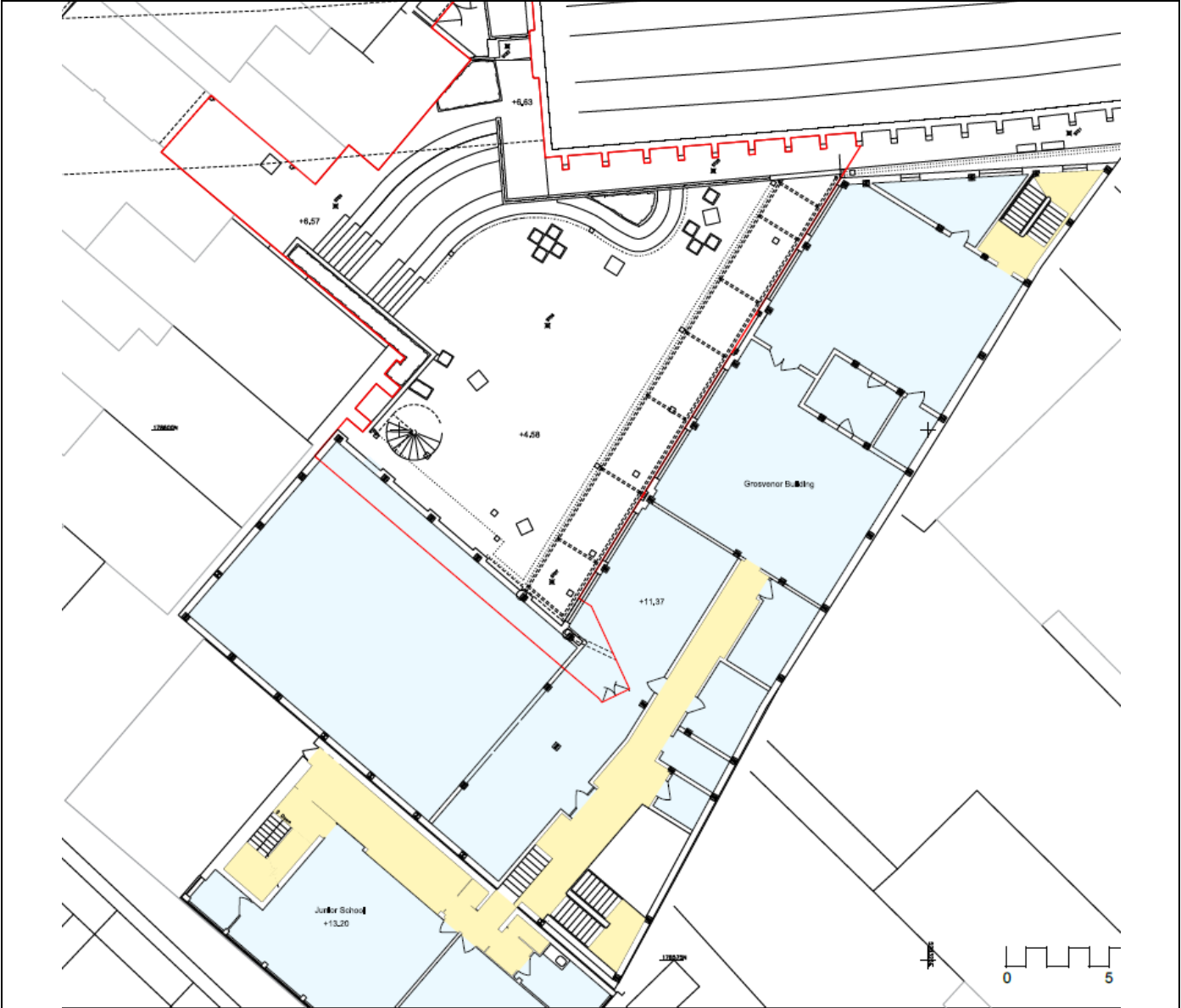


Existing Ground floor plan (Grosvenor Building)

