

Item No.
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CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 17 July 2018	Classification For General Release	
Addendum Report of Director of Planning		Ward(s) involved West End	
Subject of Report	1 Wood's Mews, London, W1K 7DL		
Proposal	Demolition of the existing building and erection of a three storey building with basement, terraces at rear first and second floor level roof for use as a single family dwelling house (Class C3); new canopy on the west elevation, and green roof.		
Agent	Savills		
On behalf of	Cian and Aaron Developments		
Registered Number	18/00046/FULL	Date amended/ completed	3 January 2018
Date Application Received	3 January 2018		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		

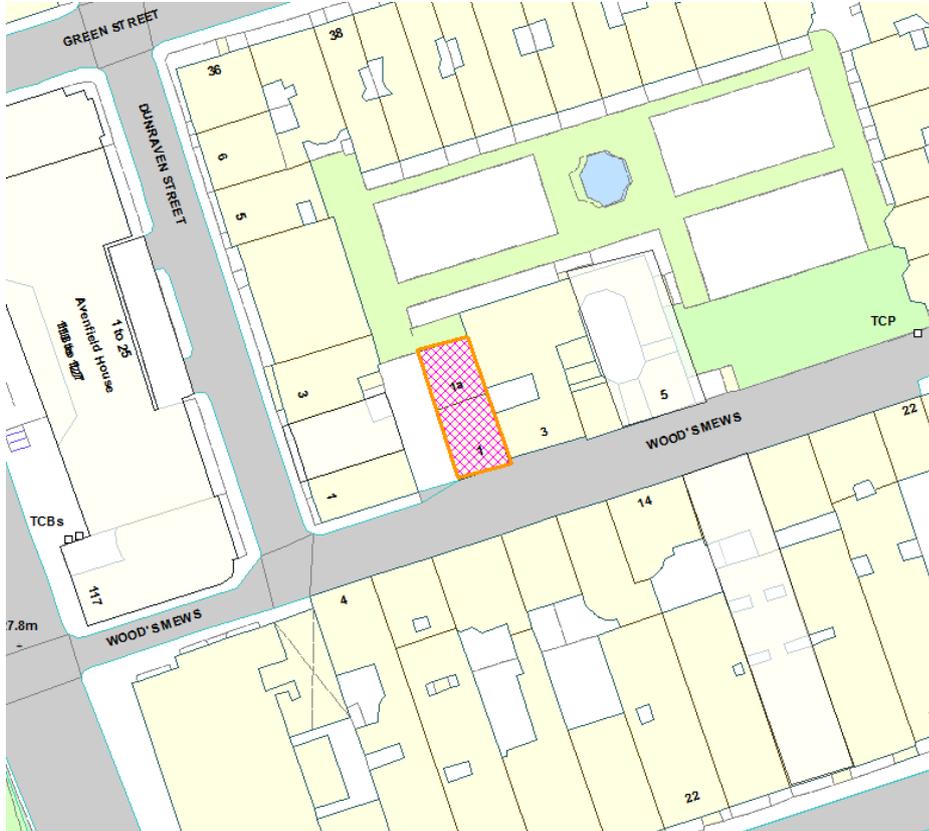
1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

This application was reported to the Planning Applications Sub-Committee on 24 April 2018, where it was resolved to defer consideration of the proposals to enable Members to visit the site. This site visit is scheduled to take place on 17 July 2018.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

ADDITIONAL REPRESENTATIONS RECEIVED AFTER THE PREVIOUS REPORT WAS PUBLISHED

COUNCILLOR GLANZ

Requests that consideration of the scheme be deferred for a Members' site visit.

Owners should be encouraged to refurbish the existing building; proposed building design unacceptable within the conservation area; windows would result in an unacceptable loss of privacy and increased sense of enclosure to neighbouring residential properties, windows similar to those in previous scheme which was refused on the basis of inappropriately large fenestration leading to a loss of privacy to the neighbouring properties.

CONSIDERATIONS

Additional representations were received from Councillor Glanz after the previous report (24 April 2018) was published.

