

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 17 th January 2016	Classification For General Release	
Report of Director of Planning	Ward(s) involved Abbey Road, Regent's Park, Bryanston & Dorset Square, Church Street, Little Venice, Maida Vale, Harrow Road, Westbourne.		
Subject of Report	Various Locations NW8, NW6, W9 Within North Westminster London.		
Proposal	Erection of 26 sets (1, 2 or 3 poles) of 5.5m high supporting poles (black colour coated steel poles) and linking wires (clear nylon filament) associated with the creation of an Eruv (continuous boundary designated in accordance with Jewish law) within the north of Westminster around and including St John's Wood NW8, Maida Vale, Westbourne Green and Little Venice W9, Prince Albert Road and vicinity NW8 and Randolph Gardens and vicinity NW6.		
Agent	Mr Daniel Rosenfelder		
On behalf of	United Synagogue Trusts Ltd		
Registered Number	16/04837/FULL	Date completed	15 July 2016
Date Application Received	23 May 2016		
Historic Buildings Grade	Poles 1A and 1B cross Warwick Avenue and are located adjacent to the Grade II listed Warwick Avenue Bridge and outside of the Grade II* listed Junction House. Pole 37B is located adjacent to Grade II* Crockers Folly PH on Cunningham Place.		
Conservation Areas	Many poles are located within the St John's Wood Conservation Area, Maida Vale Conservation Area and the Regent's Park Conservation Area.		

1. RECOMMENDATION

For the Committee's consideration:

1.

a) Does the Committee consider that the advantages to parts of the Jewish community, outweigh the harm caused by additional street clutter and street pruning and harm to the setting of heritage assets.

b) Does the Committee consider that poles 1A/B, 2A/B, 25B, 27A, 33A/B, 37B and 39C and require further changes and these can be dealt with by an amending condition.

2. Subject to 1. above, grant permission subject to an amending condition to secure amendments

under 1b) above, and subject to the completion of a s106 legal agreement to secure:-

- I. Maintenance Strategy for poles and wire.
- II. Cost of maintenance of street trees
- III. Applicant to take on public liability.

3.If the S106 legal agreement has not been completed within six weeks from of the date of the Committee's resolution then:

a) The Director of Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Planning is authorised to determine and issue such a decision under Delegated Powers; however, if not

b) The Director of Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an agreement within an appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so the Director of Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

2. SUMMARY

Planning permission is sought for the erection of 51 poles on the public highway within north Westminster. These poles are associated with the creation of an ERUV (a continuous boundary designated in Jewish Law) which would enable members of the Jewish community that observe the Sabbath, to carry personal effects within the public domain of the ERUV. The proposal has brought about considerable and mixed representations from within and outside of Westminster. Councillors from Abbey Road, Regent's Park and Bryanston and Dorset Square Wards and the St John's Wood Society and Paddington Waterways and Maida Vale Society have all raised objection to the proposal on various grounds including the principle.

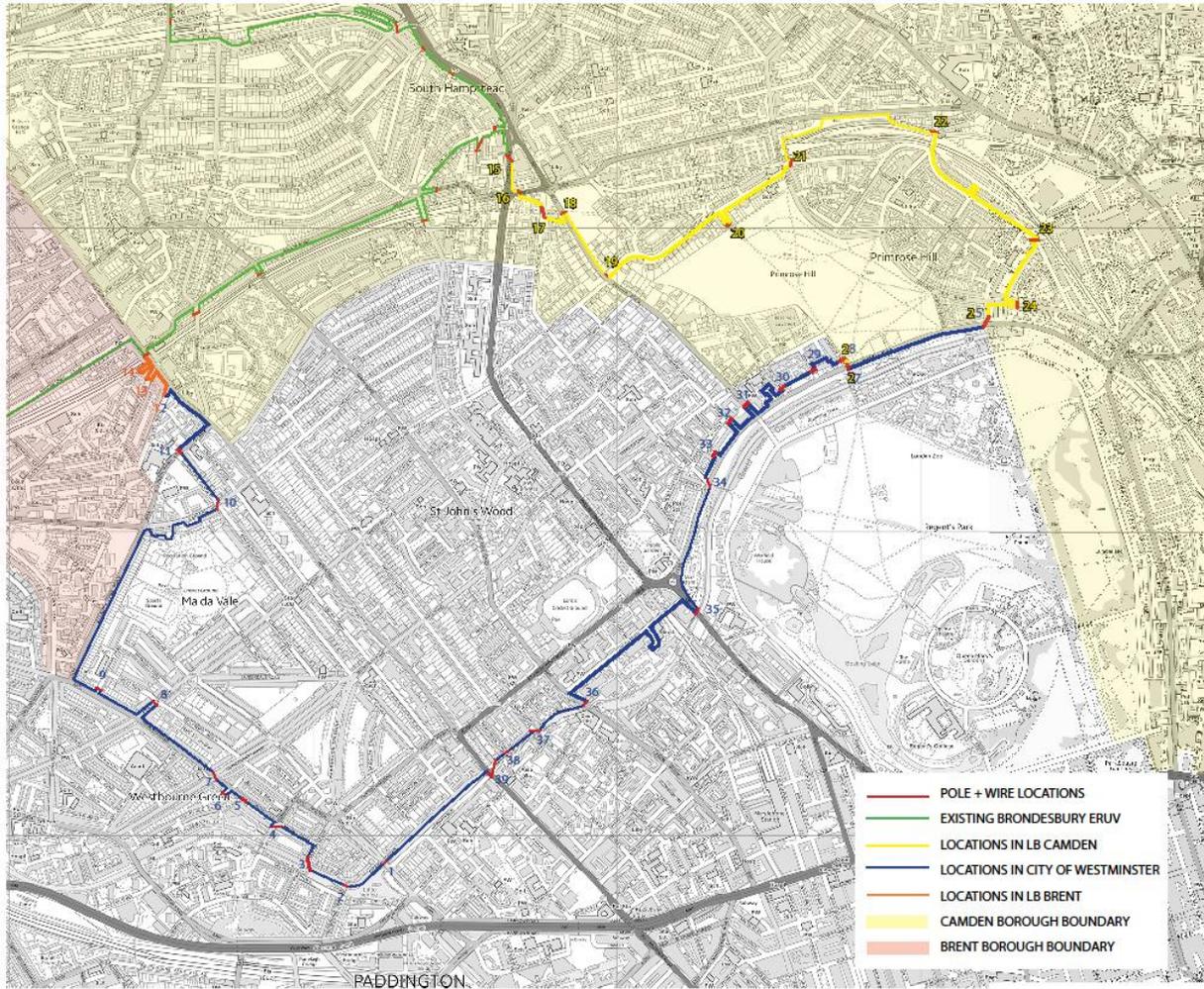
Considerable representations of both objection and support have been received on various grounds including social cohesion and street clutter and heritage impact.

The key issues in this case are:-

1. The effect of the proposed poles and wires on the character and appearance of the street scene, the character and appearance of the St John's Wood, Maida Vale and Regent's Park conservation areas and on the setting of listed buildings.
2. The effect of the proposed poles on the pedestrian highway
3. The effect of the proposal on street trees
4. The impact of the proposal on social cohesion

The principle of the poles on the highway is undesirable contrary to policy to reduce street clutter and the proposal is also considered to result in harm (less than substantial) to heritage assets and affect pedestrian highway. However a number of poles that are of particular concern could be relocated to less harmful locations and an amending condition is therefore recommended to secure this. The public benefits of the proposal to members of the Jewish community could be considered to outweigh the identified harm and provide exceptional circumstances in which to depart from policy. Therefore subject to the relocation of some poles and the completion of a S106 to ensure all costs associated with the proposal are met by the applicant, a favorable recommendation is made.

3. LOCATION PLAN- Various locations within North Westminster.



4. PHOTOGRAPHS

Location 25 Prince Albert Road



Location 1 Blomfield Road



Location 39 Edgware Road



Location 37 Crocker's Folly PH



5. CONSULTATIONS

Ward Councilors

Abbey Road Ward Councillors Hall, Warner & Freeman

Objection, introduces street clutter and detrimental visual impact, impact on car parking and trees and wildlife.

Installation of poles and wire into the public realm contrary to policy DES7 for the following reasons: 1) addition of street furniture 2) impact on conservation areas 3) impact on setting of listed buildings; 4) impact on Bridges & Regents Park. A large number of black steel poles will have a negative visual impact and do not enhance the local environment in Westminster.

The City Council has worked hard over many years at significant cost to tax payers to clear streets of unnecessary clutter and reversing this trend is contrary to policy, to the benefit of a small private group with no desirable function to the greater public good. City Council has a duty under national legislation to promote good relations between persons of different racial groups and obligations under local policy to safeguard public realm. Altering the public realm to accommodate the private religious beliefs of any one group is not conducive to a harmonious, inclusive, open and tolerant society that has always prevailed in St John's Wood. Lines of division or exclusivity may lead to disharmony and misunderstanding in acutely sensitive times and given rise to further requests from other groups that would be hard to resist.

The applicant has stated that around 8,700 people will benefit from an Eruv in North Westminster. Whilst many will continue to walk to their place of worship, with the restriction on use of transport lifted (within the Eruv) many may be encouraged to use a car which raises concern given that Abbey Road Ward has no parking enforcement at the weekends and which frequently puts a strain on limited residents parking, especially around Abbey Road and Grove End Road. It is likely that parking enforcement will have to be introduced.

Many poles lie in close proximity to trees which raises concern about impact on wildlife.

Regent's Park Ward Councillor Rigby

Objection, introduction of poles on the street will have a negative visual impact and will do nothing to enhance St John's Wood and is contrary to policies on street clutter and preserving and enhancing the character and appearance of conservation areas. Proposal would be detrimental to good relations and social cohesion. We need to create a harmonious, open and inclusive society which has always been the case in NW8 where opinions and religious beliefs sit side by side. Do not want to create a division or upset this harmony especially at this very sensitive time.

Bryanston & Dorset Square Ward Councillor Alexander

No objection, if it can be realised without the installation of extra street furniture as the City Council has been removing obstructions on the footway to make it safer for pedestrians and to improve sightlines for all drivers.

Church Street Ward Councillors

Any response to be reported verbally.

Little Venice Ward Councillors

Any response to be reported verbally.

Maida Vale Ward Councillors

Any response to be reported verbally.

Westbourne Ward Councillors

Any response to be reported verbally.

Greater London Authority

The application does not raise any strategic planning issues given the scale and nature of the submission.

Transport For London (arboriculturalist)

Comment. There are two TFL street trees on Edgware Road (No.39) on the junction with Aberdeen Place. The tree on the south side has been reduced and regrowth would impede the installation of cabling between the poles. The tree on the north side would also require some minor works to facilitate any cable installed between the trees. Pruning works are recommended which would also be beneficial for the maintenance of the highway.

Historic England

Do not wish to offer any comments on this occasion. This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

The Royal Parks

Any response to be reported verbally.

Regents Park Conservation Area Advisory Committee

Any response to be reported verbally.

Canal & River Trust

No objection in principle. The poles are not proposed on the Canal & River Trust Land, and in principle we have no issues with the application. However query whether pole (1A) which is proposed to be located outside of Junction House (Grade II listed and owned by Canal & River Trust), could be relocated to the other side of the road. Also wonder if there had been any concerns raised about birds or bats flying into the clear filament wire.

Natural England

No comments to make. Application is not likely to result in significant impacts on statutory designated nature conservation.

Thames Water Utilities Ltd

Any response to be reported verbally.

London Borough of Camden

Any response to be reported verbally.

London Borough of Brent

Any response to be reported verbally.

St John's Wood Society

Objection. Proposal is socially divisive within diverse local community and contrary to policy to reduce street clutter. The Society values the desirable, multicultural, multi-faith and economically diverse community and are working hard through neighbourhood planning to achieve a high level of social cohesion and to better embrace our inherent diversity. Regents Park ward profile is more ethnically diverse than the city as a whole and is ranked in the top 2% of ethnically diverse communities in England.

As evidenced by the larger number of objection the application had proved to be socially divisive within our diverse local community. The City Council has a clear policy to declutter public realm and which this proposal is contrary to and is particularly applicable within or on the border of conservation areas where street clutter can be detrimental to the character of the area. Request that additional weight is given to comments from residents within the boundaries of the proposed ERUV.

Paddington Waterways & Maida Vale Society

Objection. Overall the proposal is harmful to the conservation area and would undermine social cohesion policy. Contrary to policy on reduction of street furniture and clutter and poles are visually intrusive against a number of properties and assets and are therefore considered harmful to the conservation area. The proposal to install new street furniture rather than make use of the existing increases both visual and physical clutter on the pavement. A number of proposed locations are considered to cause significant harm (1a/b; 2a/b; 3a/b; 4a/b; 5a/b; 6a/b, 7a/b, 8a/b, 9a/b, 10b; 11a; 39 a/c) to footway widths and or heritage asset and street scape. Fully committed to supporting social cohesion, which is relevant to the society's area as home to people from a wide range of communities, who coexist successfully in a faith neutral context. This is in contrast to bordering areas which typically have characters defined by particular community groups. The society believes that no individual group should have an enhanced presence in the area. Suggest that any structure artefact or activity which extends the footprint of a particular faith group beyond existing places of worship, meeting places or schools, should be avoided.

The St Marylebone Society

Defer to conservation officer.

North Paddington Society

Any response to be reported verbally.

Highways Planning

Refuse on transportation grounds. The proposal represents poles on the highway, which is contrary to the City Council's Westminster Way and policies S41, TRANS3 and DES7, which seek to provide a clutter free environment that puts the pedestrian first and secures an improved environment for pedestrians given that the primary function of the highway is the free and unobstructed movement of the highway users.

The majority of poles are located on the back edge of the footway, whereas the majority of supporting infrastructure street furniture (signage, street trees, litter bins) is located near the kerb edge. It is difficult to agree that the proposal complies with Westminster transportation and street scape policies in certain locations (1a, 2a/b, 3b, 4a, 6b, 11b, 12a, 25b, 27a, 28b, 29a, 30a, 33b, 39a, 39c).

There is also no guarantee (in the absence of site survey of underground conditions) that each pole can be installed as shown. The application would also need to secure a license under the Highways Act for structures to be positioned within the highway Authority may not support any licensing application under the Highways Act to install the structures.

Arboricultural Officer

Comment. The proposal will affect a large number of highway trees. The tree pruning required is similar to that carried out for normal highway tree maintenance but the frequency may increase, with the associated cost to the City Council and disruption whilst taking place. The cumulative effect on highway tree maintenance, any disruption that causes and the resultant need to prune protected trees is not desirable and does not benefit the wider community.

Some privately owned trees will need to be pruned now or in the future, some of these are included in Tree Preservation Orders.

Any works would require permission as tree pruning is not proposed as part of this application.

Conditions would be required to secure an arboricultural method statement for tree protection during installation and excavation. It may also be appropriate to secure a section 206 arrangement for ongoing tree pruning costs related to the Eruv poles.

Cleansing

No objection.

Designing Out Crime Officer

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 1577 Total No. of replies: Numerous responses from 894 addresses

No. of objections: Numerous responses from 339 addresses

No. in support: Numerous responses from 545 addresses

Neutral: 10

The City Council consulted neighbouring properties which adjoin the proposed location of the erection of a pole and wire and displayed a site notice near each of these locations. It is noted that a number of representations in support of the proposal appear to have been received from addresses outside of Westminster.

Objections

Principle

- The Right of the Common Man is at the heart of British justice and rests on our age-old belief that all people should level in freedom within the law (English Law not religious law).
- Contrary to every tenet of our culture
- Unnecessary addition that Jewish law has done without for many years
- No religion should be able to disrupt the general area in this way.
- We live in a secular society, religion should be expressed at home and place of worship
- A permanent structure in the community is not appropriate
- The Jewish laws should be altered not the secular society they live in
- Judaism allows for an evolving interpretation of its laws.
- Would lead to a segregation of a multi-cultural society
- Will cause anti-semitism and alienate other cultures and religions that enjoy the area and that Londoners consider is one of the special features of our society.
- Resent being made to live in a zone indentifiably associated both in situ on and on public record, with any religious grouping
- The transient sopund of the call to prayer is never permitted from the mosque, even on the holiest days.
- Not advisable in strong presence of Muslims given atrocities in other countries.
- It's a device for evading strict rules
- Breaches Human rights
- Is archaic and not supported by all Jews
- This is a multi-faith society where no one minority or majority should be gaining advantage
- Sets a precedent for other religious groups.
- Will only benefit a small minority yet impact is experienced by all symbolically and visually
- Less diversity, more ghettoisation
- If the applicants want to be governed by religious law they should move to such a location.
- Poles have heavy religious overtones
- Does not contribute to cohesive society
- Projection of minority beliefs on public space

- Some members of the Jewish community do not share these beliefs
- Favour neutrality of the public space
- Do not want my property within a designated religious area
- Resentment could lead to violence
- Has no place in this country
- Current British law is based on Christian values not Jewish law.
- Conflicts with secular approach maintained by the UK government and will open up a pandoras box for other outlandish requests based on Sharia law and Hinduism law.
- They should adapt their lifestyle to integrate into Christian society and not the other way round
- Minority groups should not have special visual privileges
- Public spaces are for everybody
- Would divide and split the community
- Living in the dark ages this is the 21st century
- Totally unnecessary
- Will become a terrorism target
- Application concerned with religious avoidance not practice
- The Eruv is not merely notional
- Offensive to other religious groups
- Very close to Regent's Park mosque and they may ask to call to prayer.
- St John's Wood has had 3 synagogues for the past 50 years and an Eruv was never deemed necessary for a fair and peaceful practice of Judaism.
- Questionable as to whether Equality Act applies in this case – as an artificial ruse to facilitate non observance of religion.
- Breeds segregation.
- No relevance to 99.9% of residents

Design and conservation

- Unacceptable on aesthetic grounds
- Unacceptable impact on conservation areas
- Impact on listed buildings along the route
- Impact on Crocker's Folly PH a Grade II* listed building
- Do not want more street furniture
- The introduction of metal structures which are meaningless for the vast majority of people is inconsistent with how the environment is managed.
- Could set a precedent for other street furniture
- Ugly and unsightly 5.5m high poles
- Clutter on streets
- Want to keep the beauty and historical character of our neighbourhood
- Impact on canals and canal bridges, Little Venice, Regents Park and Primrose Hill
- Will disfigure the London landscape
- Physical intrusion
- Impact on ambience of area including areas of historical value.
- Hideous poles and wires
- Incongruous
- Impact on views within conservation areas.
- We go the trouble and expense to bury electricity, telephone and cables

Highways

- This is public land and a religious group should not command right over it.
- Less street furniture helps people with limited mobility
- Street clutter is challenging for older citizens, mobility scooters, buggies
- Wire will impact on vehicles
- Neighborhood is already over-burdened with street furniture
- Impact on air ambulance
- Traffic hazard

- Impact on pedestrian highway
- Poles do not perform a function
- Currently all poles fulfill some essential purpose to safety, traffic regulation, or information for the good of all

Environmental

- Detrimental impact on trees within our conservation areas and some subject to tree preservation orders
- Impact on tree and hedge maintenance, building site works and access points
- Wires pose a hazard to birds and bats
- Hazard in bad weather

Other

- Who will pay for all of this
- Everyone should have been consulted
- Consultation process questionable
- Poor timing of application during summer
- Suspiciously co-ordinated- looking weight of comments in a short period claiming to support the application.
- Many representations of support do not bother to comment properly and is probably a campaign by the local synagogue.
- Why can't the area just be on a map/phone app and not require the poles and wires.
- Will negatively affect house prices as it will only attract Jewish buyers
- Concerned about maintenance
- Why don't we put the poles and wires around the M25 where it would not be so detrimental.
- Assume applicant accepts all liability for removing graffiti, repainting poles, reinstating, broken wire, road closures for maintenance, compensation in the event of injury

Support

Principle

- Will assist members of the synagogue in the area that have young families, elderly or disabilities and enhance their quality of life.
- Vital lifeline for community
- Will enhance the religious and cultural life and diversity of the borough and neighbouring boroughs.
- Benefits outweigh impact of street furniture
- No negative impact on other communities
- No planning grounds to without permission
- Similar proposals have been implemented in other locations in London and around the world
- Granting Eruv would be a clear demonstration of tolerance and inter faith co-operation.
- Other Eruvs are unobtrusive and respectful and have not had a detrimental impact
- Allows more active life in the local community
- Poles have no religious significance
- No change to social cohesion, population trend or community relations
- Will not create a ghetto
- Will enable greater social interaction
- Will enhance family life

Design

- Special care has been taken to minimize the impact of the poles.
- Poles virtually invisible /discreet once installed.
- No adverse impact
- Respects London's architecture

Other

- No adverse impact on neighbours amenities, road access, servicing or aesthetics or any local services.