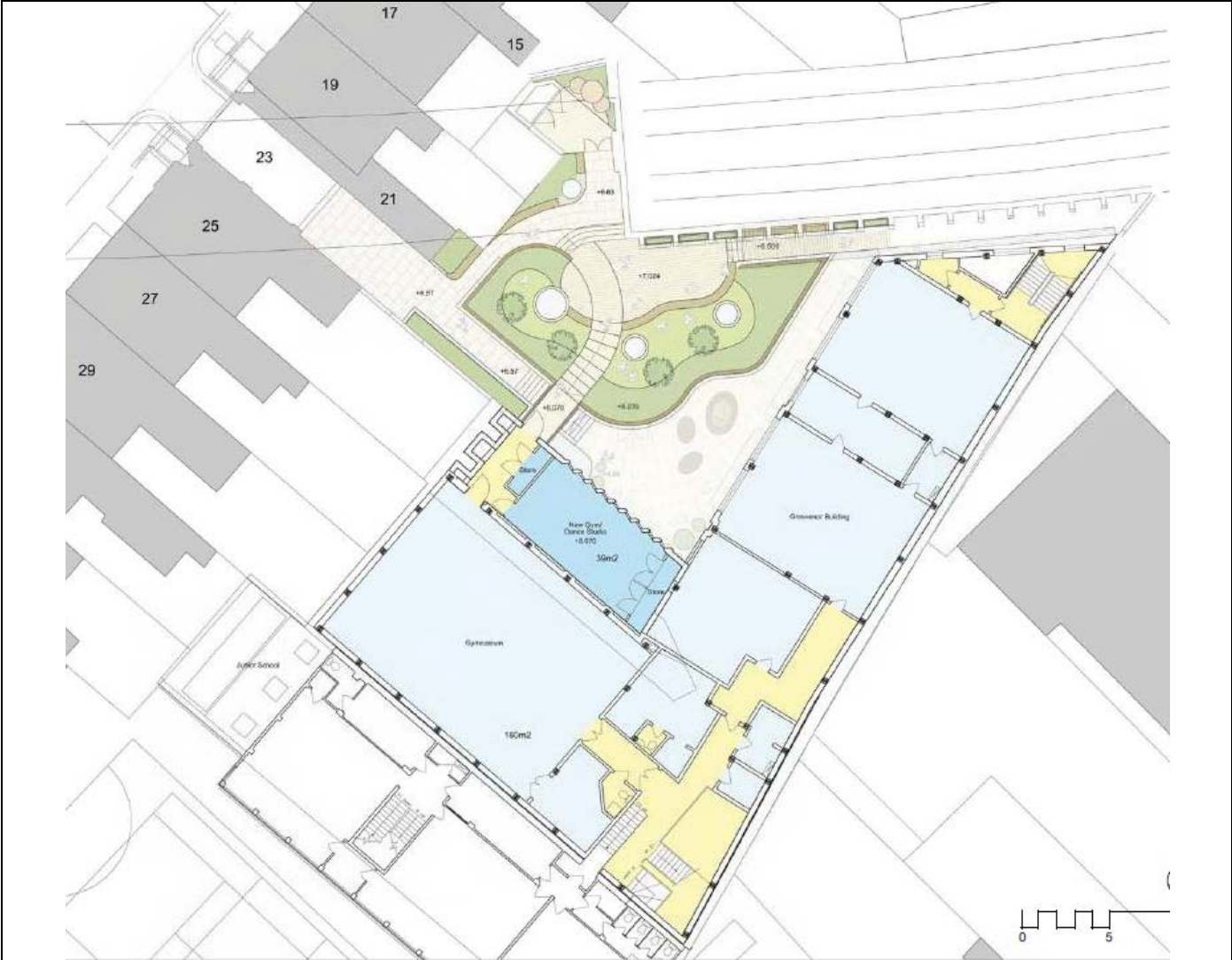


Proposed Ground floor plan (Grosvenor Building)

(Plan showing single storey Centre for Creative Learning and three storey side extension to Junior School Gym building)

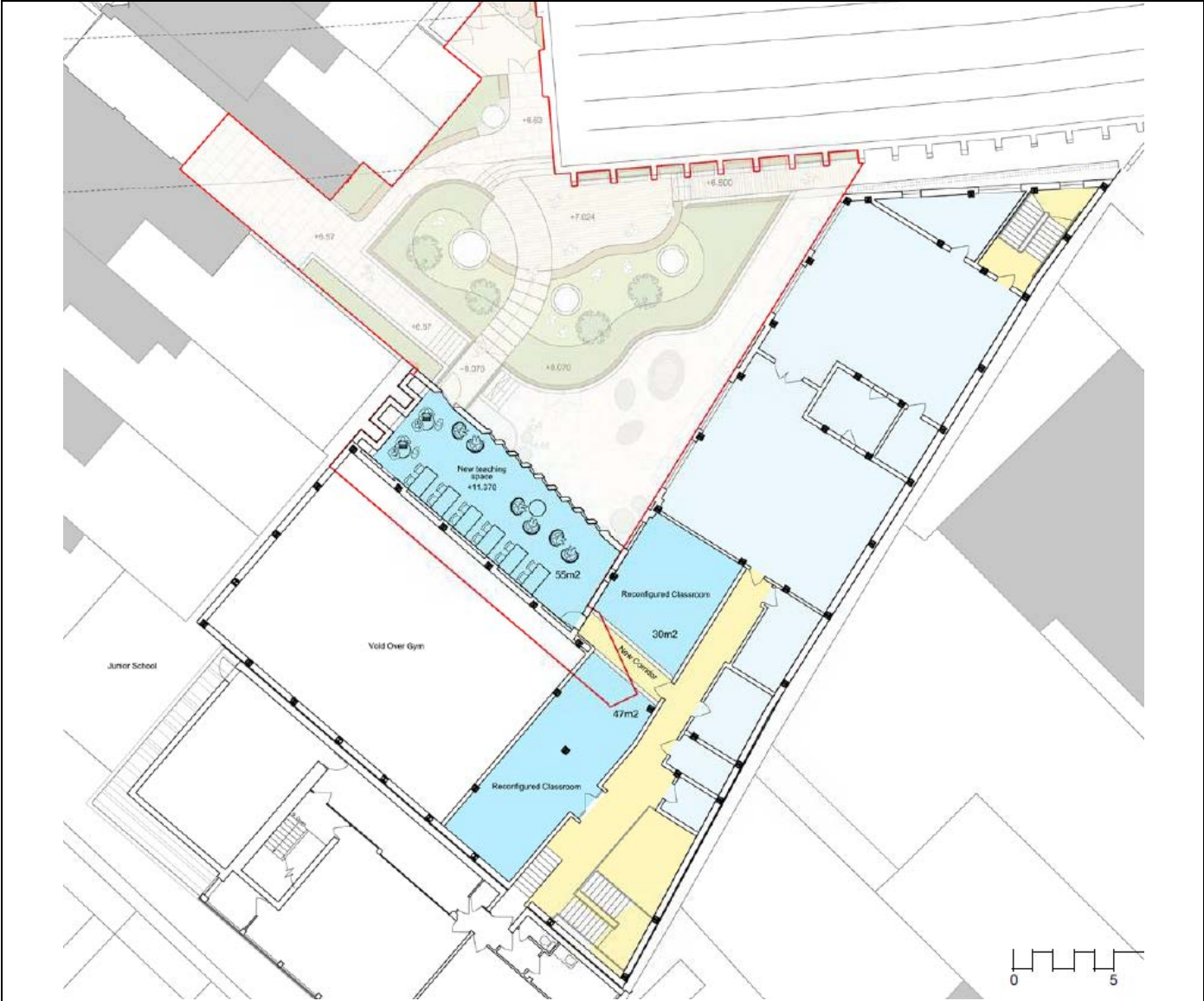


Existing First floor plan (Grosvenor Building)