DESIGN/TOWNSCAPE

Councillor Glanz considers that the applicants should be encouraged to refurbish the existing building and that any new development within a conservation area should 'improve and enhance' the area and not merely be 'slightly better than a property which has been left to decay'. However, the Council is obliged to determine the application, as submitted. In considering the proposals, the relevant test is that the development should 'preserve or enhance' (maintain OR improve) the character and appearance of the conservation area. For the reasons outlined in the original report, it is considered that the proposal meets this test.

AMENITY

A further concern relates the impact of the proposals upon the amenity (privacy and increased sense of enclosure) of neighbouring residential properties including 10 Wood's Mews. Councillor Glanz believes that the previous scheme was refused because the windows were 'inappropriately large' resulting in a loss of privacy and questions why the current scheme, where the window size and location is similar, is considered acceptable. However, the Committee refused the previous application on the grounds that the scheme resulted in a loss of light to 2 Dunraven Street and not because the windows gave rise to any loss of privacy.

(Please note: All the application drawings and other relevant documents and background papers area available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE
PRESENTING OFFICER: SARA SPURRIER BY EMAIL AT sspurrier@westminster.gov.uk

DRAFT DECISION LETTER

Address: 1 Wood's Mews, London, W1K 7DL

Proposal: Demolition of the existing building and erection of a three storey building with basement, terraces at rear first and second floor level roof for use as a single family dwelling house (Class C3); new canopy on the west elevation, and green roof.

Reference: 18/00046/FULL

Plan Nos: 1728-A4-020 Rev P3, 1728-A4-030 Rev P3, 1728-A4-040 Rev P3, 1728-A4-050 Rev P3, 1728-A4-060 Rev P3, 1728-A4-210 Rev P2, 1728-A4-220 Rev P2, 1728-A4-230 Rev P2, 1728-A4-310 Rev P3, 1728-A4-320 Rev P3, 1728-A4-330 Rev P3, 1728-A4-340 Rev P3; Arboricultural report dated 20th February 2018(ref. ha/aiams2/woodsmws) and plan (TPP1_WM)

Case Officer: Gemma Bassett

Direct Tel. No. 020 7641 2814

Recommended Condition(s) and Reason(s)

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and
 - o not at all on Sundays, bank holidays and public holidays. You must carry out piling, excavation and demolition work only:
 - o between 08.00 and 18.00 Monday to Friday; and
 - o not at all on Saturdays, Sundays, bank holidays and public holidays.Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for

example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include: (a) A schedule of all plant and equipment that formed part of this application; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail; (d) The location of most affected noise sensitive receptor location and the most affected window of it; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (g) The lowest existing L

A90, 15 mins measurement recorded under (f) above;; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 4 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 5 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 3 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels.

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- 6 You must provide the waste store shown on drawing 1728-A4-030 Rev P3 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the dwelling. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 7 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:- , i) Accommodate the proposed location of the Crossrail structures including tunnels, shafts and temporary works,, ii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels and other structures, iii) Mitigate the effects on Crossrail, of ground movement arising from development, Crossrail requires to see the full scope of the development, the ground movement impact and the N&V assessment results., The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs i, ii and iii of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied., , , None of the development hereby permitted shall be commenced until a method statement has been submitted to, and approved in writing, by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

Reason:

To meet the requirements of a direction made in connection with the CrossRail Project by the Secretary of State for Transport under Articles 10 (3), 14 (1) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and as set out in S41 and S43 of Westminster's City Plan (November 2016) and TRANS 5 (E) and para 4.68 of our Unitary Development Plan that we adopted in January 2007. (R33AC)

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- 8 None of the development hereby permitted shall be commenced until a method statement has been submitted to, and approved in writing, by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

Reason:

To meet the requirements of a direction made in connection with the CrossRail Project by the Secretary of State for Transport under Articles 10 (3), 14 (1) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and as set out in S41 and S43 of Westminster's City Plan (November 2016) and TRANS 5 (E) and para 4.68 of our Unitary Development Plan that we adopted in January 2007. (R33AC)

- 9 Piling must take place from within the footprint of 1 Woods Mews and the piling equipment must not straddle the proposed pile line on the rear elevation of the building. No part of the piles including the pile cap must project beyond the rear elevation of the existing dwelling. If you want to vary or alter the pile location or method of installation, you must apply to us for our prior approval and you must not start any work until we have approved what you have sent to us.