PRESS ADVERTISEMENT / SITE NOTICE: Yes (various locations)

6. BACKGROUND INFORMATION

6.1 The Application Site

This application seeks planning permission for development which will take place on a number of sites which are not contiguous. The application site consequently comprises of 26 locations within the north of Westminster, which are predominantly public highway (apart from 4A). Many of the locations fall within the St John's Wood Conservation Area, Maida Vale Conservation Area or Regent's Park Conservation Area. Some locations are close to Regent's Canal and the Grand Union Canal and some are located adjacent to Grade II * and Grade II Listed Buildings. Most of the locations are within residential areas, although some are outside of commercial properties.

6.2 Recent Relevant History

London Borough of Camden

Pending applications:-

2016/1436/P Camden Eruv (Belsize Park, Hampstead (including south and west)

2016/2892/P Camden section of North Westminster Eruv.

Camden website indicates that these applications have not been determined.

London Borough of Brent

Granted application on 21.08.2014. 14/1252 Brondesbury Eruv (Brondesbury, Cricklewood, West Hampstead, Queens Park, Willesden, Kilburn).

7. THE PROPOSAL

7.1 Summary of proposal

A single application has been submitted for planning permission for physical works of development necessary to create what is known as an 'Eruv'. The physical works comprise the erection of a number of sets of poles (joined by wires) on the pedestrian highway located within the north of Westminster. In some cases a pole within Westminster is proposed to be joined by a wire to a pole within Camden or Brent.

A total of 26 "sets" of poles are proposed comprising one, two or three poles joined by a nylon wire, a total of 51 poles. The poles are predominantly 5.5m high to straddle a vehicular highway, however where they cross only a pedestrian footpath the poles and wire are 3.3m high. The poles are cylindrical in shape and constructed of galvanized steel and colour coated black. The wire is 0.5mm nylon fishing line.

NB/ It is noted that the location of some of the poles on the plans do not always match the photographs submitted by the applicant and do not always reflect the current street furniture arrangement. Furthermore the applicant has sought to submit amendments to the original submission during the course of the application in response to representations made by various parties and including two additional locations, however these amendments have not yet been formally accepted or consulted upon, but will be referenced in this report.

8. DETAILED CONSIDERATIONS

8.1 Key issues

As a notional or symbolic boundary, the Eruv itself is not a structure which requires planning permission, but the poles and wire required to create the Eruv do require planning permission. The key issues in the determination of this application are:-

- The effect of the proposed poles and wires on the character and appearance of the street scene, the character and appearance of the St John's Wood, Maida Vale and Regent's Park conservation areas and on the setting of listed buildings.
- The effect of the proposed poles on the pedestrian highway
- The effect of the proposal on street trees
- The impact of the proposal on social cohesion.

Each element of the proposed development (each of the poles and wire) has been considered on its site specific merits in relation to development plan and national policy on design, conservation areas, listed buildings, highways, trees and any other relevant issues.

8.2 What is an Eruv?

An Eruv is a notional boundary recognized by Jewish law, within which activities normally prohibited during the Sabbath, are permitted. It is a legal 'fiction' which transforms a public place into a private domain by enclosing the area inside the boundary.

The Sabbath is a day set apart by Jewish law from the working week, in which family time and spiritual pursuits are emphasized and weekday activities associated with work area prohibited.

Within an Eruv those following Jewish law are able to carry certain items and perform certain activities that are otherwise prohibited on the Sabbath (the observance of the Sabbath is from sunset on Friday until nightfall on Saturday). This includes carrying personal effects (handkerchiefs, keys, spectacles) or pushing items or carrying out certain activities in places that are considered a public domain and certain activities including using transport, pushing wheelchairs, using pushchairs, walking sticks etc. which would otherwise be prohibited.

Physically an Eruv can be formed by the existing environment and natural boundary features like buildings, fences, walls, but where this is breached by roads, it is necessary to enclose these "gaps" by the erection of a notional gateway in the form of poles linked by a wire. The Eruv then allows those following Jewish law to move freely within the Eruv on the Sabbath to pursue social, communal and leisure activities.

8.3 Who could benefit from the Eruv?

The creation of the Eruv would therefore benefit members of the (Jewish) community who observe the Sabbath and in particularly those with disabilities and the elderly that require physical aids to go outside and those with small children using prams or carrying babies.

The applicant has indicated that this application has been submitted on behalf of the United Synagogue, which is the central body of traditional Judaism in England, but with the initial impetus for the proposal from the St John's Wood Synagogue, Grove End Road (the flagship member of the United Synagogue), which has a congregation of 3,500 (1,300 adult members including 500 'family members';, children and non-members). The applicant also suggests that members of other synagogues in the local area would also benefit from the ERUV as detailed below.

The Spanish & Portuguese Synagogue, Lauderdale Road has a community of 1,500 (600 adult members including 250 'family members'; children and non-members). 'Anshei Shalom' Grove End Road is a predominantly young congregation with a community of 750 (300 adult members including 120 'family members'; children and non-members).

The 'Saatchi Synagogue, Andover Place, has a community of 500 (200 adult members including 90 'family members'; children and non-members). 'New London Synagogue', Abbey Road, has a community of 2,300 (850 adult members). 'Chabad' Synagogue, Fairfax Road, Harringay, has a community of 175 (70 adult members including 35 'family members'; children and non-members). The applicant therefore suggests that overall the number of persons who could benefit from the ERUV is around 8,700.

The City Council's most up to date data is sourced from the 2011 census and a breakdown of Westminster's residents by religion, which indicates that there were 7,237 Jewish residents, of which the largest proportion reside in Abbey Road and Regent's Park wards (1,564 and 1,042 respectively) and which accounts for 2% of Westminster's population.

The applicant also suggests that based on the 226,841 population of the City of Westminster (Office of National Statistics 2013, updated 2011 census figures), allowing for say 80% of the total being resident within the City Westminster, this application will benefit approximately 3.8% of the local population – and approximately double that percentage if the above-mentioned concentration within North Westminster is taken into account. The applicant also suggests that this figure excludes many residents from other adjoining boroughs, some of which have approval for an 'eruv' as well as tourists who will all benefit from inclusive accessibility to social, leisure, community and religious participation for all members of the communities regardless of any special mobility or care needs.

These figures are useful in so far as they indicate the number of residents within Westminster of Jewish faith and the number of members of the synagogues in the locality. However from the representations received during this application, it appears that some Jewish people within Westminster and the locality do not agree with the need for the ERUV, and or do not observe the Sabbath and would therefore not benefit from the proposal. The above figures should therefore be viewed with this in mind. Furthermore, it is unclear as to the number of more vulnerable members of the community (those with small children, elderly and disabled and other with limited mobility) that would particularly benefit from the ERUV.

The size of the Jewish religious group in the area and the requirements of their religious observance are noted. The religious need for the proposal is understood and it is acknowledged that the proposal would benefit this particular part of the community and would be particularly beneficial to more vulnerable members of that community including the elderly, those with disabilities and those with young children, reducing the religious social inequalities.

8.4 Assessment

The table below sets out the key points relating to the location of each of the poles and is followed by a detailed pole by pole assessment.

Table 1

Pole no.	Street	No. of poles	Hgt (M)	Wire length	Conservation Area	Listed Building/ Canal Bridge	Existing & proposed footpath width (M)	Trees	Residential property
1A/ B	Blomfield Road /Warwick Avenue	2	5.5	22	Maida Vale	Junction House Grade II listed. Canal Bridge	2.10-1.80 2.85-2.55	Future pruning	No
2A/	Westbourne	2	5.5	16	Maida Vale		2.10-	Current &	No

B	Terrace Road Bridge					Canal Bridge	1.80 1.97 – 1.67	future pruning	
3A/ B	Blomfield Road/Clifton Villas	2	5.5	26	Maida Vale		0.80- 0.50 1.90-1.60	Tree already regularly pruned	Yes b
4A/ B	Formosa Street	2	5.5	22	Maida Vale		Not highway/ private land	Excessive and future pruning of Pear tree	Yes a/b
5A/ B	Shirland Road	2	3	5	No		2.50- 2.20 2.50- 2.20 Pedestrian Alleyway	Tree already regularly pruned	No
6A/ B	Braden Street	2	5.5	14	b Maida Vale		1.90-1.60 1.15-0.85	Private tree future pruning	No
7A/ B	Sutherland Avenue (junction with Shirland Road)	2	5.5	34	Maida Vale		3.50-3.20 4.00-3.70	Future pruning	Yes a/b
8A/ B	Delaware Road /Widley Road	2	5.5	36	Maida Vale		2.65- 2.35 2.60- 2.30	Future pruning of Plane & Alder from time to time.	Yes a/b
9A/ B	Essendine Road	2	3.3	18	No		2.80-2.50 2.80-2.50	Future pruning of Plane tree from time to time	Yes a/b
10A /B	Randolph Avenue (junction with Carlton Vale)	2	5.5	51	10a Maida Vale	TPO Holm Oak	3.20- 2.90 2.70- 2.40	Current & future pruning to Alder & London Plane & private Holm Oak	Yes a/b
11A /B	Kilburn Park Road	2	5.5	36	No		3.07- 2.77 2.60-2.30	Future pruning of Plane trees	Yes a
12A	Oxford Road Linked with pole in Brent	1	5.5	14	No		2.10-1.80	Future pruning of Alder	Yes a

								& Estate trees (Lime & pine)	
25B	Prince Albert Road (junction with St Mark's Square). Linked with pole in Camden	1	5.5	28	Regents Park		1.70-1.40	No works	No
27A	Prince Albert Road (junction with Ormonde Terrace). Linked with pole in Camden	1	5.5	17	Regents Park		1.80-1.50	Future pruning of private Lime trees	No
28B	Ormonde Terrace. Linked with pole in Camden	1	5.5	10	No		1.98-1.68	No trees	Yes
29A /B	Wells Rise	2	5.5	16	No		1.80-1.50 2.70-2.40	Future pruning of Whitebeam & apple trees	Yes a/b
30A /B	Titchfield Road	2	5.5	15	No		1.55-1.25 2.60-2.30	Current and future pruning to Pear tree	Yes a/b
31A /B	Avenue Road	2	5.5	17	No	TPO sycamore	2.40-2.10 2.50-2.20	Current and future pruning to private sycamore tree.	Yes b
32A /B	Townshend Road	2	5.5	16	No	TPO cedar	n/a 2.10-1.80	Future pruning of Cedar tree after 10 years	Yes a/b
33A /B	Eamont Street	2	5.5	16	No		3.00-2.70 1.90-1.60	Future pruning to a silver Birch Tree	Yes a/b
34A /B	Charlbert Street/Prince Albert Road	2	5.5	43	St John's Wood/Regents Park		2.10-1.80 2.40-2.10	Current and future	Yes a

								pruning to plane tree.	
35A /B	Park Road	2	5.5	24	35a - Regents park	a - Adj canal	TFL	Future pruning of plane trees in 10 years	Yes b
36A /B	Lisson Grove	2	5.5	24	No	b – adj canal	5.00-4.70 4.00-3.70	Current & future pruning to plane trees	No
37A /B	Cunningham Place	2	5.5	33	37b – St John's Wood	Crockers Folly PH Grade II * listed	3.60-3.30 3.70-3.40	Future pruning of plane tree	No.
38A /B	Northwick Terrace	2	5.5	17	St John's Wood	TPO cherry	2.20-1.90 3.30-3.00	Current and future pruning of the apple and private cherry	Yes a/b
39A /B/C	Edgware Road. TFL Road and trees	3	5.5	9 &45	St John's Wood/Maida Vale		1.70-1.40 1.10-0.80	Current & future tree pruning to plane trees.	
Total of 26 sets of 1,2 or 3 poles		Total of 51 poles							

8.5 Assessment of individual poles

8.5.1 Poles 1A & B Warwick Avenue/Blomfield Road

These cross Warwick Avenue and are immediately adjacent to the grade II listed Warwick Avenue Bridge; and pole 1A would also be directly outside the grade II listed Junction House, within the Maida Vale Conservation Area. These poles would have a harmful (Less than substantial) impact on the setting of these listed buildings which has brought about objection from the Paddington Waterways and Maida Vale Society (PWMVS) and Canal & River Trust on heritage grounds and would be additional street clutter within the conservation area.

Pole 1A outside of Junction House would reduce the available pedestrian highway further from 2.1m to 1.8m which is regrettable, but the pavement in this location is already compromised by the tree. Pole 1B would maintain adequate footpath of 2.55m.

There is a London Plane street tree in the footpath of Blomfield Road, which would overhang pole 1A and which is likely to require future pruning to prevent conflict with pole and wire.

It is not considered that the poles in this location, some distance from residential windows would result in any significant adverse impact on residential amenity.

The applicant has during the course of the application submitted an alternative location for these poles relocating them to Warwick Avenue.

This is a preferred location, but has not yet been formally accepted or consulted upon. As an alternative location is available, the relocation of poles 1A and 1B is recommended to seek to overcome the harm set out above, and this can be overcome by an amending condition.

8.5.2 Poles 2A & B Westbourne Terrace Road Bridge

These cross the bridge within the Maida Vale Conservation Area and would be additional street clutter within the conservation area and have brought about objection from the PWMVS on heritage grounds.

Poles 2A & 2B would reduce the available pedestrian footway to 1.8m and 1.67m respectively, which is regrettable, but the pavement width in this location has already been compromised.

The false Acacia tree on the canal side would overhang pole 2A and is likely to require future pruning to prevent conflict with the pole and wire.

It is not considered that the poles in this location some distance from residential windows would result in any significant adverse impact on residential amenity.

During the course of the application, the applicant has submitted an alternative location for these poles, relocating them to Warwick Place. This is a preferred location, but has yet been formally accepted or consulted upon. As an alternative location is available, the relocation of poles 2A and 2B is recommended to seek to overcome the harm set out above and objections raised and this can be overcome by an amending condition.

8.5.3 Poles 3A & 3B Blomfield Road /Clifton Villas

On Blomfield Road the pole is located adjacent to a brick boundary wall and joins with the pole located on Clifton Villas, adjacent to the low boundary to the side curtilage of No.57 Blomfield Road. The poles would be additional street clutter within the Maida Vale Conservation Area and have brought about objection from the PWMVS on heritage grounds.

There is currently no real footway in the location of the brick boundary wall on Blomfield Road and the 80cm footway would be reduced to 50cm. On Clifton Villas the footway would be reduced from 1.9m to 1.6m. Whilst regrettable, the pavement width in this location is already compromised.

There is a private Lime Tree within the curtilage of No.27 Clifton Villas which is the subject of a Tree Preservation Order (TPO) which is likely to require future tree pruning to prevent conflict with the pole 3b and wire.

Given the juxtaposition of pole 3B to the windows of 57 Blomfield Road and 27 Clifton Villas and the distance of pole 3A from residential properties it is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.4 Pole 4A & 4B Formosa Street

These cross Formosa Street and would be additional clutter within the Maida Vale Conservation Area and has brought about objection from the PWMVS on heritage grounds.

Pole 4A appears to be on private land. Pole 4B would maintain adequate footpath of over 2m.

Pole 4A would be located adjacent to a Chanticleer Pear street tree (bigger than that shown in the applicant's submission) and this pear tree would require excessive pruning to facilitate the pole and is likely to require future tree pruning to prevent conflict with the pole and wire. Pole 4B would be located between two semi mature street Lime Trees, would be sufficient distance from these trees so as not to affect them.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.5 Poles 5A & 5B Shirland Road

These cross the pedestrian path leading from Shirland Road and would be additional clutter within the street scene, outside of a conservation area and have brought about objection from the PWMVS on townscape grounds.

Pole 5A would be located in front of a private cherry tree within the curtilage of Amberley Estate and is not considered to be affected by the propose pole and wire.

Over 2m of unobstructed footpath would be maintained.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.6 Poles 6A & 6B Braden Street

These cross the road and would result in additional clutter within the street scene and Maida Vale Conservation Area (pole 6B falls within the conservation area) and has brought about objection from the PWMVS on heritage and townscape grounds.

The Elm and False Acacia street trees on the corner of Braden Street and Shirland Road are not affected by the proposed poles and wire. However a private London Plane Street within the rear curtilage of No.4 Shirland Road is likely to require future tree pruning to prevent conflict with the pole 6A and wire.

The poles would reduce the pedestrian footway to 1.65m and 0.85m which is regrettable, but the pavement width is already compromised in this location.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.7 Poles 7A & 7B Shirland Road/ Sutherland Avenue

These diagonally cross Shirland Road at the junction with Sutherland Avenue from outside of No.60 Shirland Road to outside of No.86/88 Sutherland Avenue and would create additional clutter within the Maida Vale conservation Area and has brought about objection from the PWMVS on heritage grounds.

There is a young plane street tree outside of 86/88 Sutherland Avenue which is likely to require future tree pruning to prevent conflict with pole 7B and wire. The pole may also interfere with maintenance of the hedge in this location.