Proposed First floor plan (Grosvenor Building)

(Plan showing single storey Centre for Creative Learning and three storey side extension to Junior School Gym building)

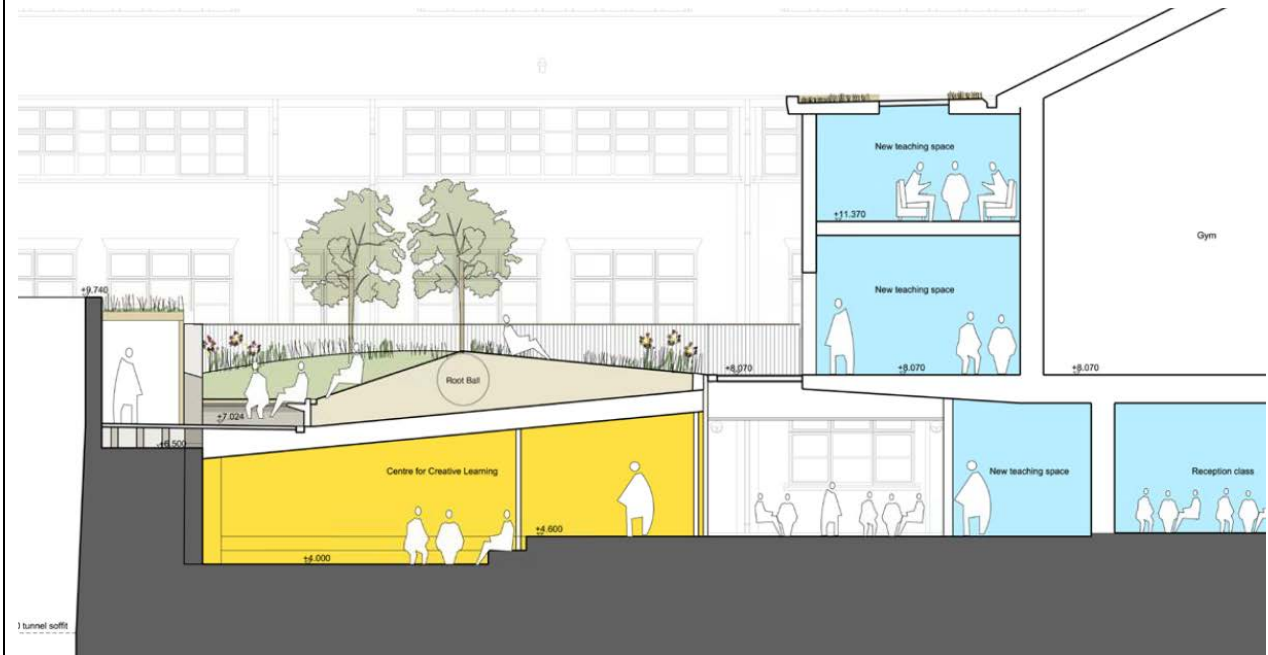


Proposed Second floor plan (Grosvenor Building)

(Plan showing single storey Centre for Creative Learning and three storey side extension to Junior School Gym building)