Over 2m of unobstructed foothpath would be maintained.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.8 Pole 8A & 8B Delaware Road/Widley Road/Elgin Avenue

These cross Elgin Avenue from adjacent to the side elevation of No.142 Elgin Avenue (which fronts Delaware Road) to adjacent to the side of Westside Court, No.107-113 Elgin Avenue (which fronts Widely Road) and would create additional clutter within the Maida Vale Conservation Area and have brought about objection from the PWMVS on heritage grounds.

There is a London Plane street tree adjacent to No.142 Elgin Avenue on Delaware Road, but this tree is not considered to be affected by pole 8A. The London Plane and Alder street trees close to pole 8B are likely to require future pruning from time to time to prevent conflict with pole 8B and wire.

Over 2m of unobstructed footpath would be maintained.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity, however it is noted that the pole is in close proximity to a first floor balcony to 142 Elgin Avenue and the pole could be considered to give easier climbing access to this property.

8.5.9 Poles 9A & 9B Shirland Road /Essendine Road

These cross Essendine Road from adjacent to the flank of No.169 Shirland Road to adjacent to the flank of No.171 Shirland Road and would create additional clutter within the street, outside of a conservation area and has brought about objection from the PWMVS on townscape grounds.

There is a London Plane street tree adjacent to the rear garden of 169 Shirland Road close to pole 9A which is likely to require future pruning from time to time to prevent conflict with pole 9A and wire.

Over 2m of unobstructed footpath would be maintained.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity, however it is noted that the pole is in close proximity to a first floor flat roofs to 169 & 171 Shirland Road and the poles could be considered to give easier climbing access to these flat roofs.

8.5.10 Poles 10A & 10B Randolph Avenue

These diagonally cross Randolph Avenue, at the junction with Carlton Vale from adjacent to the flank of the surgery on Carlton Vale to adjacent to the flank of 12 Carlton Vale, and would create additional clutter within the Maida Vale Conservation Area and has brought about objection from the PWMVS on heritage grounds.

An Alder street tree is located in Randolph Avenue and a London Plane Street tree on the corner of Randolph Avenue and Carlton Vale. A Holm Oak Private tree is located within the front curtilage of No.12 Carlton Vale and is the subject of a Tree Preservation Order. The Alder tree will need to be pruned to facilitate pole 10A and its wire. All three trees will require future pruning (including Holm Oak if not pruned for other reasons) to prevent conflict with poles 10A & B and its wire.

Over 2m of unobstructed footpath would be maintained.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.11 Poles 11A & 11B Kilburn Park Road

These cross Kilburn Park Road from adjacent to the flank of Torridon House to adjacent to the brick boundary wall with St Augustine's CE Primary School and would create additional clutter within the street outside of a conservation area and has brought about objection from the PWMVS on townscape grounds.

There are two London plane street trees, one on each side of Kilburn Park Road which are likely to require future tree pruning to prevent conflict with poles 11A & 11B and its wire.

Over 2m of unobstructed footpath would be maintained.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.12 Pole 12A Oxford Road (Close to Kilburn High Road)

This is located on south side of Oxford Road and is joined by a wire to a proposed pole on the opposite side of Oxford Road within the London Borough of Brent.

The pole would create clutter in the street outside of a conservation area.

There is an Alder Street Tree on Oxford Road and a Lime tree and Pine tree within the curtilage of Tollgate Estate, which are likely to require future pruning to prevent conflict with the pole and wire.

The pavement would be reduced to 1.8m, which in this location, whilst regrettable is considered acceptable.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.13 Pole 25B Prince Albert Road

This is located on Prince Albert Road adjacent to a Zoo building, opposite the junction of St Mark's Square and is joined by a wire to a proposed pole on the opposite side of Prince Albert Road within the London Borough of Camden. In addition a clear polycarbonate sheet (864x 200x 9mm) spanning between top and bottom rails is proposed to be fixed to both sides by means of cable ties to the existing railings, although it is unclear as to why this is necessary. The pole and additional polycarbonate sheet would create clutter within the Regent's Park Conservation Area.

A Norway maple tree is located adjacent to the Zoo building and close to the pole, but the tree and pole are unlikely to conflict.

The pole is close to one of the main pedestrian routes to London Zoo and would reduce the available pedestrian footway to 1.4m, due to the proximity of the pole to other existing street furniture

It is considered that the location of this pole and need for the polycarbonate sheet requires relocation /further consideration, and this can be overcome by an amending condition.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.14 Pole 27A Prince Albert Road (junction with Ormonde Terrace)

This pole is located on Prince Albert Road, opposite the junction of Ormonde Terrace and is joined by a wire to a proposed pole on the opposite side of the road outside Primrose Hill Lodge within the London Borough of Camden, and would create clutter within the Regent's Park Conservation Area.

There are two middle aged Lime trees within the Zoo grounds which are likely to require future pruning to prevent conflict with the pole and wire.

The pavement would be reduced to 1.5m, due to the proximity to an existing lamp post and could be overcome by a minor relocation of the pole.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

It is considered that the location of this pole requires relocation and this can be overcome by an amending condition/

8.5.15 Pole 28B Ormonde Terrace

This pole is located on Ormonde Terrace adjacent to the flank of Kings Court and adjacent to the pedestrian gate and would create clutter within the street, outside of a conservation area.

There are no trees in this location that are affected by the proposal.

The pavement would be reduced to 1.68m which is regrettable, but not unacceptable in highway terms.

Whilst there are windows in the flank of King's Court, given the location of the pole in relation to the windows it is not considered that the pole in this location would result in any significant impact on residential amenity.

8.5.16 Pole 29A & 29B Wells Rise

These poles cross Wells Rise adjacent to the flanks of Consort Lodge and St James Close and would create clutter within the street outside of the conservation area.

There is a young whitebeam street tree near pole 29A to Consort Lodge and a mature pillar apple in front of pole 29b to St James Close. When the young whitebeam tree grows it is likely to require future pruning to prevent conflict with pole 29A and its wire.

The pavement would be reduced to 1.5m by pole 29A, due to a tree pit, however whilst regrettable is not unacceptable in this location. The pavement to pole 29B would be maintained at over 2m.

Whilst there are windows in the flank of Consort Lodge and St James Close, given the location of the pole in relation to the windows it is not considered that the pole in this location would result in any significant adverse impact on residential amenity.

8.5.17 Pole 30A & 30B Titchfield Road

These poles cross this road adjacent to the flank of Primrose Court and Stockleigh Hall and would create clutter within the street outside of a conservation area.

There are two Chanticleer Pear street trees one on each side of the road. The tree adjacent to Stockleigh Hall will require pruning to facilitate the development and also future periodic pruning to prevent conflict with pole 30B and its wire.

The pavement would be reduced to 1.25m by pole 30A, due to an existing tree pit, which is regrettable, but not unacceptable in this location. Pole 30B would maintain 2m of pavement.

Pole 30A is adjacent to a brick flank wall of Primrose Court and pole 30B is separated from windows of Stockleigh Hall from its landscaped curtilage and it is therefore not considered that the pole in this location would result in any significant adverse impact on residential amenity.

8.5.18 Pole 31A & 31B Avenue Road

These poles cross Avenue Road adjacent to Saint Christinas Catholic School and London House and would create clutter within the street outside of a conservation area.

There is a private sycamore tree which is the subject of a Tree Preservation Order located adjacent to the school and a mature London Plane street tree on the opposite side of the road. Some pruning of both of these trees will be required to facilitate the development together with future pruning to prevent conflict with both poles and wire.

Over 2m of unobstructed pavement would be maintained.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.19 Pole 32A & 32B Townshend Road

These poles cross Townshend Road, adjacent to vehicular access to London House and adjacent to the flank of Viceroy Court and would create clutter within the street, outside of a conservation area.

There is a mature Cedar tree located within the curtilage of London House and a young cherry tree within the curtilage of Viceroy Court. As the Cedar tree continues to grow it may require further pruning in the long term (in around 10 years).

Pole 32B would reduce the pavement to 1.8m, which is not unacceptable in this location. Pole 32A would not affect pavement width.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

8.5.20 Poles 33A & 33B Eamont Street

These poles cross Eamont Street and would create clutter within the street outside of a conservation area.

There are two young Himalayan birch street trees on the north side of the road and the closest one is likely as it grows to require future pruning to prevent conflict with the wire.

Pole 33B would reduce the pavement to 1.6m which is regrettable but not unacceptable in this location. Pole 33A would maintain over 2m of unobstructed pavement.

Both poles are outside of and very close to residential windows which causes amenity concerns, however it is likely that this could be overcome by a slight adjustment to the location of these poles.

8.5.21 Poles 34A & 34B Charlbert Street/Prince Albert Road

These poles are joined by a diagonal wire from adjacent to the flank of Park View on Charlbert Street to adjacent to the hedge on Prince Albert Road and would create clutter within the St John's Wood Conservation Area and the Regent's Park Conservation Area.

There is a Whitebeam street tree on Charlbert Street and a London Plane street tree on Prince Albert Road. Whilst the Whitebeam would not be affected by the proposal, the London Plane tree will require future pruning to prevent conflict with the pole and wire.

Pole 34A would reduce the pavement to 1.8m which is regrettable but acceptable. Pole 34B maintains over 2m of unobstructed pavement.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity, however it is noted that the pole is in close proximity to a first floor window within Park View which could give easier climbing access.

8.5.22 Poles 35A & 35B Park Road

These poles are joined by a wire across Park Road, adjacent to the high brick wall to and adjacent to the entrance down to the Grand Union Canal, outside of a residential building and would create clutter within the Regent's Park Conservation Area.

There is a private London Plane tree within the curtilage of Grove House on the east side of Park Road and young London Plane street tree on west side of Park Road. Neither tree would be affected by the proposal in the short term, however given the growth of Plane Trees they are likely to require pruning in the long term (in around 10 years).

This highway is part of the Transport for London Road Network and Transport for London has not raised concern on highways grounds.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity, however it is noted that pole 35B could be considered to give easier climbing access over the boundary wall of this property.

8.5.23 Poles 36A & 36B Lisson Grove.

These poles cross Lisson Grove adjacent to the boundary brick wall to St John's Wood Sub-station and adjacent to the pedestrian path within the Wharnccliffe Gardens Estate, and would create clutter within the street outside of a conservation area.

There is a mature London Plane street tree on the east side of Lisson Grove and a London Plane tree at the entrance to the pedestrian alleyway /path within the estate. Both trees require pruning to facilitate the development as well as future pruning to prevent conflict with the poles and wires.

Over 2m of unobstructed pavement would be maintained.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity

NB/It is noted that the applicants plan and photo of pole 36A do not match in this case.

8.5.24 Poles 37A & 37B Cunningham Place/ junction with Aberdeen Place

These poles cross Cunningham Place from adjacent to the pedestrian alleyway/path and St Johns Wood sub-station to adjacent to and in front of Crockers Folly PH a Grade II* listed building, and would create clutter within the St John's Wood Conservation Area.

Pole 37B would be sited directly adjacent to the recently restored grade II* listed Crocker's Folly. This would have a harmful impact on this ornate façade and given the relief and modelling of the façade, it is likely that the pole would need to be set further from the building to avoid projecting elements, which would only further aggravate its impact. The application refers to a 1m high 100 fin at the rear of the pole. It is not clear what this means and if indeed it means there is a physical connection to the building. If so, this would require listed building consent. The degree of harm caused is considered to be less than substantial, so the public benefits would need to be weighed against the harm, bearing in mind the statutory duty to give special regard to the desirability of preserving listed buildings and their settings. For the above reasons it is considered that this pole requires relocation, and this can be secured with an amending condition.

There is a London Plane street tree outside of 10A Cunningham Place which will require future pruning to prevent conflict with pole 37B and its wire. There is also a young birch street tree in the vicinity which is not affected by the proposal.

Two meters of unobstructed pavement would be maintained and there are no objections on highways grounds.

NB/It is noted that the applicants plan does not reflect the current street furniture arrangement.

8.5.25 Poles 38A & 38B Northwick Terrace

These poles cross Northwick Terrace at its junction with Aberdeen Place would create clutter within the St John's Wood Conservation Area.

There is a private cherry tree which is subject of a Tree Preservation Order within the curtilage of No.1 Northwick Terrace and there is also a Pillar Apple Street tree on the west side of Northwick Terrace. The Apple tree may require pruning to facilitate the development and both trees will require future pruning to prevent conflict with the poles and wire.

Pole 38A would reduce the pavement to 1.9m due to the proximity of a lamp post, which is regrettable but accepted in this location. Pole 38B would maintain over 2m of unobstructed pavement.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

NB/It is noted that the applicants plan does not reflect the current street furniture arrangement which includes a lamp column and the photograph is not up to date.

8.5.26 Poles 39A, 39B & 39C Aberdeen Place, Edgware Road/Maida Vale, Maida Avenue

These poles are joined by wires from Aberdeen Place, to the corner of Maida Avenue and its junction with Edgware Road/Maida Vale, adjacent to Café Laville and would create clutter within the St John's Wood Conservation Area and the Maida Vale Conservation Area, which has brought about objection from the PWMVS on heritage grounds.

There are three London Plane street trees on Aberdeen Place and one in Maida Avenue. The trees in Aberdeen Place with require pruning to facilitate the development and future pruning of the trees is required to prevent conflict with poles and wires.

Edgware Road/Maida Vale is part of the Strategic Road Network and two trees on Edgware Road are Transport for London trees and their arboriculturalist has indicated that pruning of these trees would be required to facilitate the development together with future pruning of the trees to prevent conflict with the poles and wires.

Pole 39C would reduce the pavement to 0.80m due to a traffic sign close to the pedestrian crossing, which is unacceptable in highways terms. As such it is considered that this pole requires relocating.

It is not considered that the poles in this location would result in any significant adverse impact on residential amenity.

During the course of the application, the applicant has submitted an alternative location for these poles, relocating poles B and C. This is a preferred location from a highways perspective, but has yet been formally accepted or consulted upon. As an alternative location is available, the relocation of poles 39 A and 39B is recommended to seek to overcome the harm set out above. This can be secured by an amending condition.

NB/It is noted that the applicants plan and photograph no not match in this case and does not reflect the current street furniture arrangement.

8.5.27 Additional poles

During the course of the application the applicant has submitted proposals for two further locations of poles on Randolph Avenue (40A/40B) and Randolph Road (41A/41B) now required due to the relocation of poles 1A/1B and 2A/B from the Canal Bridges. These additional locations have not yet been formally accepted or consulted upon and it is therefore recommended that details are sought by an amending condition.

8.6 Overall Townscape and Design impact

The proposal raises a conflict with policy DES 7 Townscape management of our UDP which seeks to ensure the highest standards in all townscape details and generally seeks to resist the proliferation of clutter both on buildings and in the street. This approach is expanded upon in the supplementary planning document 'Westminster Way – Public Realm Strategy, Design Principles and Practice'. It is the conflict with this policy that has brought about many objections including from five Ward Councilors, the St John's Wood Society, PWMVS and a number of residents together with the impact on heritage assets.

Part B of the policy deals with street furniture and states: "Where the placement of street furniture requires planning permission, it shall be of a suitable standard and design, accord with the patterns of items already in use and generally be sited so as to be visually unobtrusive, having regard to the character and quality of the existing townscape.

The supporting text states that the City Council will resist the proliferation of clutter both on buildings and in the street by using all its available powers and identifies the potential for street furniture to result in visual clutter, confusion and a general air of untidiness if it is not carefully designed and sited. It states that whilst the provision of “street amenities” is to be welcomed, in some sensitive locations there are already so many individual items that further structures cannot be accommodated without harming the environment. It goes on to state that in conservation areas street furniture can be particularly discordant unless it is designed and sited with respect to the particular character of the area.

The proposed poles are located across a number of different locations and set near to or seen against buildings. Whilst in itself, the pole is similar in design to other street furniture (street lamps), they appear more prominent given the City Council’s little other street furniture on the highway apart from street lights. Furthermore the poles are proposed to be located to the rear of the pavement (close to properties) whereas the City Council’s street furniture is located to close to the kerb as a result of aiming to reduce street clutter. The poles, due to the nature of the proposal are located in exposed and prominent locations like Canal Bridges. As such the introduction of these poles, with their connecting wires will inevitably result in additional street clutter.

In addition there are substantial lengths of the ERUV boundary which are located either within the St John’s Wood Conservation Area, Maida Vale Conservation Area or Regent’s Park Conservation Area. The addition of street clutter to these conservation areas cannot be regarded as anything other than having a harmful impact on these areas. The degree of harm is certainly less than substantial and in such cases the public benefits of the scheme need to be weighed against the harm, bearing in mind the statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Locations for the proposed poles are sensitive locations falling within conservation areas, adjacent to listed buildings, canals and canal bridges and many lie adjacent to residential properties.

In some cases the proposed poles would directly affect the setting of listed buildings and these are commented on as follows:

Poles 1A and 1B. These cross Warwick Avenue and are immediately adjacent to the grade II listed Warwick Avenue Bridge; and pole 1A would also be directly outside the grade II listed Junction House, which has brought about objection from the Canal and River Trust as owns of Junction house. These poles would have a harmful impact on the setting of these listed buildings. The applicant has during the course of the application submitted an alternative location for these poles relocating them to Warwick Avenue. This is a preferred location, but has not yet been formally accepted or consulted upon. As an alternative location is available, the relocation of poles 1A and 1B is recommended to seek to overcome the harm set out above, and this can be overcome by an amending condition.

Pole 37B. This would be sited directly adjacent to the recently restored grade II* listed Crocker’s Folly PH. This would have a harmful impact on this ornate façade and given the relief and modelling of the façade, it is likely that the pole would need to be set further from the building to avoid projecting elements, which would only further aggravate its impact. The application refers to a 1m high 100 fin at the rear of the pole. It is not clear what this means and if indeed it means there is a physical connection to the building. If so, this ought to require listed building consent. In this case it appears that there may be an alternative and relocation of this pole is recommended.

In both listed building cases, the degree of harm caused is again considered to be less than substantial, so the public benefits would need to be weighed against the harm, bearing in mind the statutory duty to give special regard to the desirability of preserving listed buildings and their settings.

8.7 Overall impact on trees

The proposal will affect a large number of highway trees as detailed earlier in this report. Highway trees are generally crown lifted to 5m to clear vehicles, however given that the pole &

wire are proposed at 5.5m, the crown of affected trees will need to be lifted to 6m to allow for variation in wind, rain and tree growth. The amount of future pruning required is a little more than would be carried out for normal highway tree maintenance and whilst not desirable is not considered to have a significantly detrimental impact on the visual amenities that the trees provide. However the frequency of pruning/highway tree maintenance is likely to increase, resulting in a small increase in cost to the City Council as well as increased disruption while tree works are taking place. Younger trees and newly planted trees are likely to be affected to a larger degree until they can grow sufficiently to 'overtop' the poles and wire. The proposal will also require the pruning of privately owned trees either and or in the future and some are subject to Tree Preservation Orders and any works to such trees will require consent of the City Council as well as the consent of the owner.

It is recommended that the cost to the City Council of the additional tree pruning resultant from the proposal should be met by the applicant. Furthermore conditions will be required to secure an arboricultural method statement to ensure tree protection during installation. Subject to the above, the proposal is considered to satisfy policy ENV16 (Trees and Shrub cover) of our UDP and S38 (Biodiversity and Green Infrastructure) of our City Plan.

8.8 Overall impact on Highways

Policy TRANS3 (Pedestrians) of our UDP and S41 (Pedestrian Movement and Sustainability) of our City Plan, seeks to prioritise pedestrian movement and ensure pedestrian and highway safety. Some of the poles are proposed to be located where they would reduce the width of unobstructed pavement so as to be unacceptably detrimental to pedestrian movement and accessibility for all and it is recommended that these poles (25B, 27A, 39C) are relocated. A number of other poles would reduce the unobstructed pavement width to less than the recommended 1.8m-2m, which is regrettable, but not considered to be unacceptable in pedestrian highway safety terms.

Notwithstanding this planning application, the applicant would need to obtain a license under the Highways Act for the installation of the poles and for the wire to overhang the highway. The proposed pole foundation is 500mm diameter and 1.2 deep and the suitability of the proposed locations in terms of underground obstruction including utilities etc. will need to be considered at a later date under highways works.

Concern has been raised as to the potential for the proposal to increase demand for on street parking on the Sabbath, due to the ability to drive within the ERUV. However whilst car parking within the area may increase there is no evidence to suggest that it would be so significant to make the application unacceptable on such grounds.

8.9 Overall impact on Residential amenity

Policy ENV13 (protecting amenities, daylight, sunlight and environmental quality) and S29 of our City Plan seeks to protect and improve the residential environment and residents amenities. Apart from location 33 whereby the poles are recommended to be relocated for amenity reason, the remaining 49 poles are not located in close proximity to residential windows such that it is considered that they would have a detrimental impact on the amenity enjoyed by those residents.

8.10 Other issues

8.10.1 Impact on birds and bats

Concerns have been raised with respect to birds or bats flying into the clear filament wire by the Canals and River Trust, Abbey Road Ward Councilors as well as within some representations.

Natural England has indicated that it is unlikely that the proposal would result in significant impacts on statutory designated nature conservation in accordance with policy ENV17 (Nature Conservation) of our UDP and S36 and S37 in our City Plan.

8.10.2 Crime and security

Some poles (9A/B and 34A/B) are located close to flat roofs/walls which could be considered to potentially give easier climbing access to properties, however whilst the Metropolitan Police Designing Out Crime Officer has been consulted, no response has been received to date and any response will be reported verbally. The applicant is to be advised to liaise with the owners of these adjacent properties and to consider the use of anti-climb paint.

The Crime and Disorder Act 1998 (Section 17) puts a duty on relevant authorities (including local authorities) to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area and such issues are set out in policy S29 (Health Safety and Wellbeing) of our City Plan. Representations of objection have cited this Act and have raised concern at the potential for the proposal to raise religious tension. Whilst the Designing out Crime Officer has been consulted, no response has been received to date and any response received will be reported verbally.

8.10.3 Health & Safety

It is not considered that the proposal would result in any significant health and safety issues. The proposed wires are to be checked at least once a week by the applicant for the purpose of ensuring the poles and wires are in place for the ERUV and use on the Sabbath, and any breakages will be repaired by the applicant.

8.11 Social Cohesion as a material planning consideration

Legislation and policy

The Town and Country Planning Act 1990 states that in dealing with an application for planning permission, the authority shall have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. Courts are the arbiters of what constitutes a material consideration and they have held that the Government statements of planning policy are material considerations.

Policy SOC1 of our UDP seeks to protect and improve social and community facilities.

Policy S34 of our City Plan relates to the protection and provision of social and community facilities and the supporting text to this policy states that "As Westminster grows and changes, social and community facilities must be provided to meet the changing needs of the City's diverse facilities.

National Planning Policy Framework March 2012 sets out the Governments planning policies for England. Social infrastructure is a component of all three dimensions of sustainable development; economic, social and environmental.

Diversity and Equality in Planning – A Good practice guide (ODPM 2005). The guide advises that diversity issues may be material considerations in planning policies and decisions and seeks to ensure that the use and development of land takes account of the needs of different cultures and faiths and promoting social cohesion. It suggests that it would be material to have regard to the size of a particular religious group in any area, and the land use requirements that their religious observance are likely to generate.

The London Plan (March 2016) includes relevant chapters and text including Chapter 3 London's People which among other things states that the document seeks to ensure that London's people and communities have the homes, opportunities, facilities and social infrastructure they need to support a good and improving quality of life.

Paragraph 3.2 states that the Mayor is committed to securing a more inclusive London which recognizes shared values as well as the distinct needs of the capital's different groups and communities, particularly the most vulnerable and disadvantaged. Paragraph 3.5 states that it is important that the needs of all in society, such as faith groups, are addressed. Policy 3.16 Protection and Enhancement of Social Infrastructure states that London requires additional and enhanced social infrastructure provision to meet the needs of its growing and diverse population

and that development proposals which provide high quality social infrastructure will be supported in light of local and strategic social infrastructure needs assessment.

Policy 7.1 Lifetime Neighbourhoods states that development should enable people to live healthy, active lives; should maximise the opportunity for community diversity, inclusion and cohesion; and should contribute to people's sense of place, safety, and security. Places of work and leisure, streets, neighbourhoods, parks and open spaces should be designed to meet the needs of the community at all stages of people's lives, and should meet the principles of lifetime neighbourhoods. One of the three principles that frame the concept of lifetimes neighbourhoods is as a place where people at all stages of their lives belong to cohesive community which fosters diversity, social interaction and social capital.

Mayor of London's Social Infrastructure SPG May 2015 – provides guidance to support London Plan policies including policy 3.16.

Mayor of London- Equal Life Chances for All July 2014 is the Mayor's equality framework which aims among other things to seek to influence discussions about equality and diversity at local, national and international levels.

Equality Act 2010- Section 149 places a duty on public bodies to have due regard to the need to eliminate discrimination and promote equality and to foster good relations between different groups when discharging its functions.

Human Rights Act 1998 makes it unlawful for any public body to act in a way which is incompatible with the Convention, unless the wording of any other primary legislation provides no other choice.

Assessment in relation to this proposal

The proposal has generated very strong feeling in in the local community of both opposition and support as to the principle of the creation of the notional boundary (ERUV) created by the poles and wires and to their impact (positive or negative) on social cohesion. Abbey Road Ward Councillors Hall, Freeman and Warner, and Regents Park Ward Councillor Rigby are of the view that altering the public realm to accommodate private religious beliefs of any one group is not harmonious to the inclusive, open and tolerant society that has always prevailed in St John's Wood and may lead to disharmony. The St John's Wood Society and PWMVS are of the view that the proposal is socially divisive. These views are supported by a number of the third party representations.

In contrast, Bryanston and Dorset Square Ward Councillor Alexander, has no objection to the proposal on this ground, a view also supported by a number of third party representations who consider that the proposal would positively impact on social cohesion resulting from members of the community being able to interact with the wider community on the Sabbath.

The City Council's development plan policies make little explicit reference to this issue. However social cohesion and inclusion and diversity and equality issues are issues which strategic and national policy provides reference. The use and development of land should take account of the needs of different cultures and faiths and promoting social cohesion. As such it is considered that the spatial needs of a particular religious group may be considered as a material planning consideration.

The poles and wires have no obvious religious appearance and the poles are similar in appearance to standard lamp posts and pedestrian and vehicular movement throughout the area would remain as per the existing situation. Thus physically the development is not considered to create any negative impact on social cohesion. It is considered that once installed the poles and wire would become part of the fabric of the area and in the absence of any obvious religious manifestations would not negatively impact on social cohesion.

It is not considered that any one group would be disadvantaged by the proposal, however those members of the Jewish community outlined above would benefit from the proposal. Notwithstanding the objections raised to the potential negative impact on social cohesion from a human perspective, in the absence of evidence to suggest other existing Eruv's have had such a negative impact on social cohesion, the conclusion is that social cohesion would not be negatively impacted upon. For these reasons it is not considered that the application would raise issues under the Equalities or Human Rights Act in which to take an alternative view.

8.12 Whether identified harm of proposal is outweighed by benefits to part of the Jewish community.

It is recognised that the poles and wires represent additional street clutter which is in principle contrary to policy, it is also recognized that the poles and wire would result in less than substantial harm to heritage assets as detailed in this report. As such it must be considered as to whether the public benefits of the proposal outweigh this harm.

It is acknowledged that the harm identified would be to the locality and the public's use of this area. However this has to be weighed against the positive public benefits which the proposal would provide. In this case, the public benefits are to members of the Jewish community (which is of not insufficient scale) and in particular those more vulnerable members including the elderly, those with physical disabilities and those with children and which would be invaluable in enabling them to fully participate within the local community during the Sabbath. The proposal would make for an inclusive environment for them regardless of faith, age or disability, making a positive impact on social cohesion. This social infrastructure would also address the needs of a growing and diverse population. As such in this particular case it is considered that the public benefits resultant from the proposal can be considered to outweigh the identified less than substantial harm and provide exceptional circumstances to depart from policy.

9.0 Economic Considerations

The proposal would require initial and ongoing pruning of street trees and maintenance of the poles and wire which could have financial implications for the City Council. However the applicant is proposing to fund this ongoing cost and this is to be secured by a S106 legal agreement.

The applicant is also proposing to take on public liability associated with the poles and wires.

10. London Plan

This application raises no strategic issues.

11. 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.

12. Planning Obligations

A legal agreement is to secure Maintenance Strategy for poles and wire, cost of maintenance of street trees, applicant to take on public liability.

13. Environmental Impact Assessment

The scheme is not of sufficient scale to require an Environmental Impact Assessment.

14. Community Infrastructure Levy

The scheme is not CIL liable (Mayoral or Westminster City Council).

15. BACKGROUND PAPERS

1. Application form and plans and photographs of location of each set of poles.
2. Letter from Greater London Authority dated 03.08.2016
3. Email from Transport for London Arboriculturalist dated 24.08.2016
4. Letter from Historic England dated 25.07.2016
5. Email from Canal and River Trust dated 09.08.2016
6. Email from Natural England dated 12.08.2016
7. Response from The St Marylebone Society, dated 9 August 2016
8. Response from Paddington Waterways and Maida Vale Society dated 05.09.2016
9. Email from The St John's Wood Society dated 21.10.2016
10. Email from Abbey Road Ward Councillors Hall, Warner and Freeman.
11. Letter from Regents Park Ward Councillor Rigby dated 12.09.2016
12. Email from Bryanston and Dorset Square Ward Councilor Alexander
13. Memo from Highways Planning Manager dated 27.09.2016
14. Memo from Tree Section dated 09.08.2016
15. Memo from Cleansing officer dated 28.07.2016
16. Response from the occupier of Top flat 5 Abbey Gardens dated 30.08.2016
17. Response from the occupier of 6 Abbey Gardens dated 29.08.2016
18. Response from the occupier of Flat 2, 14 Abbey Gardens dated 04.09.2016
19. Response from the occupier of 25 Abbey Gardens dated 29.08.2016
20. Responses (x2) from the occupiers of 30 Abbey Gardens dated 19.09.2016, 09.12.2016
21. Response from the occupier of 37 Abbey Gardens dated 30.08.2016
22. Response from the occupier of 45 Abbey Gardens dated 18.09.2016
23. Response from the occupier of 50 Abbey Gardens dated 29.08.2016
24. Response from the occupier of 30 Abbey Road dated 28.08.2016
25. Responses (x2) from the occupier of 56 Abbey Road dated 28.08.2016, 02.12.2016
26. Responses (x3) from the occupiers of 64 Abbey Road dated 02.09.2016 & 05.09.2016, 30.11.2016
27. Responses (x3) from the occupiers of 66 Abbey Road dated 28.08.2016, 28.11.2016
28. Response from the occupier of 69a Abbey Road dated 28.08.2016
29. Responses (x3) from the occupiers of 11 Abercorn Place dated 30.08.2016 & 02.09.2016, 24.11.2016
30. Responses (x2) from the occupier of 14a Abercorn Place dated 15.08.2016, 06.12.2016
31. Response from the occupier of 9 Abercorn Mansions, 17 Abercorn Place dated 30.08.2016
32. Response from the occupier of 15 Abercorn Mansions, Abercorn Place dated 29.08.2016, 23.12.2016
33. Response from the occupier of 20a Abercorn Place dated 29.08.2016
34. Responses (x2) from the occupier of 26 Abercorn Place dated 31.08.2016 23.11.2016
35. Response from the occupier of 29 Aberdeen Place dated 20.11.2016
36. Response from the occupier of 31 Abercorn Place dated 11.09.2016
37. Response from the occupier of 36a Abercorn Place dated 30.08.2016
38. Response from the occupier of 1 Abercorn Walk dated 01.09.2016
39. Response from the occupier of 14 Aberdeen Court dated 27.07.2016
40. Response (x2) from the occupiers of 6 Acacia Gardens dated 27.08.2016
41. Responses (x4) from the occupier of 7 Acacia Road dated 30.08.2016 & 02.09.2016, 20.11.2016
42. Response from the occupier of 43 Acacia Road dated 26.08.2016
43. Response from the occupier of 1a Henry House, Allitsen Road dated 08.09.2016
44. Response from the occupier of 14 Culworth House, NW 80-86 Allitsen Road dated 08.09.2016
45. Response from the occupier of 94a Allitsen Road dated 10.11.2016
46. Response from the occupier of Garden Flat 5 Alma Square dated 07.12.2016
47. Responses (x2) from the occupiers of 18 Alma Square dated 06.09.2016, 22.11.2016
48. Response from the occupier of 18a Alma Square dated 20.11.2016
49. Responses (x2) from the occupier of 26 Alma Square dated 07.09.2016 & 27.10.2016

50. Response from the occupier of 27 Alma Square dated 06.09.2016
51. Response from the occupier of 37 Alma Square dated 29.11.2016
52. Response from the occupier of 9 Aquila Street dated 16.08.2016
53. Response from the occupier of 10 Aquila Street dated 16.08.2016
54. Response from the occupier of 14 Aquila Street dated 27.08.2016
55. Responses (x2) from the occupier of 16 Aquila Street dated 28.08.2016, 20.11.2016
56. Responses (x2) from the occupier of 22 Aquila Street dated 01.09.2016, 21.11.2016
57. Response from the occupier of Flat 6a Ashworth Mansions dated 31.07.2016
58. Response from the occupier of Basement flat 1 Ashmore Road dated 28.08.2016
59. Responses (x2) from the occupier of 16 Avenue Close, Avenue Road dated 26.08.2016, 06.12.2016
60. Response from the occupier of 39 Avenue Close, Avenue Road dated 28.09.2016
61. Response from the occupier of 43 London House, Avenue Road dated 05.09.2016
62. Responses (x4) from the occupier of 4 Heron House, Barrow Hill Road dated 28.08.2016, 31.08.2016, 01.09.2016, 07.09.2016
63. Responses (x2) from the occupier of 2 Mallard House, Barrow Hill Estate dated 03.09.2016, 05.12.2016
64. Response from the occupier of 4 Starling House, Barrow Hill Estate dated 27.08.2016
65. Response from the occupier of 39 Belgrave Gardens dated 23.11.2016
66. Responses (x2) from the occupiers of Flat c, 39 Belgrave Gardens dated 08.09.2016, 30.11.2016
67. Response from the occupier of 61A Belsize Park dated 08.09.2016
68. Responses (x2) from the occupiers of Birch Vale Court dated 07.12.2016
69. Response from the occupier of 8 Birch Vale Court dated 29.08.2016
70. Response from the occupier of (No. not given) Blenheim Road dated 29.08.2016
71. Response from the occupier of 5 Blenheim Road dated 15.08.2016
72. Response from the occupier of 6 Blenheim Road dated 12.08.2016
73. Responses (x2) from the occupier of 17 Blenheim Road dated 31.08.2016, 21.11.2016
74. Response from the occupier of 28 Blenheim Road dated 01.11.2016
75. Response from the occupier of 16 Blomfield Road dated 28.11.2016
76. Responses (x2) from the occupier of 26 Blomfield Road dated 08.09.2016, 20.11.2016
77. Response from the occupier of 39 Blomfield Road dated 12.08.2016
78. Response from the occupier of 41 Blomfield Road dated 15.08.2016
79. Responses (x3) from the occupiers of 45a Blomfield Road dated 15.08.2016 and 06.09.2016, 21.11.2016
80. Response from the occupier of 46 Blomfield Road dated 06.09.2016
81. Responses (x2) from the occupiers of 47 Blomfield Road dated 02.08.2016 & 16.08.2016
82. Response from the occupier of 48 Blomfield Road dated 27.07.2016
83. Responses (x2) from the occupier of 51 Blomfield Road dated 06.09.2016, 07.12.2016
84. Response from the occupier of 53 Blomfield Road dated 15.08.2016
85. Response from the occupier of Ground floor 53 Blomfield Road dated 15.08.2016
86. Response from the occupier of Garden flat 55 Blomfield Road dated 13.09.2016
87. Response from the occupier of 56 Blomfield Road dated 13.08.2016
88. Responses (x3) from the occupiers of 58 Blomfield Road dated 07.08.2016
89. Response from the occupier of 60 Blomfield Road dated 12.08.2016
90. Response from the occupier of 23 Dale House, Boundary Road dated 06.09.2016
91. Response from the occupier of 4 Browning Close dated 01.09.2016
92. Response from the occupier of 17 Carlton Hill dated 30.08.2016
93. Response from the occupier of 19 Carlton Hill dated 29.08.2016
94. Response from the occupier of 20 Carlton Hill dated 28.08.2016
95. Response from the occupier of 38 Carlton Hill dated 28.08.2016
96. Responses (x2) from the occupier of 6 Foss House, Carlton Hill dated 28.08.2016, 19.11.2016
97. Response from the occupier of 17 Carlton Hill dated 21.11.2016
98. Response from the occupier of 19 Carlton Hill dated 20.11.2016
99. Response from the occupier of 52 Carlton Hill dated 05.09.2016
100. Response from the occupier of 60 Carlton Hill dated 01.12.2016