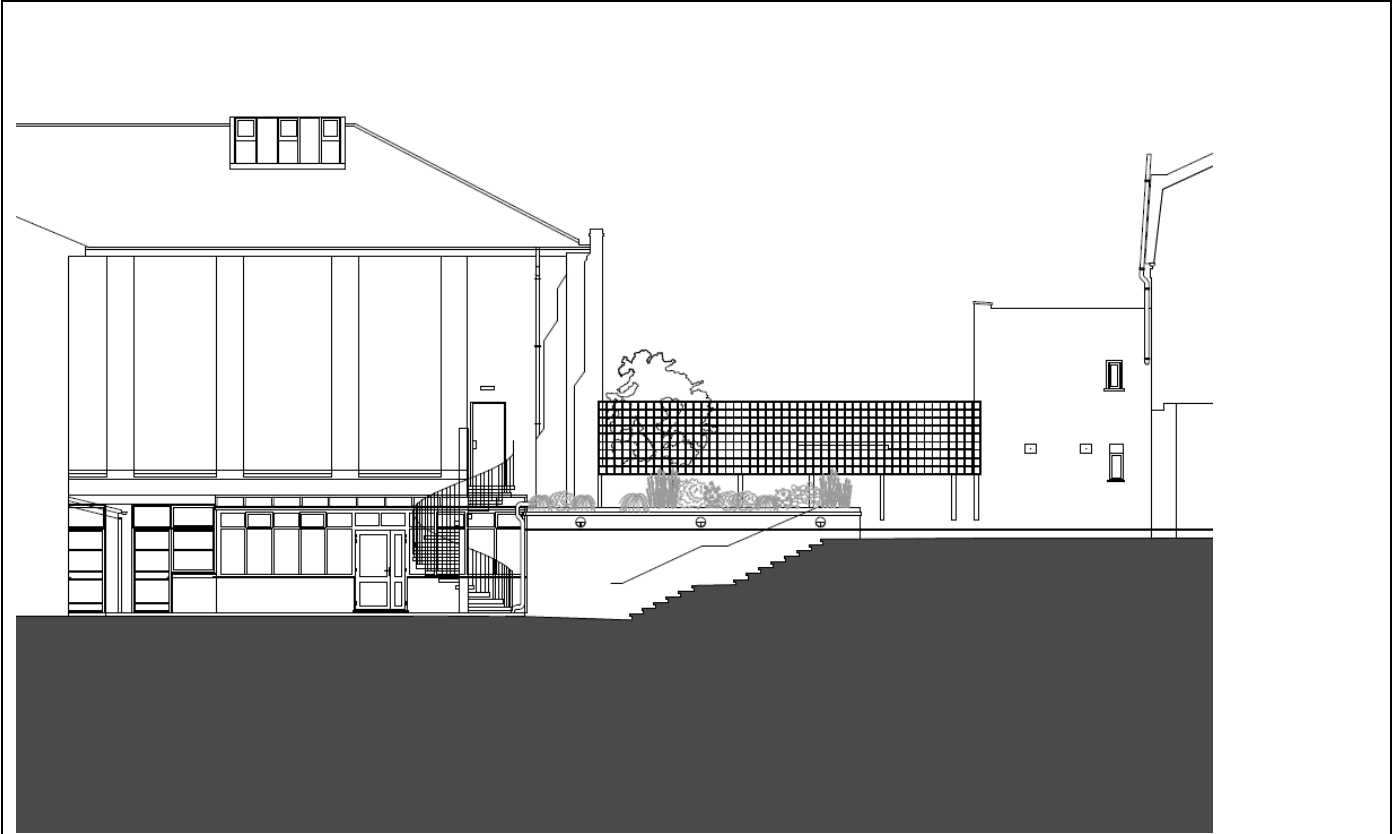


Existing section AA (Grosvenor Building)



Proposed section AA (Grosvenor Building)

(Section showing single storey Centre for Creative Learning and three storey side extension to Junior School Gym building)

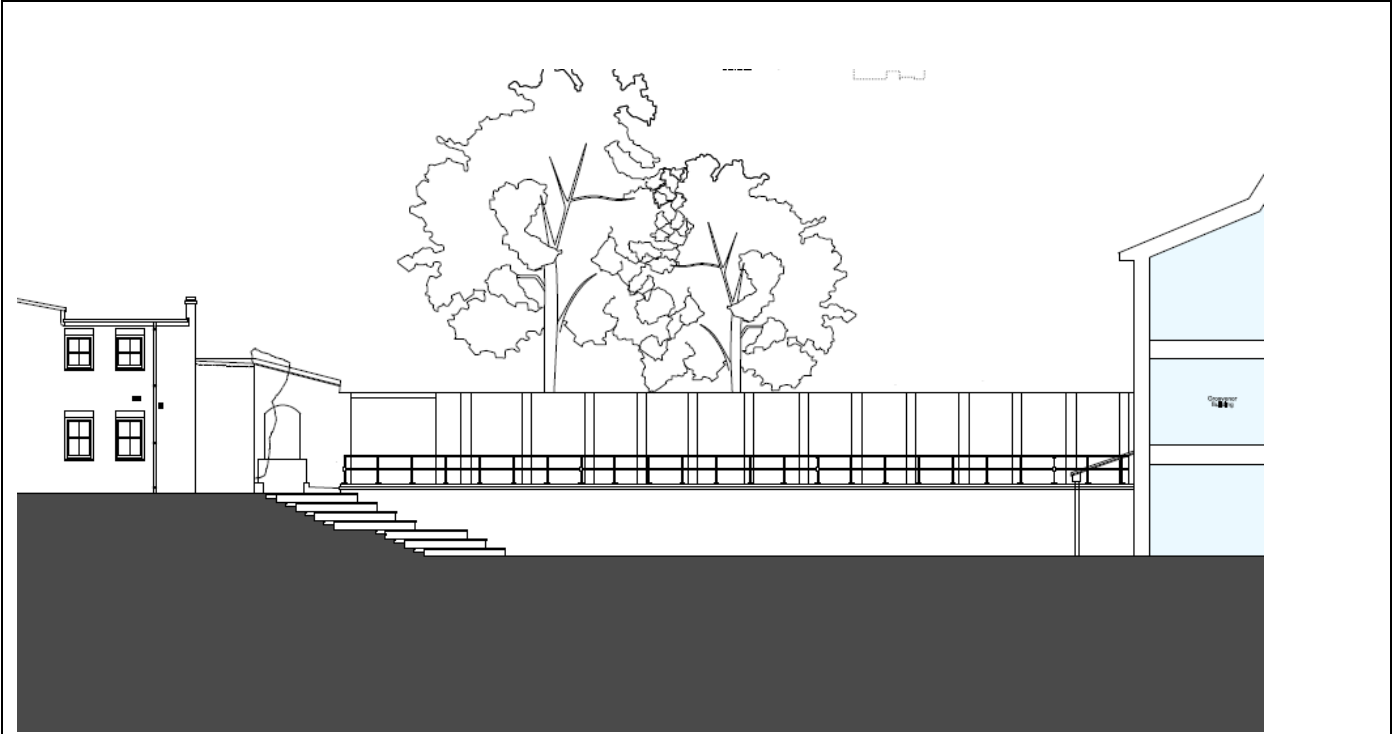


Existing North elevation (Grosvenor Building)



Proposed North elevation (Grosvenor Building)

(Section showing storage area for single storey Centre for Creative Learning and elevation of three storey side extension to Junior School Gym building)