101. Responses (x2) from the occupiers of 4 Knoll House, 77 Carlton Hill dated 29.08.2016, 24.11.2016
102. Response from the occupier of 12 Knoll House, 77 Carlton Hill dated 28.08.2016
103. Response from the occupier of 20 Knoll House, Carlton Hill dated 31.08.2016
104. Response from the occupier of 84 Carlton Hill dated 14.09.2016
105. Response from the occupier of (No. not given) Carlton Hill dated 30.08.2016
106. Responses (x2) from the occupiers of 6 Charles Lane dated 28.08.2016
107. Responses (x3) from the occupier of 10 Charles Lane dated 01.09.2016 & 05.09.2016, 21.11.2016
108. Response from the occupier of 57a Charles Lane dated 01.09.2016
109. Response from the occupier of 57b Charles Lane dated 27.08.2016
110. Response from the occupier of 1c Chippenham Mews dated 04.08.2016
111. Response from the occupier of 33 Circus Road dated 02.09.2016
112. Response from the occupier of 37 Circus Road dated 30.08.2016
113. Response from the occupier of 46 Circus Road dated 01.09.2016
114. Response from the occupier of flat 21 South Lodge, Circus Road 31.10.2016
115. Responses (x2) from the occupier of 48 South Lodge, Circus Road dated 09.08.2016, 28.11.2016
116. Response from the occupier of 56 Circus Road dated 29.08.2016
117. Responses (x2) from the occupiers of Flat 61, South Lodge, Circus Road dated 09.09.2016, 24.11.2016
118. Response from the occupier of 5 Clifton dated 01.09.2016
119. Response from the occupier of 11f Connaught House, Clifton Gardens dated 06.09.2016
120. Response from the occupier of 19 Clifton Gardens dated 13.09.2016
121. Responses (x3) from the occupier of 17 Clifton Hill dated 29.08.2016 (x2) & 03.09.2016
122. Response from the occupier of 27 Clifton Hill dated 05.09.2016
123. Response from the occupier of 33 Clifton Hill dated 31.08.2016
124. Response from the occupier of 50 Clifton Hill dated 15.12.2016
125. Responses (x2) from the occupier of 105 Clifton Hill dated 07.08.2016, 28.11.2016
126. Response from the occupier of 26 Cunningham Court dated 30.08.2016
127. Response from the occupier of 14 Cunningham Place dated 06.12.2016
128. Response from the occupier of 14C Cunningham Place dated 23.09.2016
129. Responses (x3) from the occupier of 15 Cunningham Place dated 05.09.2016, 20.09.2016 & 21.09.2016
130. Response from the occupier of 16 Cunningham Place dated 29.11.2016
131. Responses (x2) from the occupier of 17 Cunningham Place dated 05.09.2016, 28.11.2016
132. Response from the occupier of 1a Clive Court dated 03.09.2016
133. Response from the occupier of 29 Lapworth Court, Delamere Terrace dated 18.08.2016
134. Response from the occupier of 144 Elgin Avenue dated 26.07.2016
135. Response from the occupier of B 150 Elgin Avenue dated 07.08.2016
136. Responses (x3) from the occupier of 150b-150c Elgin Avenue dated 07.08.2016 and 10.08.2016, 02.12.2016
137. Responses (x2) from the occupiers of 8 Eamont Court, Eamont Street dated 28.08.2016
138. Responses (x2) from the occupiers of 221 Elgin Avenue (garden flat) dated 02.09.2016 & 05.09.2016
139. Responses (x2) from the occupier of 12 Elm Tree Road dated 30.08.2016, 20.11.2016
140. Responses (x3) from the occupiers of 18 Elm Tree Road dated 15.09.2016, 23.11.2016
141. Response from the occupier of 20 Elm Tree Road dated 05.09.2016
142. Response from the occupier of 10 Elnathan Mews dated 22.08.2016
143. Response from the occupier of 12 Elnathan Mews dated 21.08.2016
144. Response from the occupier of 13 Elnathan Mews dated 22.08.2016
145. Response from the occupier of 28 Elnathan Mews dated 20.08.2016
146. Response from the occupier of 29 Elnathan Mews dated 21.08.2016
147. Response from the occupier of 46 Elnathan Mews dated 22.08.2016
148. Response from the occupier of 48 Elnathan Mews dated 21.08.2016

149. Response from the occupier of 15 Elsworthy Road dated 26.08.2016
150. Response from the occupier of 60 Elsworthy Road dated 29.07.2016
151. Response from the occupier of Garden Flat 3 Essendine Road dated 18.08.2016
152. Response from the occupier of 78 First Avenue dated 29.08.2016
153. Response from the occupier of 4 Browning House, 19-21 Formosa Street dated 05.09.2016
154. Response from the occupier of 58 Goldney Road dated 02.08.2016
155. Response from the occupier of 53 Gresham Gardens dated 27.07.2016
156. Response from the occupier of 19a Grove End Road dated 30.08.2016
157. Response from the occupier of 31 Grove End Road date 08.09.2016
158. Responses (x2) from the occupier of 12 Barbara Brosnan Court, 46 Grove End Road dated 28.08.2016, 21.11.2016
159. Responses (x2) from the occupier of 74 Grove End Road dated 10.09.2016 & 17.09.2016
160. Response from the occupier of 8a Grittleton Road dated 30.09.2016
161. Response from the occupier of Flat 1, 14 Hall Road dated 31.08.2016
162. Response from the occupier of 14 Hamilton Close dated 24.11.2016
163. Response from the occupier of 16 Hamilton Close dated 20.11.2016
164. Response from the occupier of 1 Hamilton Gardens dated 29.08.2016
165. Response from the occupier of 3 Hamilton Gardens dated 29.08.2016
166. Responses (x2) from the occupiers of 6 Hamilton Gardens dated 29.08.2016, 21.11.2016
167. Responses (x2) from the occupiers of 12 Hamilton Gardens dated 29.08.2016 & 30.08.2016
168. Responses (x2) from the occupiers of 14 Hamilton Gardens dated 29.08.2016 & 31.08.2016
169. Response from the occupier of 17 Hamilton Gardens dated 29.08.2016
170. Response from the occupier of Garden Flat, 38 Hamilton Gardens dated 29.08.2016
171. Response from the occupier of 42 Hamilton Gardens dated 29.08.2016
172. Responses (x3) from the occupier of Flat 5, 46-47 Hamilton Gardens dated 11.08.2016, 15.08.2016 (x2)12.09.2016
173. Response from the occupier of 16 Hamilton Close dated 08.08.2016
174. Response from the occupier of (No.not given) Hamilton Terrace dated 05.09.2016
175. Responses (x2) from the occupiers of 7 Hamilton Terrace dated 30.08.2016 & 31.08.2016
176. Responses (x2) from the occupiers of 9 Hamilton Terrace dated 13.09.2016, 14.12.2016
177. Response from the occupier of 10 Hamilton Terrace dated 29.08.2016
178. Responses (x2) from the occupier of 11 Hamilton Terrace dated 29.08.2016, 21.11.2016
179. Responses (x3) from the occupiers of 16 Hamilton Terrace dated 30.08.2016, 22.11.2016
180. Responses (x2) from the occupier of 17a Hamilton Terrace dated 16.09.2016, 28.11.2016
181. Responses (x2) from the occupiers of 21 Hamilton Terrace dated 29.08.2016 & 06.09.2016
182. Response from the occupier of 22 Hamilton Terrace dated 01.09.2016
183. Response from the occupier of 25 Hamilton Terrace dated 01.10.2016
184. Responses (x2) from the occupier of 29 Hamilton Terrace dated 09.09.2016, 20.11.2016
185. Response from the occupier of 32 Hamilton Terrace dated 08.09.2016
186. Response from the occupier of 34 Hamilton Terrace dated 08.08.2016
187. Responses (x2) from the occupiers of 44 Hamilton Terrace dated 31.08.2016 & 02.09.2016
188. Response from the occupier of 51 Hamilton Terrace dated 30.08.2016
189. Responses (x4) from the occupiers of 87 Hamilton Terrace dated 01.09.2016, 28.11.2016
190. Responses (x2) from the occupiers of 95a Hamilton Terrace dated 05.09.2016, 13.12.2016
191. Response from the occupier of 97 Hamilton Terrace dated 05.09.2016
192. Response from the occupier of 120 Hamilton Terrace dated 29.08.2016
193. Response from the occupier of 124 Hamilton Terrace dated 31.08.2016
194. Responses (x2) from the occupiers of 136 Hamilton Terrace dated 05.09.2016
195. Responses (x2) from the occupier of 1c Hill Road dated 02.09.2016, 24.11.2016
196. Response from the occupier of Upper flat, 4 Hill Road dated 05.09.2016
197. Responses (x2) from the occupiers of The Studio, 7 Hill Road dated 29.08.2016, 21.11.2016
198. Responses (x2) from the occupiers of 10 Hill Road dated 05.09.2016, 21.11.2016
199. Responses (x3) from the occupiers of Garden Flat, 12 Hill Road dated 29.08.2016, 19.11.2016
200. Response from the occupier of 18 Hill Road dated 01.09.2016

201. Response from the occupier of 8 Castleford Court, Henderson Drive dated 05.09.2016
202. Response from the occupier of 26 Kingsland London dated 28.08.2016
203. Responses (x2) from the occupiers of 21 Lanark Road dated 01.08.2016 & 04.08.2016
204. Responses (x2) from the occupier of 29 Lancaster Grove Flat C dated 22.12.2016
205. Response from the occupier of 45 Lauderdale Road dated 10.08.2016
206. Response from the occupier of 248 Lauderdale Mansions, Lauderdale Road dated 28.07.2016
207. Response from the occupier of (Address not given) Little Venice dated 29.07.2016
208. Response from the occupier of 5 Loudoun Road dated 15.08.2016
209. Responses (x3) from the occupiers of 13 Loudoun Road dated 29.08.2016 (x2) & 01.09.2016
210. Response from the occupier of 22 Loudoun Road dated 28.08.2016
211. Response from the occupier of 68 Loudoun Road dated 05.09.2016
212. Responses (x2) from the occupier of 76 Loudoun Road dated 30.08.2016, 21.11.2016
213. Response from the occupier of 92 Loudoun Road dated 06.09.2016
214. Response from the occupier of 122 Loudoun Road dated 18.09.2016
215. Responses (x3) from the occupiers of 128 Loudoun Road dated 10.09.2016, 30.11.2016
216. Response from the occupier of 130 (Flat B) Loudoun Road dated 28.08.2016
217. Responses (x2) from the occupiers of 136 Loudoun Road dated 28.08.2016, 22.11.2016
218. Response from the occupier of Stafford House, Maida Avenue dated 01.08.2016
219. Response from the occupier of 8 Stafford House, Maida Avenue dated 22.08.2016
220. Response from the occupier of 24 Maida Avenue dated 02.10.2016
221. Response from the occupier of 26 Cunningham Court Maida Vale dated 19.11.2016
222. Response from the occupier of 34 Maida Vale dated 15.08.2016
223. Response from the occupier of Flat 76 Lauderdale Mansions dated 01.09.2016
224. Response from the occupier of 1 Marlborough Hill dated 28.08.2016
225. Responses (x2) from the occupier of 35 Marlborough Hill (Flat 4) dated 28.08.2016, 19.11.2016
226. Responses (x2) from the occupiers of 41c Marlborough Hill dated 28.08.2016 & 30.08.2016
227. Response from the occupier of 4 New House, 46 Marlborough Place dated 29.08.2016
228. Response from the occupier of 53a Marlborough Place dated 01.09.2016
229. Response from the occupier of 15 Tower Court Mackennal Street dated 11.08.2016
230. Response from the occupier of 91 Townshend Court, Mackennal Street dated 31.08.2016
231. Response from the occupier of 104 Mackennal Street dated 29.08.2016
232. Response from the occupier of 2 Melina Place dated 11.08.2016
233. Responses (x3) from the occupiers of 6 Melina Place dated 09.08.2016 (x2) & 01.10.2016
234. Responses (x2) from the occupier of 7 Melina Place dated 10.08.2016, 24.11.2016
235. Response from the occupier of 9 Montpelier Terrace dated 01.09.2016
236. Responses (x2) from the occupier of 4 Heron House, Newcourt Street dated 12.09.2016 & 29.10.2016
237. Responses (x2) from the occupier of 12a Newcourt Street dated 16.09.2016, 30.11.2016
238. Responses (x2) from the occupier of 4 Norfolk Road dated 29.07.2016, 21.11.2016
239. Response from the occupier of 14 Norfolk Road dated 31.08.2016
240. Response from the occupier of Flat a, Northwick Terrace dated 19.08.2016
241. Response from the occupier of 49 Clifton Court, Northwick Terrace dated 09.08.2016
242. Response from the occupier of 68 Clifton Court, Northwick Terrace dated 08.08.2016
243. Response from the occupier of 68 Clifton Court, Northwick Terrace dated 08.08.2016
244. Response from the occupier of (No. not given) Nugent Terrace dated 07.09.2016
245. Response from the occupier of 3 Ordnance Hill dated 30.08.2016
246. Response from the occupier of 7 Ordnance Hill dated 30.08.2016
247. Response from the occupier of 13 Ordnance Hill dated 31.08.2016
248. Response from the occupier of 15 Ordnance Hill dated 27.08.2016
249. Response from the occupier of 19 Ordnance Hill dated 29.08.2016
250. Responses (x2) from the occupier of 21 Ordnance Hill dated 03.09.2016, 19.11.2016
251. Response from the occupier of 23 Rossetti House, 59 Ordnance Hill dated 29.08.2016
252. Response from the occupier of (No. not given) Ormonde Terrace dated 27.08.2016
253. Response from the occupier of (No. not given) Ormonde Terrace dated 27.08.2016
254. Response from the occupier of (No. not given) Ormonde Terrace dated 06.09.2016
255. Response from the occupier of 4 Ormonde Terrace dated 28.08.2016

256. Responses (x2) from the occupiers of 29 Ormonde Terrace dated 27.08.2016 & 28.08.2016
257. Response from the occupier of 33 Ormonde Terrace dated 28.08.2016
258. Response from the occupier of 49 Ormonde Terrace dated 10.09.2016
259. Response from the occupier of 51 Ormonde Terrace dated 28.08.2016
260. Responses (x2) from the occupier of 54 Ormonde Terrace dated 04.09.2016, 28.11.2016
261. Response from the occupier of 62 Ormonde Terrace dated 29.08.2016
262. Response from the occupier of 65 Ormonde Terrace dated 26.08.2016
263. Response from the occupier of flat 84, 125 Park Road dated 11.08.2016
264. Responses (x2) from the occupier of 7 Stockleigh Hall Prince Albert Road dated 30.07.2016, 05.12.2016
265. Response from the occupier of 6 Primrose Court, Prince Albert Road dated 26.07.2016
266. Response from the occupier of 8 Primrose Court, Prince Albert Road dated 27.07.2016
267. Response from the occupier of 52 Viceroy Court, 58-74 Prince Albert Road 11.08.2016
268. Response from the occupier of (No.no given) Viceroy Court dated 28.07.2016
269. Response from the occupier of Flat 30, The Terraces, 12 Queen's Terrace dated 25.07.2016
270. Response from the occupier of 71 Randolph Avenue dated 06.09.2016
271. Response from the occupier of Ground floor 71 Randolph Avenue dated 06.09.2016
272. Response from the occupier of 105c Randolph Avenue dated 21.08.2016
273. Response from the occupier of 14h Randolph Crescent dated 11.10.2016
274. Responses (x2) from the occupier of 12 Randolph Road dated 28.09.2016, 23.11.2016
275. Response from the occupier of 20 Randolph Road dated 02.08.2016
276. Response from the occupier of 23 Robin House dated 05.09.2016
277. Response from the occupier of 10 Ryder's Terrace dated 31.08.2016
278. Responses (x3) from the occupiers of 2 Rudgwick Terrace, Avenue Road dated 28.09.2016, 30.11.2016
279. Response from the occupier of Flat 1, 17 St Ann's Terrace dated 27.08.2016
280. Responses (x2) from the occupiers of 26 St Ann's Terrace dated 14.09.2016, 24.11.2016
281. Responses (x2) from the occupier of 28b St Edmunds Terrace dated 05.09.2016, 23.11.2016
282. Responses (x2) from the occupier of Flat 9, Regents Heights, 35 St Edmunds Terrace dated 26.08.2016, 21.11.2016
283. Response from the occupier of 39 St James 's Close, Prince Albert Road dated 30.08.2016
284. Response from the occupier of 49 St Mary's Mansions dated 07.09.2016
285. Response from the occupier of Flat B, 60 St John's Wood High Street dated 27.08.2016
286. Response from the occupier of Penthouse, St John's Wood Court, St John's Wood Road dated 18.08.2016
287. Responses (x2) from the occupier of Flat 2 Eagle House, St John's Wood Terrace dated 07.09.2016, 20.11.2016
288. Response from the occupier of Flat 4 Eagle House, 1 St John's Wood Terrace dated 29.08.2016
289. Response from the occupier of Flat 5 Eagle House, 1 St John's Wood Terrace dated 27.08.2016
290. Response from the occupier of 3a St John's Wood High Street dated 13.09.2016
291. Response from the occupier of 9 St John's Wood Park dated 26.07.2016
292. Response from the occupier of 17 St John's Wood Terrace dated 01.09.2016
293. Response from the occupier of 19 St John's Wood Terrace dated 28.08.2016
294. Response from the occupier of 27a-29a St John's Wood High Street dated 29.08.2016
295. Response from the occupier of 86a St John's Wood High Street dated 30.08.2016
296. Responses (x3) from the occupier of 100A St John's Wood High Street dated 28.11.2016, 01.12.2016
297. Response from the occupier of 95 St John's Wood Terrace dated 01.09.2016
298. Response from the occupier of 97 St John's Wood Terrace dated 27.08.2016
299. Response from the occupier of 6 Hanover House, St John's Wood High Street dated 05.09.2016
300. Response from the occupier of 5 Park Lodge, St John's Wood Park dated 15.08.2016
301. Response from the occupier of Pennyford Court, St John's Wood dated 29.08.2016
302. Responses (x2) from the occupier of 122 Lords View St John's Wood Road dated 11.08.2016, 07.12.2016
303. Response from the occupier of St Marylebone Almhouses, 80 St John's Wood Terrace dated 08.09.2016

304. Response from the occupier of 1a St James's Terrace Mews St John's Wood dated 26.08.2016
305. Response from the occupier of 250 Salmon Street dated 30.08.2016
306. Response from the occupier of 97 Saltram Crescent dated 26.08.2016
307. Responses (x3) from the occupiers 86 Scott Ellis Garden dated 01.09.2016, 13.12.2016
308. Response from the occupier of 241 Scott Ellis Garden dated 31.08.2016
309. Response from the occupier of 290 Scott Ellis Gardens dated 02.09.2016
310. Response from the occupier of Flat 14 Searle House dated 28.08.2016
311. Response from the occupier of 95 Eamont Court Shannon Place dated 29.08.2016
312. Response from the occupier of Flat 3 75 Shirland Road dated 29.08.2016
313. Response from the occupier of 75 Shirland Road dated 30.08.2016
314. Responses (x3) from the occupiers of 142 Shirland Road dated 09.10.2016 & 10.10.2016, 12.12.2016
315. Responses (x2) from the occupiers of 7 Springfield Road dated 28.08.2016, 19.11.2016
316. Response from the occupier of 11 Springfield Road dated 01.09.2016
317. Response from the occupier of 15 Springfield Road dated 05.09.2016
318. Responses (x2) from the occupier of 19 Springfield Road dated 02.09.2016, 23.11.2016
319. Response from the occupier of 21 Springfield Road dated 28.08.2016
320. Response from the occupier of 27 Springfield Road dated 30.08.2016
321. Response from the occupier of 6 Starling House dated 29.08.2016
322. Response from the occupier of Flat 4 88 Sutherland Avenue dated 03.08.2016

323. Response from the occupier of 121 Sutherland Avenue dated 30.7.2016
324. Response from the occupier of 151 Sutherland Avenue dated 01.09.2016
325. Responses (x2) from the occupier of 188a Sutherland Avenue dated 07.08.2016, 21.11.2016
326. Responses (x2) from the occupiers of 200 Sutherland Avenue dated 21.08.2016 & 22.08.2016
327. Response from the occupier of 3 Titchfield House, Titchfield Road dated 27.08.2016
328. Responses (x3) from the occupiers of 5 Titchfield House, Titchfield Road dated 05.09.2016, 07.12.2016
329. Response from the occupier of Flat 6 Townshend Court dated 30.08.2016
330. Response from the occupier (No.not given) Townshend Road dated 22.08.2016
331. Responses (x2) from the occupier of 38 Townshend Road dated 02.09.2016, 20.11.2016
332. Responses (x3) from the occupiers of 51 Townshend Road dated 28.08.2016, 20.11.2016
333. Response from the occupier of 55 Townshend Road dated 28.08.2016
334. Response from the occupier of 43 Warrington Crescent dated 06.09.2016
335. Responses (x2) from the occupier of 56c Warrington Crescent dated 05.09.2016, 28.11.2016
336. Response from the occupier of 21b Warwick Avenue dated 15.08.2016
337. Response from the occupier of 36 Warwick Avenue dated 21.09.2016
338. Response from the occupier of 82d Warwick Avenue dated 06.09.2016
339. Response from the occupier of 15 Well Road dated 13.10.2016
340. Response from the occupier of 4 Wellington House dated 08.08.2016
341. Response from the occupier of 17c Westbourne Terrace Road dated 08.08.2016
342. Response from the occupier of Flat 5, 105 Westbourne Terrace dated 20.11.2016
343. Responses (x2) from the occupier of 1 Woronzow Road dated 10.09.2016, 22.11.2016
344. Response from the occupier of 2a Woronzow Road dated 29.08.2016
345. Response from the occupier of 10 Woronzow Road dated 31.08.2016
346. Responses (x2) from the occupier of 11 Woronzow Road dated 30.08.2016, 05.12.2016
347. Response from the occupier of 28 Woronzow Road dated 28.08.2016
348. Response from the occupier of 90 Wymering Mansions, Wymering Road dated 10.10.2016
349. Response from the occupier of (incomplete address) Flat 1 27a-29a London dated 29.08.2016
350. Response from the occupier of (incomplete address) St John's Wood dated 30.08.2016
351. Response from the occupier of 24 Boulevard Princesse Charlotte Monte- Carlo.

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352. Response from the Chief Executive Officer of Hospital of St John & Elizabeth, 60 Grove End Road dated 04.11.2016.

353. Response from the attendee of Shomrei Synagogue London dated 08.09.2016
354. Response from the occupier of Flat 12A Abbey Court, Abbey Road dated 29.08.2016
355. Response from the occupier of Flat 21 Abbey Court dated 30.08.2016
356. Responses (x3) from the occupiers of 12 Abbey Gardens dated 31.07.2016, 14.08.2016, 15.08.2016
357. Response from the occupier of 13 Abbey Gardens dated 29.08.2016
358. Responses (x3) from the occupiers of 21 Abbey Gardens dated 26.07.2016, 28.07.2016, 10.08.2016
359. Response from the occupier of 44 Abbey Gardens dated 04.09.2016
360. Response from the occupier of 47 Abbey Gardens dated 26.07.2016
361. Responses (x3) from the occupiers of Flat 56 Abbey House, 1a Abbey Road dated 26.07.2016, 29.07.2016, 17.08.2016
362. Responses (x2) from the occupiers of 17 The Galleries, 9 Abbey Road dated 27.07.2016 & 19.11.2016
363. Response from the occupier of 16 Casterbridge, Abbey Road dated 05.12.2016
364. Response from the occupier of 20 Abbey Road dated 26.07.2016
365. Responses (5) from the occupiers of 23 Abbey Road dated 26.07.2016, 30.08.2016, 05.09.2016 & 05.12.2016
366. Response from the occupier of 32 Abbey Road dated 31.08.2016
367. Responses (x2) from the occupier of 32D Abbey Road dated 03.08.2016
368. Response from the occupier of 40 Abbey Road dated 30.08.2016
369. Responses (x2) from the occupier of 47 Neville Court, Abbey Road dated 18.10.2016 & 19.11.2016
370. Response from the occupier of 69 Neville Court, Abbey Road dated 30.08.2016
371. Response from the occupier of 86 Neville Court, Abbey Road dated 04.09.2016
372. Response from the occupier of 3 Abercorn Cottages, Abercorn Place dated 30.08.2016
373. Response from the occupier of 4b Abercorn Place dated 26.07.2016
374. Response from the occupier of 19 Abercorn Place dated 26.07.2016
375. Response from the occupier of Flat 3, 23 Abercorn Place dated 01.09.2016
376. Response from the occupier of 75 Abercorn Road dated 27.07.2016
377. Response from the occupier of 2 Abercorn Walk dated 01.09.2016
378. Response from the occupier of Flat 1, 67 Aberdare Gardens dated 02.09.2016
379. Response from the occupier of Flat 2, 77 Aberdare Gardens dated 26.07.2016
380. Response from the occupier of 6 Aberdare Gardens dated 30.08.2016
381. Response from the occupier of 25 Aberdeen Place dated 07.09.2016
382. Responses (x2) from the occupiers of 26 Aberdeen Place dated 26.07.2016
383. Response from the occupier of 4b Abercorn Place dated 11.08.2016
384. Responses (x3) from the occupiers of 1 Acacia Place dated 15.08.2016, 30.08.2016(x2)
385. Responses (x2) from the occupiers of 3 Acacia Road dated 31.08.2016
386. Responses (x2) from the occupiers of 6 Acacia Road dated 26.07.2016, 27.07.2016
387. Responses (x2) from the occupiers of 8 Acacia Road dated 11.12.2016
388. Response from the occupier of 19 Acacia Road dated 15.08.2016
389. Responses (x2) from the occupiers of 35 Acacia Road dated 10.08.2016
390. Responses (x2) from the occupiers of 43 Acacia Road dated 30.08.2016
391. Response from the occupier of 43a Acacia Road dated 29.07.2016
392. Response from the occupier of 185 Adelaide Road dated 30.08.2016
393. Responses (4) from the occupiers of 27 Agamemnon Road dated 30.08.2016 & 31.08.2016
394. Response from the occupier of 47 Agecroft Road East Manchester 28.07.2016
395. Response from the occupier of 4C Albert Terrace dated 30.08.2016
396. Response from the occupier of 74 Aldenham Road Cushey dated 31.08.2016
397. Response from the occupier of 1 Alleyn Place, Westcliffe-On -Sea dated 30.11.2016
398. Response from the occupier of 210 All Souls Avenue Kensal Rise date dated 02.09.2016
399. Response from the occupier of 8 Alma Square dated 26.07.2016
400. Response from the occupier of 1 Almond Way Boreham Wood dated 02.09.2016
401. Response from the occupier of Flat 8 Alvanley Court dated 26.07.2016
402. Response from the occupier of 148 Anson Road dated 30.08.2016

403. Response from the occupier of The New House Arkwright Road dated 30.08.2016
404. Responses (x2) from the occupiers of 14 Arkwright Road dated 30.08.2016, 30.11.2016
405. Response from the occupier of 46 Armitage Road dated 15.08.2016
406. Responses (2) from the occupiers of 9 Ashworth Road dated 26.07.2016 & 30.08.2016
407. Response from the occupier of 3 Rudgwick Terrace, Avenue Road dated 20.11.2016
408. Response from the occupier of 15 London House, 7-9 Avenue Road dated 26.07.2016
409. Response from the occupier of 14 Avenue Close dated 26.07.2016
410. Response from the occupier of 19 Avenue Close dated 26.07.2016
411. Response from the occupier of 3 Rudgwick Terrace dated 26.07.2016
412. Response from the occupier of 2 Aquila Street dated 31.08.2016
413. Response from the occupier of 17 Bancroft Avenue dated 05.08.2016
414. Response from the occupier of 12 Basing Hill dated 26.07.2016
415. Responses (x2) from the occupiers of 4 Belgrave Mansions, Belgrave Gardens dated 28.10.2016.
416. Response from the occupier of Flat 4, 7 Belgrave Gardens dated 27.07.2016
417. Response from the occupier of 7 Belgrave Mansions, Belgrave Gardens dated 27.07.2016
418. Response from the occupier of 18 Belgrave Gardens dated 28.10.2016
419. Response from the occupier of Flat 5, 19 Belgrave Gardens dated 26.07.2016
420. Response from the occupier of 19 Belgrave Gardens dated 31.08.2016
421. Responses (x2) from the occupier of 6a Belsize Park Gardens dated 02.12.2016
422. Response from the occupier of 12 Blenheim Road dated 20.11.2016
423. Response from the occupier of 109 Berkeley Court, Baker Street dated 31.08.2016
424. Response from the occupier of 15 Berridge Mews dated 31.08.2016
425. Response from the occupier of 35c Belsize Avenue dated 27.07.2016
426. Response from the occupier of Garden flat 29 Belsize Crescent dated 01.09.2016
427. Responses (x3) from the occupiers of 97 Belsize Land dated 26.07.2016, 30.08.2016,
428. Response from the occupier of Flat 5, 28 Belsize Park dated 27.07.2016
429. Response from the occupier of 42 Belsize Park dated 01.08.2016
430. Response from the occupier of 6a Belsize Park Gardens dated 30.08.2016
431. Response from the occupier of 10 Belsize Park Gardens dated 29.07.2016
432. Response from the occupier of Belsize Park dated 31.08.2016
433. Response from the occupier of Flat 3, 60 Belsize Road dated 18.09.2016
434. Responses (x2) from the occupiers of 118 Belsize Road dated 26.07.2016, 28.07.2016
435. Response from the occupier of 3 Biddulph Road dated 26.07.2016
436. Response from the occupier of 4 Biddulph Road dated 30.08.2016
437. Response from the occupier of 12 Biddulph Road dated 28.07.2016
438. Response from the occupier of 12 Blenheim Road dated 26.07.2016
439. Responses (3) from the occupiers of 3 Bolton Road dated 26.07.2016, 27.07.2016, 05.12.2016
440. Response from the occupier of 31 Boreham Holt Elstree dated 08.08.2016
441. Response from the occupier of 27 Dale Boundary Road dated 30.08.2016
442. Response from the occupier of 9 Boundary Road dated 09.09.2016
443. Response from the occupier of 43 Boundary Road dated 31.08.2016
444. Response from the occupier of 32 Bournehall Avenue Bushey dated 30.08.2016
445. Response from the occupier of 29 Boyton House dated 04.09.2016
446. Response from the occupier of 53 Brampton Grove dated 29.08.2016
447. Response from the occupier of Flat 35 Raffles House, Brampton Grove dated 03.08.2016
448. Responses (x2) from the occupiers of 9 Briary Close dated 29.07.2016, 05.09.2016
449. Responses (x2) from the occupier of 12 Briary Close dated 27.07.2016, 01.09.2016
450. Response from the occupier of Top floor flat, 47 Broadhurst Gardens dated 05.09.2016
451. Response from the occupier of 1 Brockley Hill House, Brockley Hill, Stanmore dated 24.08.2016
452. Response from the occupier of 21A Brondesbury Park dated 27.07.2016
453. Response from the occupier of 24 Bronwen Court dated 26.07.2016
454. Response from the occupier of 22 Broomsleigh Street dated 05.09.2016
455. Response from the occupier of 15 Broughton Avenue dated 07.09.2016
456. Response from the occupier of 2 Brunswick Place dated 02.08.2016

457. Responses (x2) from the occupiers of 23 Princess Court, Bryanston Place dated 28.07.2016
458. Responses (x2) from the occupier of Flat 3, 27 Cadogan Gardens SW3 dated 30.08.2016
459. Responses (x2) from the occupier of 267A Camden High Street Camden Town dated 27.07.2016, 01.09.2016
460. Response from the occupier of 45 Campden Hill Court, Campden Hill Road dated 30.08.2016
461. Response from the occupier of Flat 9 Stirling Mansions, 12 Canfield Gardens dated 11.08.2016
462. Responses(x2) from the occupier of Flat 1 60 Canfield Gardens dated 26.07.2016, 02.12.2016
463. Response (x2) from the occupiers of 81 Canfield Gardens dated 27.07.2016, 31.07.2016
464. Response from the occupier of 101 Canfield Garden dated 01.08.2016
465. Response from the occupier of 105 Canfield Gardens dated 16.09.2016
466. Response from the occupier of 56 Marlborough Mansions, Cannon Hill dated 20.11.2016
467. Responses (x3) from the occupiers of 50 Cardinal Avenue Boreham Wood dated 10.08.2016, 30.08.2016, 02.12.2016
468. Response from the occupier of 28 Carlingford Road dated 01.09.2016
469. Response from the occupier of 3 Carlton Hill dated 28.07.2016
470. Responses (x3) from the occupiers of 30 Carlton Hill dated 15.08.2016, 30.08.2016, 31.08.2016
471. Response from the occupier of 33 Carlton Hill dated 31.08.2016
472. Responses (x2) from the occupier of 43 Carlton Hill dated 26.07.2016, 27.10.2016
473. Response from the occupier of Basement flat 63 Carlton Hill dated 31.08.2016
474. Response from the occupier of 65 Carlton Hill dated 02.09.2016
475. Response from the occupier of Flat 15 Knoll House, 77 Carlton Hill dated 01.09.2016
476. Response from the occupier of 12 Carlton Vale dated 06.09.2016
477. Response from the occupier of 17 Carol Street dated 29.07.2016
478. Response from the occupier of 8 Caroline Court dated 27.07.2016
479. Response from the occupier of 16 Casterbridge dated 10.08.2016
480. Response from the occupier of 3a Tudor Court, Castle Way Hanworth dated 30.08.2016
481. Response from the occupier of 24 Cato Street dated 26.07.2016
482. Response from the occupier of 3 Cavendish Avenue dated 02.12.2016
483. Responses (x2) from the occupier of 18 Cavendish Avenue dated 14.08.2016, 25.11.2016
484. Response from the occupier of 3 Chalton Drive dated 26.07.2016
485. Response from the occupier of 19 Chalton Drive dated 22.12.2016
486. Response from the occupier of Flat 2, Chandos Street dated 28.07.2016
487. Response from the occupier of 70 Chapel Lane Hale Barns Cheshire dated 01.09.2016
488. Response from the occupier of Flat 6 Charlbert Court, Charlbert Street dated 31.08.2016
489. Response from the occupier of 50 Charlbert Road, Chalbert Court dated 05.09.2016
490. Response from the occupier of 50 Charlbert Court, Charlbert Street dated 31.08.2016
491. Response from the occupier of 56 Charlbert Court dated 02.12.2016
492. Response from the occupier of 106 Chatsworth Road dated 30.08.2016
493. Response from the occupier of 19 Chester Terrace dated 10.08.2016
494. Responses (x2) from the occupier of 22 Cholmeley Crescent Highgate dated 27.07.2016, 19.11.2016
495. Response from the occupier of 1 Clarendon Mews Borehamwood dated 26.07.2016
496. Responses (x2) from the occupiers of Chester House, Clarendon Place dated 06.09.2016
497. Response from the occupier of 9B2 Parsons House, Claybrook Road Hammersmith dated 27.07.2016
498. Response from the occupier of 34 Cleveland Square dated 28.07.2016
499. Response from the occupier of 36 Connaught Drive dated 28.10.2016
500. Responses (x4) from the occupiers of 7F Connaught House, Clifton Gardens dated 27.07.2016, 27.10.2016, 22.11.2016, 24.11.2016.
501. Response from the occupier of 9 Connaught House, Clifton Gardens dated 28.07.2016
502. Response from the occupier of 20 Clifton Gardens dated 10.08.2016
503. Responses (x2) from the occupier of 7 Clifton Hill dated 27.07.2016, 05.12.2016
504. Response from the occupier of 29 Clifton Hill dated 01.09.2016
505. Responses (x2) from the occupiers of 59 Clifton Hill dated 05.09.2016
506. Responses (x2) from the occupier of 72 Clifton Hill dated 26.07.2016, 05.12.2016
507. Response from the occupier of 93 Clifton Hill dated 10.08.2016