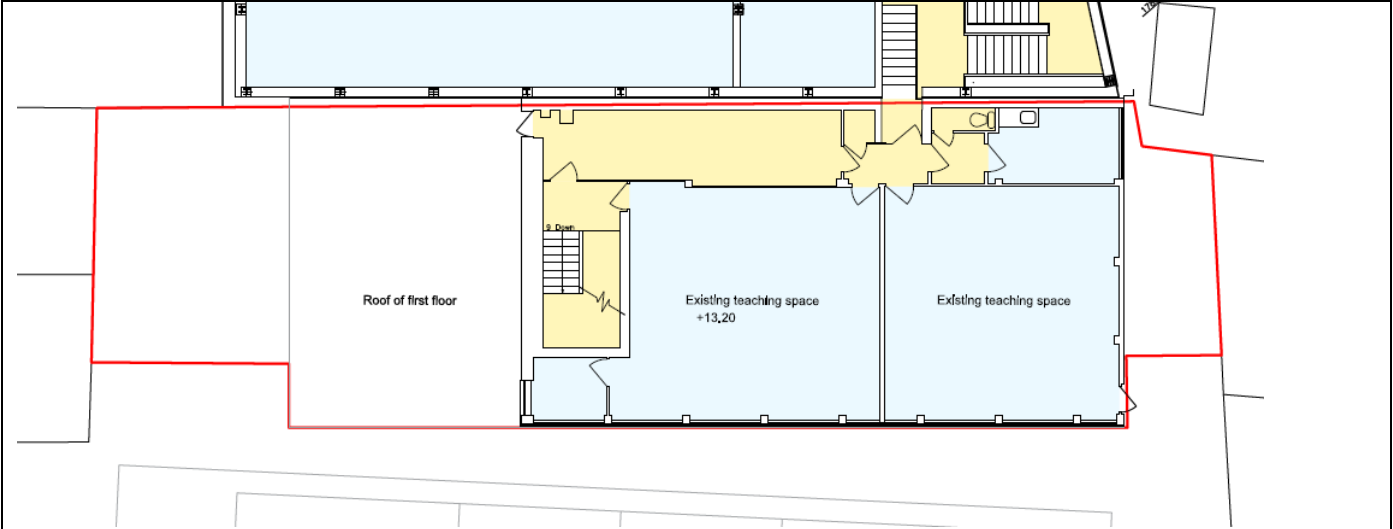


Existing section BB (Grosvenor Building)

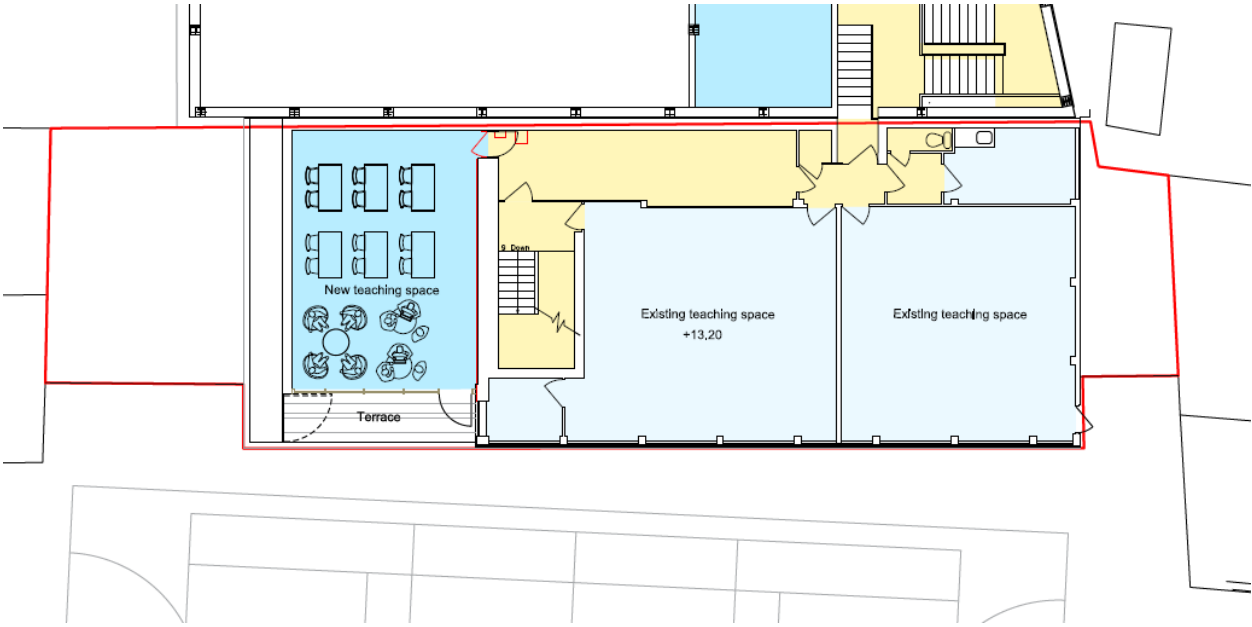


Proposed section BB (Grosvenor Building)

(Section and elevation of single storey Centre for Creative Learning)



Existing Second floor (Junior School Gym Building)