508. Responses (x3) from the occupiers of 15 Colenso Drive dated 126.07.2016, 9.11.2016, 02.12.2016
509. Responses (x2) from the occupiers of 17 South Lodge, Circus Road dated 26.07.2016, 30.08.2016
510. Response from the occupier of 31 Circus Road dated 29.07.2016
511. Responses (x2) from the occupiers of 44 Circus Road dated 31.08.2016, 01.09.2016
512. Responses (x3) from the occupiers of 52 Circus Road dated 27.07.2016, 05.09.2016.
513. Response from the occupier of Flat 5 Circus Lodge Circus Road dated 26.07.2016
514. Response from the occupier of Flat 76 South Lodge Circus Road dated 26.07.2016
515. Response from the occupier of Flat 3 65 Compayne Gardens dated 30.08.2016
516. Responses (x2) from the occupiers of 86G Compayne Gardens dated 21.08.2016
517. Response from the occupier of 3 Connaught Square dated 31.08.2016
518. Response from the occupier of 14 Cosort Lodge dated 05.12.2016
519. Responses (x2) from the occupiers of 18 Cumberland Terrace dated 07.08.2016, 31.08.2016
520. Responses (x2) from the occupier of 18 Cunningham Place dated 31.08.2016, 02.12.2016
521. Response from the occupier of 11 Defoe House dated 31.08.2016
522. Response from the occupier of 5 Denning Close dated 25.08.2016
523. Responses (x2) from the occupiers of 6 Denning Close dated 27.07.2016, 01.08.2016
524. Response from the occupier of 32 Denning Road dated 30.08.2016
525. Responses (x2) from the occupier of 30 Dorset Square dated 10.08.2016, 05.12.2016
526. Response from the occupier of 14 Downshire Hill dated 09.09.2016
527. Response from the occupier of 15a Dyne Road dated 30.08.2016
528. Response from the occupier of Flat 38 Eamont Court dated 30.08.2016
529. Response from the occupier of 18 Eastholm dated 30.08.2016
530. Response from the occupier of 1C Ecclesston Square dated 29.07.2016
531. Responses (x2) from the occupier of 192 Edgwarebury Lane Edgware dated 27.07.2016
532. Response from the occupier of 16 Eldon Grove dated 30.08.2016
533. Response from the occupier of 3 Ashworth Mansions Elgin Avenue dated 30.08.2016
534. Response from the occupier of 104A Elgin Avenue Maida Vale dated 27.07.2016
535. Response from the occupier of 2 Ellersly Road Edinburgh dated 30.08.2016
536. Response from the occupier of 5 Elm Tree Close dated 31.07.2016
537. Responses (x2) from the occupiers of 6 Elm Tree Road dated 13.09.2016
538. Response from the occupier of 10 Elm Tree Road dated 29.08.2016
539. Responses (x3) from the occupiers of 20 Elnathan Mews dated 26.07.2016, 02.12.2016
540. Response from the occupier of 41 Elsworthy Road dated 31.08.2016
541. Responses (x3) from the occupier of Embassy House London dated 26.07.2016, 08.12.2016
542. Response from the occupier of 98 Eassendine mans Maida Vale dated 10.08.2016
543. Response from the occupier of 28 Eton Court Eton Avenue London dated 27.07.2016
544. Response from the occupier of 65 Eton Avenue Flat 5 London dated 28.07.2016
545. Response from the occupier of 16 Eton Villas London dated 31.08.2016
546. Response from the occupier of 2 Exeter Road dated 10.08.2016, 16.12.2016
547. Response from the occupier of 10 Exeter Road dated 31.08.2016
548. Response from the occupier of 38 Fairfax Road London dated 22.08.2016
549. Response from the occupier of 19 Fairhazel Gardens London dated 26.07.2016
550. Response from the occupier of 37 Fairhazel Gardens London dated 09.08.2016
551. Responses (x2) from the occupiers of 99 Fellows Road London dated 29.07.2016, 30.08.2016
552. Responses (x3) from the occupiers of Ferncroft Avenue London dated 31.08.2016
553. Response from the occupier of Flat 4 Avenue Mansions Finchley Road dated 30.08.2016
554. Response from the occupier of 20 Athena Court, 2 Finchley Road dated 26.07.2016
555. Response from the occupier of Flat 19 Arkwright Mansion, 206 Finchley Road dated 30.08.2016
556. Response from the occupier of Flat 9, 769 Finchley Road London dated 26.07.2016
557. Response from the occupier of Flat 4 Avenue Mansions Finchley Road London dated 26.07.2016
558. Responses (x5) from the occupiers of 123 Eyre Court London dated 26.07.2016, 25.08.2016, 02.12.2016
559. Response from the occupier of 9 Eyre Court 3-21 Finchley Road London dated 31.08.2016

560. Responses (x2) from the occupier of 71 Eyre Court 3-21 Finchley Road dated 28.07.2016, 23.11.2016
561. Response from the occupier of Apsley House Flat 26, 23-29 Finchley Road London dated 31.07.2016
562. Responses (x2) from the occupier of Flat 8 Alvaney Court, 250 Finchley Road dated 27.07.2016, 08.12.2016
563. Response from the occupier of 4 Avenue Mansions Finchley Road London dated 26.07.2016
564. Responses (x2) from the occupiers of 19 Fitzjohns Avenue London dated 12.08.2016, 15.08.2016
565. Response from the occupier of Flat 1 55 Fitzjohns Avenue London dated 31.08.2016
566. Response from the occupier of Flat 3 Fitzjohns Avenue Hampstead dated 27.07.2016
567. Responses (x3) from the occupier of 71A Fitzjohns Avenue London dated 27.07.2016, 05.12.2016
568. Responses (x3) from the occupiers of 109 Francklyn Gardens London dated 26.07.2016, 31.08.2016, 23.11.2016.
569. Response from the occupier of 16 Frognaal Gardens Flat 2 dated 22.12.2016
570. Response (x2) from the occupiers of Garden Cottage, Garden Road dated 27.07.2016, 29.08.2016
571. Response from the occupier of 11 Gladys Road London dated 10.08.2016
572. Response from the occupier of 51 Gloucester Place Mews dated 28.07.2016
573. Response from the occupier of 12 Golders Manor Drive London dated 15.08.2016
574. Response from the occupier of 34A Goldhurst Terrace London dated 30.08.2016
575. Response from the occupier of 101 Goldhurst Terrace London dated 30.08.2016
576. Response from the occupier of Flat 2, 121 Goldhurst Terrace dated 28.10.2016
577. Response from the occupier of 134 Goldhurst Terrace London dated 30.08.2016
578. Response from the occupier of 191C Goldhurst Terrace London dated 31.08.2016
579. Response from the occupier of 215 Goldhurst Terrace dated 30.08.2016
580. Responses (x3) from the occupiers of 14 Grange Gardens Pinner dated 31.08.2016
581. Response from the occupier of one Great Cumberland Place London dated 26.07.2016
582. Response from the occupier of 118 Great Portland Street London dated 26.07.2016
583. Response from the occupier of 68 Greencroft Gardens London dated 26.07.2016
584. Response from the occupier of 112 Greencroft Gardens London dated 10.08.2016
585. Response from the occupier of 23 Greenhill London dated 01.09.2016
586. Response from the occupier of 6 Green Walk London dated 27.07.2016
587. Response from the occupier of 53 Gresham Gardens London dated 10.08.2016
588. Response from the occupier of 24 Greville Place Lavington Flat 9 London dated 15.08.2016
589. Responses (x2) from the occupier of 30 Greville Road London dated 12.08.2016, 05.12.2016
590. Response from the occupier of 6 Grittleton Road London dated 31.08.2016
591. Responses (x2) from the occupiers of Flat 72 Grove End Gardens Grove End Road London dated 31.10.2016
592. Responses from the occupiers of Flat 132 Grove End Gardens 33 Grove End Road dated 05.12.2016
593. Response from the occupier of 1C Grove End House Grove End Road London dated 30.08.2016
594. Response from the occupier of Flat 10 Grove End Gardens, 33 Grove End Road dated 31.08.2016
595. Response from the occupier of 132 Grove End Gardens , 33 Grove End Road dated 05.09.2016
596. Response from the occupier of 161 Grove End Gardens London dated 31.08.2016
597. Response from the occupier of 180 Grove End Gardens London dated 03.09.2016
598. Response from the occupier of 188 Grove End Gardens, Grove End Road London dated 30.08.2016
599. Responses (x2) from the occupiers of 245 Grove End Gardens London dated 13.09.2016
600. Response from the occupier of 281 Grove End Gardens dated 30.08.2016
601. Responses (x2) from the occupiers of 284 Grove End Gardens London dated 26.07.2016, 29.07.2016
602. Response from the occupier of 311 Grove End Gardens, Grove End Road London dated

30.08.2016

603. Responses (x2) from the occupiers of Flat 315 Grove End Gardens London dated 31.08.2016
604. Response from the occupier of Flat 701 Grove End Gardens 33 Grove End Road London dated 27.07.2016
605. Response from the occupier of 8 Grove End Road London dated 26.07.2016
606. Response from the occupier of 23A Grove End Road London dated 27.07.2016
607. Response from the occupier of 33 Grove End Road London dated 11.08.2016, 16.12.2016
608. Responses (x3) from the occupiers of 37-41 Grove End Road London dated 26.07.2016, 27.07.2016
609. Responses from the occupier of 72 Grove End Road London dated 30.08.2016, 31.08.2016, 05.12.2016
610. Responses (x2) from the occupiers of 27 Grove Hall Court Hall Road 27.07.2016, 28.07.2016
611. Response from the occupier of 105 Grove Hall Court Hall Road dated 01.09.2016
612. Response from the occupier of 127 Grove Hall Court Hall Road dated 07.12.2016
613. Responses (x2) from the occupier of 130 Grove Hall Court Hall Road dated 26.07.2016, 08.08.2016, 21.11.2016
614. Responses (x2) from the occupiers of 131 Grove Hall Court Hall Road dated 26.07.2016, 27.07.2016
615. Response from the occupier of 132 Grove Hall Court Hall Road dated 26.07.2016
616. Response from the occupier of 179 Grove Hall Court Road dated 02.12.2016
617. Responses (x2) from the occupier of 12 Hamilton House 1 Hall Road 26.07.2016, 20.11.2016
618. Response from the occupier of 15 Hamilton House 1 Hall Road dated 30.08.2016
619. Response from the occupier of Flat 37 Hamilton House 1 Hall Road dated 30.08.2016
620. Response from the occupier of 16 Hall Road dated 30.08.2016
621. Responses (x2) from the occupier of 17 Hall Road Flat 26 dated 05.09.2016, 05.12.2016
622. Response from the occupier of Flat 36 17 Hall Road dated 01.09.2016
623. Response from the occupier of 55 Hamilton London dated 26.07.2016
624. Response from the occupier of 35 Hamilton Gardens dated 30.08.2016
625. Response from the occupier of 41 Hamilton Gardens dated 27.07.2016
626. Response from the occupier of 48 Hamilton gardens dated 10.08.2016
627. Responses (x2) from the occupiers of Ground floor flat Hamilton Terrace dated 10.08.2016
628. Response from the occupier of 55 Hamilton Terrace dated 26.07.2016
629. Response from the occupier of 62 Hamilton Terrace dated 30.08.2016
630. Response from the occupier of 75 Hamilton Terrace dated 31.08.2016
631. Responses (x2) from the occupier of The Garden Flat 76 Hamilton Terrace dated 10.08.2016, 02.12.2016
632. Responses (x2) from the occupiers of 81 Hamilton Terrace dated 31.08.2016, 03.09.2016
633. Responses from the occupier of 98 Hamilton Terrace dated 26.07.2016, 01.08.2016, 02.12.2016
634. Response from the occupier of The garden flat 118 Hamilton Terrace dated 27.07.2016
635. Response from the occupier of 121a Hamilton Terrace dated 29.08.2016
636. Responses (x2) from the occupier of 127 Hamilton Terrace dated 26.07.2016, 05.12.2016
637. Responses (x3) from the occupiers of FFF 147 Hamilton Terrace dated 26.07.2016, 10.08.2016, 17.08.2016
638. Response from the occupier of 152 Hamilton Terrace dated 30.08.2016
639. Responses (x2) from the occupiers of 24 Harley Road dated 26.07.2016
640. Response from the occupier of 108 Harley Street dated 07.09.2016
641. Response from the occupier of 209 Harrow Road date 29.08.2016
642. Response from the occupier of 23 Hawksmoor Harris Lane Shirley dated 27.07.2016
643. Response from the occupier of 100 Hawtrey Road dated 27.07.2016
644. Response from the occupier of 33 Hazelmere Road dated 28.07.2016
645. Response from the occupier of Healthfield Gardens 30 dated 08.08.2016
646. Response from the occupier of Flat 1 Ashby Lodge 134 Hendon Lane dated 30.08.2016
647. Response from the occupier of 6 Henstridge Place dated 31.08.2016
648. Response from the occupier of 15 Heriot Road dated 26.07.2016
649. Responses (x2) from the occupiers of 42 Highfield Avenue dated 26.07.2016, 10.08.2016

650. Response from the occupier of 65 Highfield Gardens dated 27.07.2016
651. Response from the occupier of 71 Highfield Gardens dated 31.08.2016
652. Response from the occupier of Hendon Park Lodge Highwood Hill dated 30.08.2016
653. Response from the occupier of 47a Hillfield Road West Hampstead dated 28.07.2016
654. Response from the occupier of 75 Hillfield Road dated 31.08.2016
655. Response from the occupier of 5 Highwood Grove dated 27.07.2016
656. Response from the occupier of 16a Hill Road dated 26.07.2016
657. Response from the occupier of 2 hillside Close dated 28.07.2016
658. Responses (x2) from the occupier of 11 Hilltop Hale dated 01.09.2016,
659. Response from the occupier of 3 St James Mansions Hilltop Mansions dated 3.08.2016
660. Response from the occupier of 1 Hocroft Road dated 27.07.2016
661. Response from the occupier of 45 Holders Hill Avenue dated 10.08.2016
662. Response from the occupier of 24 Hornby Close dated 01.09.2016
663. Response from the occupier of 5 Hudson Close dated 09.09.2016
664. Responses (x2) from the occupiers of 6 Hudson Close dated 01.09.2016
665. Responses (x5) from the occupiers of 9 Hyde Park Gardens dated 27.07.2016, 10.08.2016, 05.12.2016, 06.12.2016
666. Responses (x4) from the occupiers of 13 Ingram Avenue dated 29.08.2016, 22.12.2016
667. Response from the occupier of 55 Iverson Road dated 02.12.2016
668. Response from the occupier of 117 King Henery's Road dated 01.09.2016
669. Responses (x2) from the occupier of 126 King Henry's Road dated 29.08.2016
670. Response from the occupier of 29 Lancaster Grove dated 26.07.2016
671. Response from the occupier 6 Langford Place dated 26.07.2016
672. Response from the occupier of 109 Lauderdale Mansions Lauderdale Road dated 10.08.2016
673. Response from the occupier of 320 Lewis Avenue Woodmere dated 04.08.2016
674. Responses (x2) from the occupiers of 3a Linhope Street dated 10.08.2016
675. Responses (x2) from the occupiers of 16 Linhope Street dated 26.07.2016, 28.07.2016
676. Response from the occupier of 25 Linstead Street dated 26.07.2016
677. Response from the occupier of Flat 5, 49 Lisson Grove dated 28.07.2016
678. Response from the occupier of 267 Lonsdale Road dated 06.12.2016
679. Response from the occupier of 20 Loudoun Road dated 01.09.2016
680. Response from the occupier of 35 Loudoun Road dated 16.11.2016
681. Response from the occupier of Flat 3.2 52 Lymington Road The pulse apartment dated 30.08.2016
682. Response from the occupier of 15 Lyndale Avenue dated 08.09.2016
683. Responses (x2) from the occupiers of Flat 16 Southbury 144 Loudoun Road dated 28.07.2016
684. Responses (x2) from the occupier of 43 Belvedere Court, 115 Lyttleton Road dated 12.08.2016, 29.11.2016
685. Response from the occupier of Flat 5 Tower Court Mackennal Street dated 30.08.2016
686. Response from the occupier of 24 Magnolia Court Harrow dated 26.07.2016
687. Response from the occupier of 34 Maida Vale dated 14.08.2016
688. Response from the occupier of 3 Brymcourt 96 Maida Vale dated 05.08.2016
689. Response from the occupier of 18 Manor Hall Avenue dated 31.08.2016
690. Response from the occupier of 26 Manor Hall Avenue dated 31.08.2016
691. Response from the occupier of 15A Maresfield Gardens dated 27.07.2016
692. Response from the occupier of 49b Maresfield Gardens dated 27.07.2016
693. Response from the occupier of 24 Marlborough Place dated 21.11.2016
694. Response from the occupier of 28 Marlborough Place dated 30.08.2016
695. Response from the occupier of 18 La Residence 38A Marlborough Place dated 10.08.2016, 02.12.2016
696. Responses (x2) from the occupiers of 39 Marlborough Hill Flat 3 dated 26.07.2016, 28.07.2016
697. Responses (x2) from the occupiers of Flat 7C, 55 Marlborough Hill dated 17.08.2016, 16.09.2016
698. Response from the occupier of 56 Marlborough Mansions dated 26.07.2016
699. Response from the occupier of 64 Marlborough Place dated 11.08.2016
700. Responses (x2) from the occupier of Basement 81A Marylands Road dated 26.07.2016,

05.12.2016

701. Response from the occupier of 80 Harley House, Marylebone Road dated 27.07.2016
702. Response from the occupier of Flat 56, Harley House Marylebone Road dated 09.08.2016
703. Response from the occupier of 24 Berkeley Court, Marylebone Road dated 28.07.2016
704. Response from the occupier of 23 Mayfield Gardens Hendon dated 10.08.2016
705. Response from the occupier of Maygrove Road dated 26.07.2016
706. Responses (x2) from the occupiers of 28 Meadowbank dated 08.08.2016
707. Response from the occupier of 61B Messina Avenue dated 27.07.2016
708. Response from the occupier of 79a Messina Avenue West Hampstead dated 26.07.2016
709. Response from the occupier of 36 Millway Mill Hill dated 26.07.2016
710. Responses (x2) from the occupiers of 59A Mill Lane dated 10.08.2016, 25.08.2016
711. Response from the occupier of 26 Neeld Crescent dated 01.08.2016
712. Response from the occupier of 1 Heatherwood House 28 Neatherhall Gardens dated 28.10.2016
713. Response from the occupier of 7 Neville Drive dated 26.07.2016
714. Responses (x2) from the occupiers of 10 Neville Drive dated 10.08.2016
715. Response from the occupier of 6 Norfolk Road dated 26.07.2016
716. Response from the occupier of 12A Norfolk Road dated 05.09.2016
717. Response from the occupier of 25 Norfolk Road dated 29.08.2016
718. Response from the occupier of 28 Norfolk Crescent dated 26.07.2016
719. Response from the occupier of Flat 23 Northways College Crescent dated 26.07.2016
720. Response from the occupier of 26 Northways College Crescent dated 26.07.2016
721. Response from the occupier of 5 Northwick Close dated 15.08.2016
722. Responses (x2) from the occupiers of Flat 19 14 Northwick Terrace dated 26.07.2016, 30.08.2016
723. Responses (x2) from the occupiers of 97 Clifton Court Northwick Terrace dated 27.07.2016
724. Responses (x2) from the occupiers of 2 Nutley Terrace dated 01.09.2016
725. Responses from the occupier of 5 Ordnance Mews dated 26.07.2016
726. Response from the occupier of 53 Ormonde Terrace dated 09.09.2016
727. Response from the occupier of 77 Paliament Hill dated 26.07.2016
728. Response from the occupier of 23 Park Avenue Finchley Central dated 22.11.2016
729. Response from the occupier of 16 Park Crescent dated 31.08.2016
730. Response from the occupier of 23 Park Avenue dated 06.09.2016
731. Responses (x3) from the occupiers of Flat 5 Abbey Lodge Park Road dated 27.07.2016
732. Response from the occupier of 54 Abbey Lodge dated 01.09.2016
733. Response from the occupier of 4 Hanover Gates Mansions Park Road dated 30.08.2016
734. Response from the occupier of Pavilion Apartments dated 26.07.2016
735. Response from the occupier of 210 Pavilion Apartments dated 26.07.2016
736. Response from the occupier of 15 Pembroke Gardens dated 31.08.2016
737. Response from the occupier of 5a Plympton Street dated 31.07.2016
738. Response from the occupier of Portland House dated 30.08.2016
739. Response from the occupier of 8H Portman Mansions Porter Street dated 30.08.2016
740. Response from the occupier of Flat 6 Hillview, 2-4 Primrose Hill Road dated 27.07.2016
741. Response from the occupier of Prince Albert Road dated 31.08.2016
742. Response from the occupier of 19 Prince Albert Road dated 29.07.2016
743. Response from the occupier of 5 imperial Court Prince Albert Road dated 30.08.2016
744. Response from the occupier of 39 Imperial Court, Prince Albert Road dated 30.08.2016
745. Response from the occupier of 13 St James Close, Prince Albert Road dated 10.08.2016
746. Response from the occupier of 85 Oslo Court, Prince Albert Road dated 02.09.2016
747. Response from the occupier of 14 Consort Lodge, 34-35 Prince Albert Road dated 30.08.2016
748. Response from the occupier of 39 Viceroy Court Prince Albert Road dated 26.07.2016
749. Response from the occupier of Flat 4 19 Prince Albert Road dated 21.11.2016
750. Response from the occupier of 51 Prince Albert Road dated 29.07.2016
751. Response from the occupier of 77 Princes Park Avenue dated 24.08.2016
752. Response from the occupier of 14 Consort Lodge, 34-35 Prince Albert Road dated 26.07.2016
753. Response from the occupier of Washington Penthouse 51 Prince Albert Road dated 30.07.2016
754. Response from the occupier of 97 Priory dated 26.07.2016