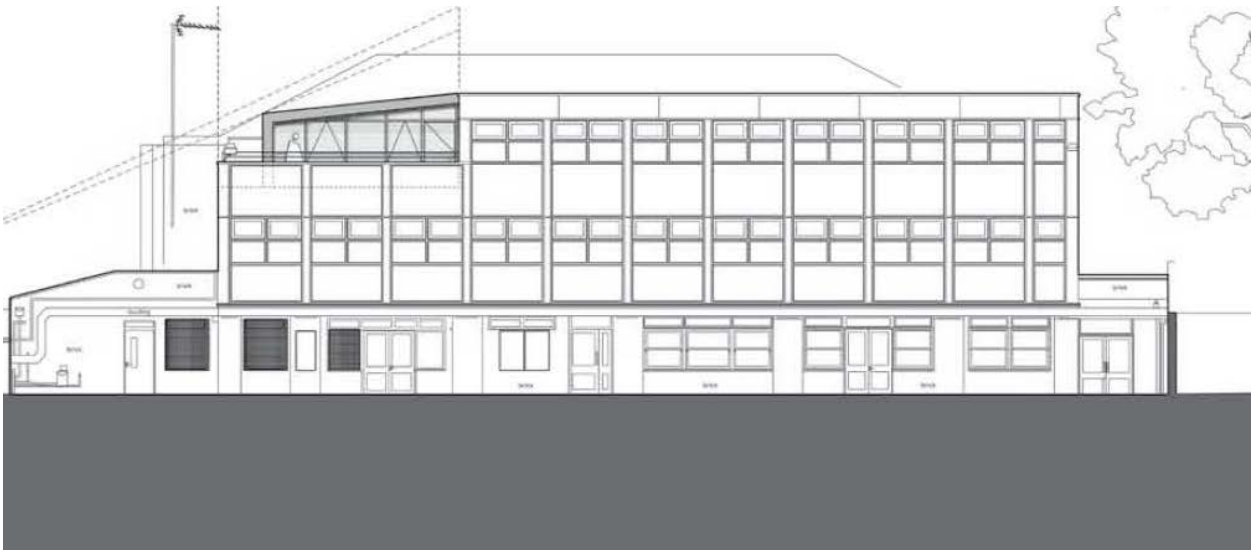


Proposed Second floor (Junior School Gym Building)

(Second floor plan showing addition to the Junior School Building)

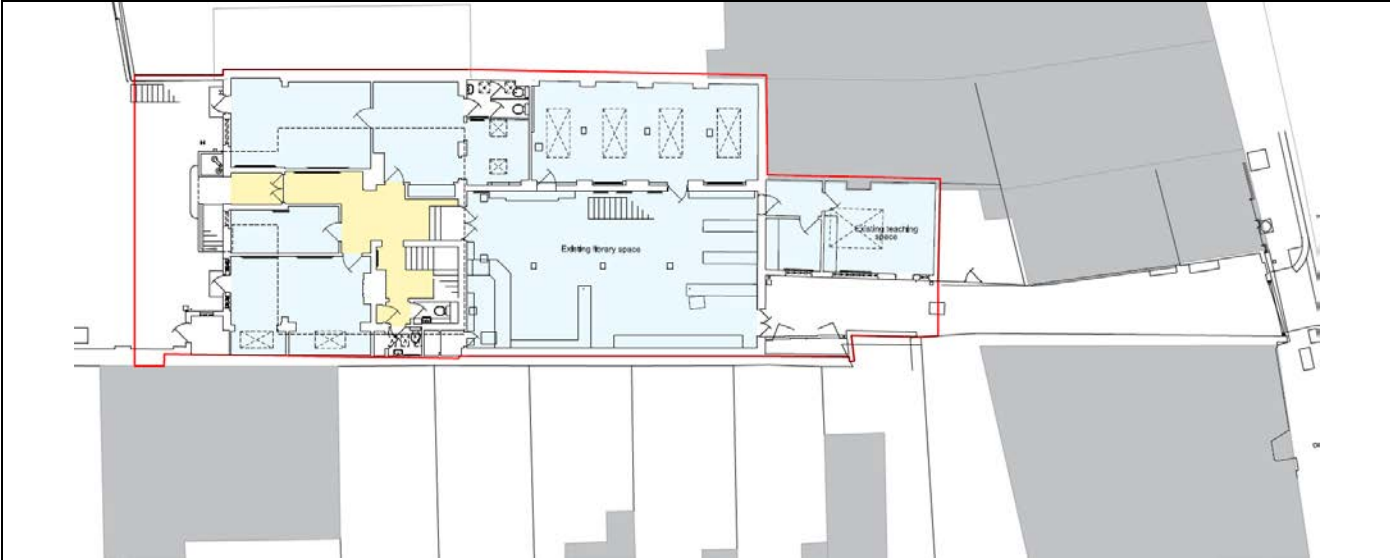


Existing West elevation (Junior School Gym Building)

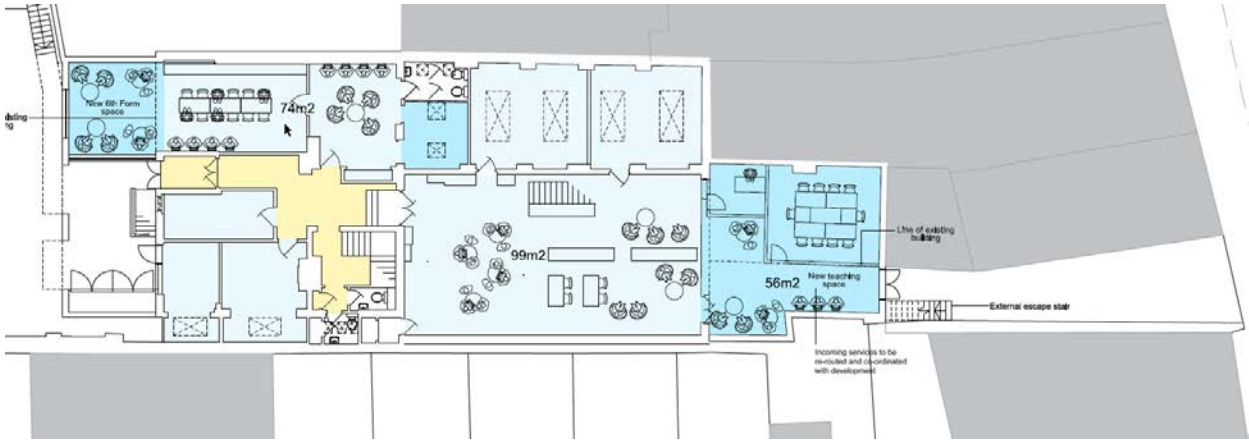


Proposed West elevation (Junior School Gym Building)

(Elevation showing second floor addition to the Junior School Building)

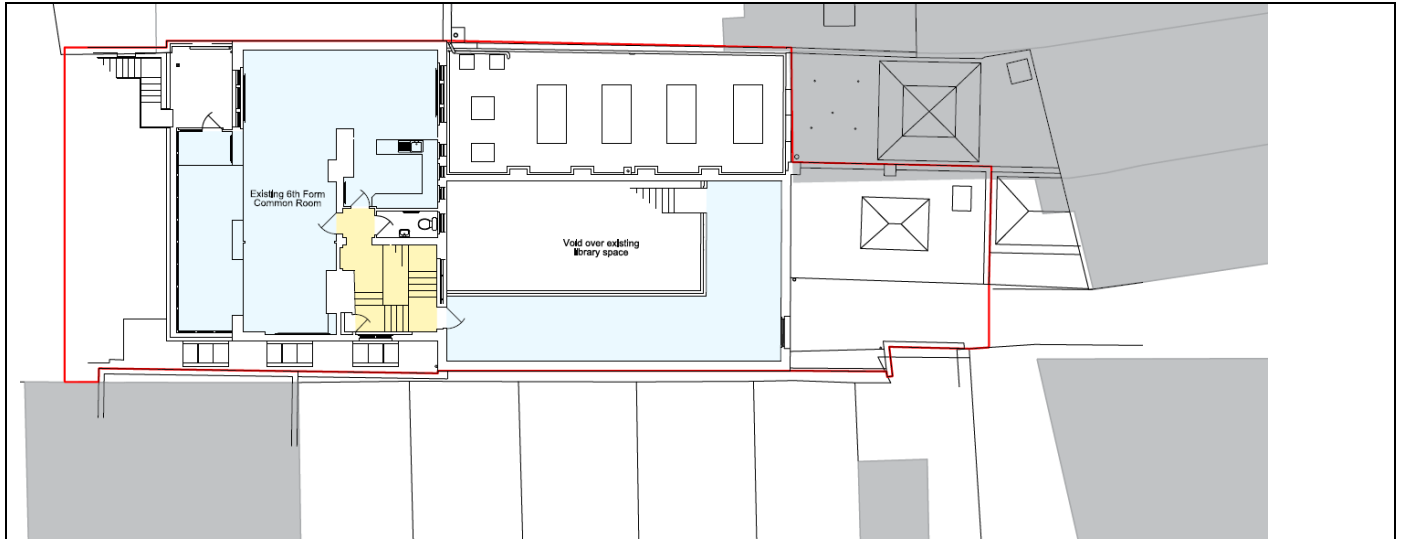


Existing Ground floor plan (Morison Building)

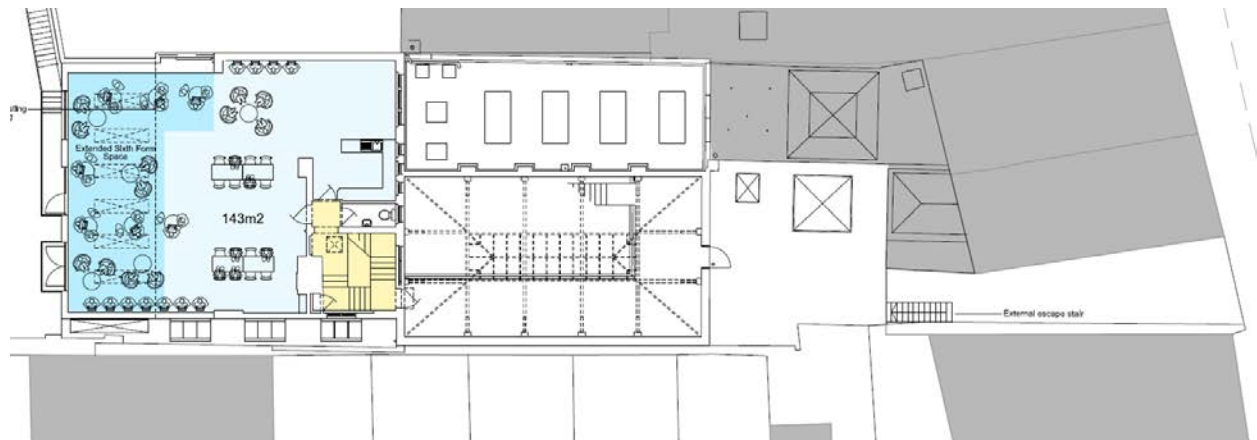


Proposed Ground floor plan (Morison Building)

(Plan showing single and two storey extensions to the Morison Building)

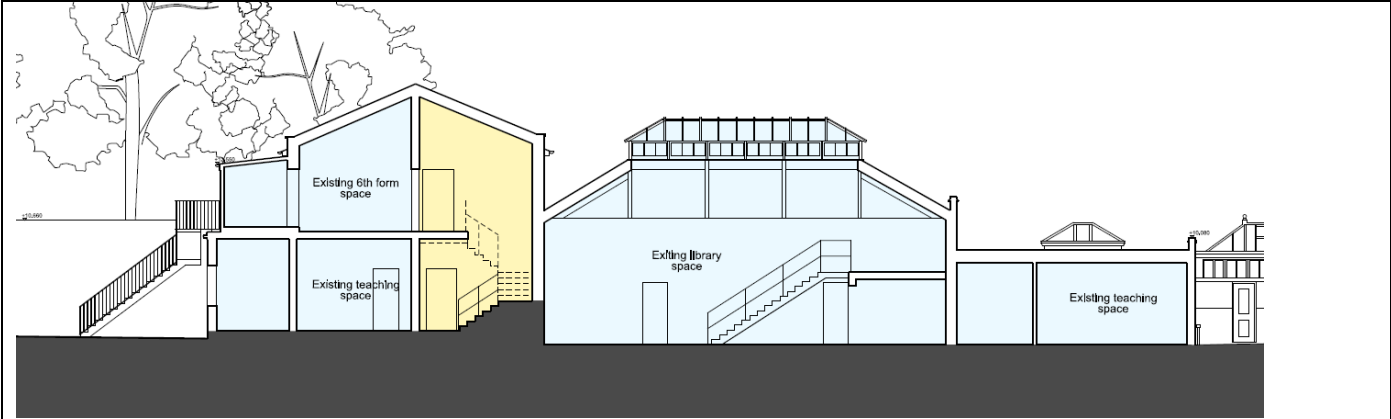


Existing First floor plan (Morison Building)