755. Response from the occupier of The Attic 117 Priory Road dated 31.08.2016
756. Response from the occupier of 74 Queensborough Terrace Flat 1 dated 26.07.2016
757. Response from the occupier of 27 Queens Grove 27 Queens Grove dated 30.08.2016
758. Response from the occupier of 32 Queens Grove dated 26.07.2016
759. Response from the occupier of 41 Queens Grove dated 30.08.2016
760. Response from the occupier of 13 Beatrice Court, 15 Queens Road dated 01.09.2016
761. Response from the occupier of 6 The Terraces, 12 Queens Terrace dated 05.12.2016
762. Responses (x3) from the occupiers of Flat 30 The Terraces, 12 Queens Terrace dated 25.07.2016, 02.12.2016
763. Response from the occupier of basement flat 74 Randolph Avenue dated 27.07.2016
764. Response from the occupier of 79 Randolph Avenue dated 26.07.2016
765. Responses (x2) from the occupiers of 80F Randolph Avenue dated 27.07.2016
766. Response from the occupier of 80j Randolph Avenue dated 27.07.2016
767. Responses from the occupier of 110 Randolph Avenue dated 26.07.2016, 20.11.2016
768. Responses (x2) from the occupiers of 114 Randolph Avenue dated 27.07.2016, 12.08.2016
769. Responses (x2) from the occupiers of 122 Randolph Avenue dated 31.08.2016
770. Response from the occupier of 5 Randolph Road dated 31.08.2016
771. Response from the occupier of 11 Ranulf Road dated 16.09.2016
772. Response from the occupier of 25 Ravenscroft Avenue dated 26.07.2016
773. Response from the occupier of Suite 38 Rayne House dated 01.09.2016
774. Responses (x2) from the occupiers of Flat 4 2 Redcliffe Square dated 31.08.2016, 01.09.2016
775. Responses (x2) from the occupiers of 26 Redington Road dated 27.07.2016, 01.09.2016
776. Response from the occupier of 37A Redington Road dated 30.08.2016
777. Responses (x2) from the occupiers of 70 Regents Park Road dated 31.08.2016, 05.09.2016
778. Response from the occupier of 32 Renters Avenue dated 31.08.2016
779. Responses (x2) from the occupier of 1 Rose Garden Close Edgware dated 11.08.2016
780. Response from the occupier of 7 Rowan Walk dated 10.08.2016
781. Response from the occupier of 3 Rudgwick Terrace Avenue Road dated 17.09.2016
782. Response from the occupier of 19 St Cuthberts Road dated 01.09.2016
783. Response from the occupier of 1 Ormonde Court St Edmunds Close dated 30.08.2016
784. Responses (x2) from the occupier of Flat 6 7-8 St Edmunds Terrace dated 05.09.2016, 05.12.2016
785. Response from the occupier of 1 Barrie House, 29 St Edmunds Terrace dated 29.08.2016
786. Response from the occupier of 19 Barrie House 29 St Edmunds Terrace dated 28.10.2016
787. Response from the occupier of 20 Barrie House 29 St Edmunds Terrace dated 30.08.2016
788. Responses (x2) from the occupiers of 50 St Edmunds Terrace dated 29.08.2016, 30.08.2016
789. Responses (x2) from the occupiers of 37 Kendal Steps St Georges Fields dated 10.08.2016
790. Responses (x3) from the occupiers of 13 St James Close dated 26.07.2016, 30.08.2016
791. Response from the occupier of Flat 19 St Marys Mansions St Marys Terrace dated 30.08.2016
792. Response from the occupier of Penthouse a St Johns Wood Court dated 31.08.2016
793. Response from the occupier of Flat 6, 27a St Johns Wood High Street dated 27.07.2016
794. Responses (x2) from the occupiers of 69-71 St Johns Wood High Street dated 17.08.2016, 30.08.2016
795. Response from the occupier of 102a St Johns Wood High Street dated 30.08.2016
796. Response from the occupier of 14 St Johns Wood Park dated 20.11.2016
797. Responses (x4) from the occupiers of 26 St Johns Wood Park dated 26.07.2016, 27.07.2016, 02.12.2016, 07.12.2016
798. Response from the occupier of Flat 69 Boydell Court, St Johns Wood Park dated 31.08.2016
799. Response from the occupier of 14 Sheringham St Johns Wood Park dated 26.07.2016
800. Responses (x2) from the occupier of 30 Sheringham St Johns Wood Park dated 26.07.2016, 11.08.2016
801. Response from the occupier of 79 Sheringham St Johns Wood Park dated 30.08.2016
802. Response from the occupier of 5 Walsingham St Johns Wood Park dated 26.07.2016
803. Response from the occupier of 29 Walsingham St Johns Wood Park dated 31.07.2016
804. Response from the occupier of 40 Walsingham St Johns Wood Park dated 30.08.2016
805. Response from the occupier of 52 Walsingham St Johns Wood Park dated 04.11.2016

806. Response from the occupier of 106 Lords View St Johns Wood Road dated 10.08.2016
807. Response from the occupier of 120 Lords View St Johns Wood Road dated 28.07.2016
808. Response from the occupier of 34 St Johns Wood Road dated 29.07.2016
809. Response from the occupier of 21 Abbey Court St Johns Wood dated 30.08.2016
810. Response from the occupier of 4 Harrow Lodge St Johns Wood Road dated 06.09.2016
811. Response from the occupier of 24 Harrow Lodge St Johns Wood Road dated 26.07.2016
812. Response from the occupier of 57 St Johns Wood Court, St Johns Wood Road dated 30.08.2016
813. Response from the occupier of 10 St Johns Wood Terrace dated 06.09.2016
814. Response from the occupier of 9 Sands Court Great Neck dated 31.08.2016
815. Response from the occupier of 25 Saville Row dated 28.07.2016
816. Response from the occupier of 5 Townshend Court, Shannon Place dated 06.09.2016
817. Responses (2) from the occupier of 55a Sherriff Road dated 11.08.2016, 06.12.2016
818. Response from the occupier of 10 Shirehall Close dated 28.07.2016
819. Response from the occupier of 31 Shirehall Park Hendon dated 15.08.2016
820. Response from the occupier of 77 Shirehall Park Hendon dated 01.09.2016
821. Response from the occupier of 19-20 Shroton Street dated 05.12.2016
822. Response from the occupier of Siri Road Chelsea Gatineau Quebec dated 26.07.2016
823. Responses (x2) from the occupier of 24 Sneyd Road dated 30.08.2016, 07.12.2016
824. Responses (x2) from the occupiers of 8 Springfield Road dated 31.08.2016
825. Response from the occupier of 12 Springfield Road dated 27.07.2016
826. Responses (x2) from the occupiers of 37 Springfield Road dated 26.07.2016, 14.08.2016
827. Response from the occupier of 38 Springfield Road dated 30.08.2016
828. Response from the occupier of 44 Springfield Road dated 08.12.2016
829. Response from the occupier of 53 Springfield Road dated 27.07.2016
830. Responses (x3) from the occupier of 65 Springfield Road dated 26.07.2016, 29.08.2016, 05.12.2016
831. Response from the occupier of Somerset Road dated 28.07.2016
832. Response from the occupier of Flat 11 Wavereley Court 41-43 Steele Road dated 01.09.2016
833. Response from the occupier of 3 Starling House dated 01.09.2016
834. Responses (x2) from the occupier of 95a Sutherland Avenue dated 26.07.2016, 22.12.2016
835. Response from the occupier of 112 Sutherland Avenue dated 31.08.2016
836. Response from the occupier of 124 Sutherland Avenue dated 27.07.2016
837. Response from the occupier of 168 Sutherland Avenue dated 26.07.2016
838. Response from the occupier of 177 Sutherland Avenue dated 26.07.2016
839. Response from the occupier of Swallow House dated 29.08.2016
840. Response from the occupier of Telephone House 2-4 Temple Avenue dated 27.07.2016
841. Response from the occupier of Stoneways Tenterden Grove dated 05.09.2016
842. Response from the occupier of 41 The Drive dated 26.07.2016
843. Response from the occupier of 8 the Lane dated 10.08.2016
844. Response from the occupier of 27 The Little Boltons dated 31.08.2016
845. Response from the occupier of 20 The Marlowes St Johns Wood dated 26.07.2016
846. Responses (x2) from the occupier of Flat 30 The Terraces dated 25.07.2016
847. Response from the occupier of Flat 6 Titchfield House, Titchfield Road dated 02.08.2016
848. Response from the occupier of 80 Townshend Court, Townshend Road dated 26.07.2016
849. Response from the occupier of 3 Upper Belgrave Street dated 31.08.2016
850. Responses (x2) from the occupiers of 19 Upper Wimpole Street dated 28.07.2016
851. Responses (x6) from the occupiers of 2 Vale Close dated 26.07.2016
852. Response from the occupier of 3 Vale Close dated 09.12.2016
853. Responses (x2) from the occupiers of 4 Vale Close dated 27.07.2016, 20.11.2016
854. Response from the occupier of 9 Vale Close dated 31.08.2016
855. Response from the occupier of 5 Venables Street dated 12.11.2016
856. Response from the occupier of Flat 2, 11 Warrington Crescent dated 02.12.2016
857. Response from the occupier of 83a Warrington Crescent basement dated 30.08.2016
858. Response from the occupier of Flat 2 1 Wadham Gardens dated 31.08.2016
859. Response from the occupier of Flat 1 Walpole Court St Johns Wood dated 15.08.2016
860. Response from the occupier of 40 Walsingham St Johns Wood Park dated 26.07.2016

861. Response from the occupier of Flat 2 11 Warrington Crescent dated 26.07.2016
862. Response from the occupier of 83 Warrington Crescent dated 10.08.2016
863. Response from the occupier of 40F Warwick Avenue dated 26.07.2016
864. Response from the occupier of 14 Weech Road dated 14.09.2016
865. Response from the occupier of 6 Wellgarth Road dated 18.08.2016
866. Response from the occupier of 62 Welbeck Street dated 28.07.2016
867. Response from the occupier of 5A Wellington Place dated 29.08.2016
868. Response from the occupier of 29 Boyton House Wellington Road dated 04.09.2016
869. Response from the occupier of Flat 31 Reynolds House Wellington Road dated 26.07.2016
870. Response from the occupier of 55 56 Wellington Road dated 10.08.2016
871. Response from the occupier of Flat 76 Wellington Court 56-57 Wellington Road dated 26.07.2016
872. Response from the occupier of 3 Wells Rise dated 25.07.2016
873. Response from the occupier of 99 West End Lane dated 26.07.2016
874. Response from the occupier of 129 West End Lane Flat 2 dated 26.07.2016
875. Response from the occupier of Flat 1 22 West Heath drive dated 27.07.2016
876. Response from the occupier of Manor House West Heath Close dated 30.08.2016
877. Response from the occupier of 207 West Heath Road dated 27.07.2016
878. Response from the occupier of 9 Oak Lodge 67 West Heath dated 30.08.2016
879. Responses (x2) from the occupiers of Flat 12 Dudley House Westmoreland Street dated 31.08.2016
880. Response from the occupier of 1 White Orchards N2 dated 27.07.2016
881. Response from the occupier of 1 Wildwood Rise dated 26.07.2016
882. Response from the occupier of 24 Wimole Street dated 26.07.2016
883. Response from the occupier of 66 Wimpole Street dated 27.07.2016
884. Response from the occupier of Flat B 33-35 Winchester Road dated 27.07.2016
885. Response from the occupier of 37 Woodburn Close dated 26.07.2016
886. Response from the occupier of 20 Woodstock Close dated 31.08.2016
887. Response from the occupier of 21 Woronzow Road dated 10.08.2016
888. Response from the occupier of 17 Worsley Crescent Marton Middlesbrough Teeside dated 10.08.2016
889. Response from the occupier of 9 York Terrace West dated 05.09.2016
890. Response from the occupier of Av Du Domaine 185/41 Brussels dated 31.08.2016
891. Response from the occupier of 3 London dated 27.07.2016
892. Response from the occupier of Not spec London dated 31.08.2016
893. Response from the occupier of NA NA dated 22.10.2016.
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894. Response from the occupier of 50 Abbey Gardens dated 29.08.2016
895. Response from the occupier of 1 Abercorn Cottages, Abercorn Place dated 31.08.2016
896. Response from the occupier of 32 Averdeen Place dated 12.12.2016
897. Response from the occupier of Chester House, Claredon Place dated 05.12.2016
898. Response from the occupier of 50 Acacia Road dated 30.08.2016
899. Response from the occupier of 7 Allande Avenue dated 06.08.2016
900. Response from the occupier of 124 Hamilton Terrace dated 30.08.2016
901. Resp Response from the occupier of 94 St John's Wood Terrace dated 17.08.2016 onse from the occupier of 128 Loudoun Road dated 10.09.2016
902. Response from the occupier of 94 St John's Wood Terrace dated 17.08.2016
903. Response from the occupier of 80 Harley House, Marylebone Road dated 31.08.2016.
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904. Response from the occupier of Flat 6, Bradman House dated 28.12.2016
905. Response from the occupier of 20 Alma Square dated 23.12.2016
906. Response from the occupier of 16 Hamilton Terrace dated 03.01.2017
907. Response from the occupier of 9 St John's Wood Park dated 28.12.2016
908. Response from the occupier of 37 Fairhazel Gardens dated 03.01.2017
909. Response from the occupier of Flat 8 Alvaney Court, 250 Finchley Road dated 03.01.2017

910. Response from the occupier of 55-67 Wellington Road dated 03.01.2017

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)

Item No.

1

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: Sarah Whitnall BY EMAIL AT swhitnall@westminster.gov.uk.

DRAFT DECISION LETTER

Address: Various Locations NW8, NW6, W9 Within North Westminster Including, Prince Albert Road, London,

Proposal: Erection of 26 sets (1, 2 or 3 poles) of 5.5m high supporting poles (black colour coated steel poles) and linking wires (clear nylon filament) associated with the creation of an Eruv (continuous boundary designated in accordance with Jewish law) within the north of Westminster around and including St John's Wood NW8, Maida Vale, Westbourne Green and Little Venice W9, Prince Albert Road and vicinity NW8 and Randolph Gardens and vicinity NW6.

Plan Nos: DETAILED LOCATION OF POLES REV A; MAP OF LOCATION OF POLES; DESIGN & ACCESS STATEMENT REV A.

Case Officer: Sarah Whitnall

Direct Tel. No. 020 7641 2929

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

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

Reason:

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

- 2 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:
 - a. Relocation of poles 1A/B
 - b. Relocation of poles 2A/B
 - c. Relocation of pole 25B
 - d. Relocation of pole 27A
 - e. Relocation of 33A/B
 - f. Relocation of 37B
 - g. Relocation of 39B/C
 - h. Additional location 40A/B
 - i) Additional location 41A/B
 - j) Amended drawings to accurately reflect current on-site circumstances including existing street furniture.

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

Reason:

In order to minimise the impact of the proposal on heritage assets, pedestrian safety and amenity grounds in accordance with Policies DES9, DES10, ENV13 and TRANS3 of the Unitary Development Plan that we adopted November 2007 and policies S25, S41 and S29 of Westminster's City Plan: Strategic Policies that we adopted July 2016.

- 3 You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on or near to the site. You must not start any demolition, site clearance or

building work, and you must not take any equipment, machinery or materials for the development onto any of the sites, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect the trees and the character and appearance of this part of the City and the St John's Wood, Maida Vale and Regent's Park Conservation Areas. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 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. (R31DC)

- 4 Any work under near trees must not damage the branches of the tree or the roots over 24mm in diameter. If you uncover any roots of this diameter, you must adapt the foundation design or location to retain them.

Reason:

To protect the trees and the character and appearance of this part of the City and the St John's Wood, Maida Vale and Regent's Park Conservation Areas. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 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. (R31DC)

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 (November 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 Some poles (9A/B and 34A/B) are located close to flat roofs/walls which could be considered to potentially give easier climbing access to properties. You are advised to liaise with the owners of these properties and to consider the use of anti-climb paint.
- 3 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to
 - I. Maintenance Strategy for poles and wire.
 - II. Cost of maintenance of street trees
 - III. Applicant to take on public liability.
 (I55AA)
- 4 Condition 3 requires you to submit a method statement for works to a tree(s). The method statement must be prepared by an arboricultural consultant (tree and shrub) who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered. It must include details of:

- * the order of work on the site, including demolition, site clearance and building work;
 - * who will be responsible for protecting the trees on the site;
 - * plans for inspecting and supervising the tree protection, and how you will report and solve problems;
 - * how you will deal with accidents and emergencies involving trees;
 - * planned tree surgery;
 - * how you will protect trees, including where the protective fencing and temporary ground protection will be, and how you will maintain that fencing and protection throughout the development;
 - * how you will remove existing surfacing, and how any soil stripping will be carried out;
 - * how any temporary surfaces will be laid and removed;
 - * the surfacing of any temporary access for construction traffic;
 - * the position and depth of any trenches for services, pipelines or drains, and how they will be dug;
 - * site facilities, and storage areas for materials, structures, machinery, equipment or piles of soil and where cement or concrete will be mixed;
 - * how machinery and equipment (such as excavators, cranes and their loads, concrete pumps and piling rigs) will enter, move on, work on and leave the site;
 - * the place for any bonfires (if necessary);
 - * any planned raising or lowering of existing ground levels; and
 - * how any roots cut during the work will be treated.
- 5 To avoid any doubt: The majority of trees affected by the Eruv are growing within conservation areas and a number are included in Tree Preservation Orders. The consent of tree owners and the City Council will be required before carrying out any tree pruning to install the Eruv or maintain it. You must write giving us six weeks' notice if you want to cut, move or trim any of the trees in conservation areas and you must obtain written permission before you prune any part or remove any tree that is subject of a Tree Preservation Order.
- 6 Some of the trees affected by the proposal are on private land and the consent of the owner will be required to prune a tree even if a conservation area notification is made or consent to work on a protected tree has been granted.