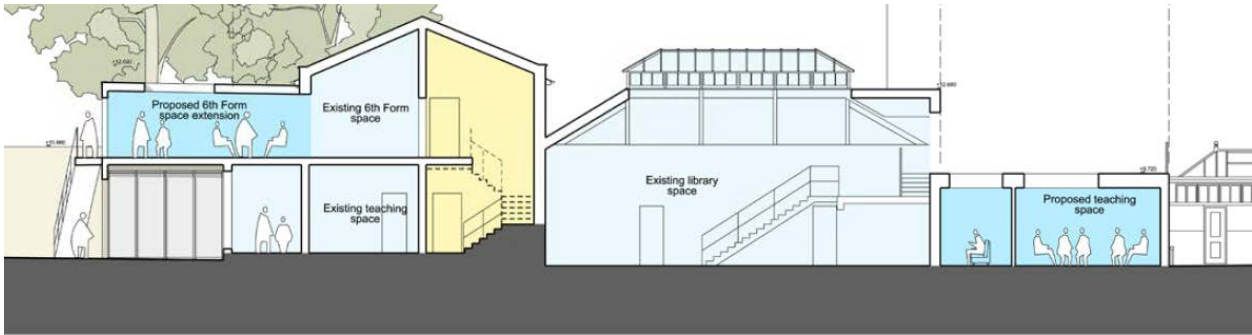


Proposed First floor plan (Morison Building)

(Plan showing single and two storey extensions to the Morison Building)



Existing Section AA (Morison Building)



Proposed Section AA (Morison Building)

(Section through single and two storey extensions to the Morison Building)

DRAFT DECISION LETTER

Address: Francis Holland School, 39 Graham Terrace, London, SW1W 8JE,

Proposal: Erection of single storey Centre for Creative Learning at lower ground floor level (to the rear of 15 to 23 Graham Terrace); three storey side extension to Junior School Gym building (to the rear of 25 Graham Terrace); second floor addition to the Junior School Building (to the rear of 31 to 33 Graham Terrace); and ground and first floor extensions to the Morison Building (accessed off Ebury Street). Excavation (to the rear of 15 to 25 Graham Terrace) and landscaping.

Reference: 16/08593/FULL

Plan Nos: 00(00)AP001; 00(20)AP001; 01(20)AP010; 01(20)AP011; 01(20)AP012; 01(20)AS020; 01(20)AE010; 01(20)AS010; 02(20)AP012; 02(20)AS010; 02(20)AE010; 03(20)AP010 A; 03(20)AP011 A; 03(20)AE010; 03(20)AS020; 03(20)AS010; 01(18)AP000; 01(18)AP001; 01(18)AP002; 01(18)AE011; 01(18)AS021; 03(18)AP002; 01(20)AP000; 01(20)AP001; 01(20)AP002; 01(90)LP000; 01(90)LP001; 01(20)AE011.

Case Officer: Aurore Manceau

Direct Tel. No. 020 7641 7013

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:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o 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
o 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 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 Belgravia 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)

- 4 You must apply to us for approval of details of the following parts of the development:

- i) Detailed drawings and materials samples in relation to the balustrades and handrail associated with the creative learning centre and landscaping.
- ii) Material sample for the window framing of the creative learning centre.
- iii) Material Sample for the window framing of the second floor extension to the junior school.
- iv) Brick sample panel for the junior school gym extension - provided on site.
- v) Brick sample panel for the northern extension of the Morison building - provided on site.

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

- 5 **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 privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (July 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 6 The proposed external lighting to be installed to the roof of the creative learning centre should be turned off between 9 pm and 7am daily.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (July 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 7 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. This landscaping scheme should include details of planter sizes, soil volume and the proposed irrigation details using sustainable water sources.

You must not start work until we have approved what you have sent us. You must then carry out the landscaping and planting within 3 months; of completing the development (or within any other time limit we agree to in writing).

If you remove any plants or find that they are dying, severely damaged or diseased within three years; of planting them, you must replace them with plants 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 Belgravia 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)

- 8 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the green roof and wall to include construction method, layout, species and maintenance regime.

You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To reduce the effect the development has on 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. (R43AB)

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

You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)

3

For the avoidance of doubt the Construction Management Plan required under condition 5 shall be limited to the items listed. Other matters such as noise, vibration, dust and construction methodology will be controlled under separate consents including the Control of Pollution Act 1974 and the Building Regulations. You will need to secure all necessary approvals under these separate regimes before commencing relevant works.

4

You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

5

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.

6

In supply the detail required for condition (C30CB and C43GA) you should include an environmental sustainability system of irrigating the planting in the roofs, planters and green walls. For more advice on this, please see the Mayor of London's supplementary planning guidance: Sustainable Design and Construction, April 2014. It will need to consider rainwater harvesting and storage or grey water filtration and storage to minimise the use of potable mains water for irrigation. However, if any features materially (significantly) affect the appearance of the outside of the buildings, this is likely to need planning permission.

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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.