Reason:

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

- 10 You must protect the trees according to the details, proposals and recommendations set out in your Arboricultural Report (ha/aiams2/woodsmws 20 February 2018) and plan (TPP1_WM). If you want to revise any of these tree protection provisions, you must apply to us for our approval of the revised details, and you must not carry out work the relevant part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A),

ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007.
(R31AC)

- 11 You must submit details of an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. The details of such supervision must include: , o identification of individual responsibilities and key personnel., o induction and personnel awareness of arboricultural matters., o supervision schedule, indicating frequency and methods of site visiting and record keeping, o procedures for dealing with variations and incidents., 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 the site, until we have approved what you have sent us. You must then adhere to the approved supervision schedule., , You must produce written site supervision reports after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included You must send copies of each written site supervision record to us within five days of the site visit.

Reason:

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

- 12 You must apply to us for approval of details of any proposed alterations to the existing ground levels for landscaping or otherwise, or any other works to be undertaken within the Root Protection Area of any tree within the tree survey plan and schedule. You must not start any work with the Root Protection Area of the tree(s) until we have approved what you have sent us

Reason:

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

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- 13 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 14 You must apply to us for approval of detailed drawings at 1:10 of the following parts of the development all external doors and a typical example of each. You must not start work until we have approved what you have sent us., , You must then carry out the work according to these details. (C26CB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 15 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 17 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the balcony. (C26OA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 18 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character and appearance of the Mayfair Conservation Area and the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

- 19 You must not form any windows or other openings (other than those shown on the plans), in the external walls of the building, and you must not paint the external walls of the building, without our permission. This is despite the provisions of Class A of Part 1 of Schedule 2, and Class C of Part 2 of Schedule 2 to the Town and Country Planning

General Permitted Development Order (England) 2015 (or any order that may replace it).

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 20 **Pre Commencement Condition.**, (a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us., (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to Historic England, and to the Greater London Sites and Monuments Record, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST., (c) You must not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

- 21 You must only use the garage for people living in this property to park their private motor vehicles. (C22EB)

Reason:

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

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- 22 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

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

- 23 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 24 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to: , i) the proposed living roof (to include construction method, layout, species and maintenance regime), ii) planting to the western edge of the second floor terrace. , You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007 and to protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

Reason:

To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB)

- 25 You must not use the part of the rear second floor roof terrace annotated as inaccessible on drawing 1728-A4-050 rev P3 for sitting out or for any other purpose. You can however use the roof to escape in an emergency

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 26 The glass that you put in the central window column, and at ground floor level in the south elevation of the building must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

Reason:

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

- 27 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

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 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work. Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.24 Hour Noise Team, Environmental Health Service, Westminster City Hall, 64 Victoria Street, London, SW1E 6QP, Phone: 020 7641 2000, , Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)
- 3 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following: , * Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible; , * This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant., , Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety

Executive website at www.hse.gov.uk/risk/index.htm. , , It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 4 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained., Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following: , * Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings; , * Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase; , * Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained; , * Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary; , * Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- 5 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following. , * Window cleaning - where possible, install windows that can be cleaned safely from within the building. , * Internal atria - design these spaces so that glazing can be safely cleaned and maintained. , * Lighting - ensure luminaires can be safely accessed for replacement. , * Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission). , More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm. , , Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)
- 6 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

- 7 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply., , The Equality and Human Rights Commission has a range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk. , , If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk , , It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.
- 8 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 9 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point., , If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)
- 10 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 11 The term 'clearly mark' in condition 6 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 12 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

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- 13 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 14 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)
- 15 With reference to condition 27 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). These documents must be sent to environmentalsciences2@westminster.gov.uk. Appendix A or B must be signed and countersigned by Environmental Sciences prior to the submission of the approval of details of the above condition. You are urged to give this your early attention

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2

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

7 1 WOOD'S MEWS, LONDON, W1K 7DL

Demolition of the existing building and erection of a three storey building with basement, terraces at rear first and second floor level roof for use as a single family dwelling house (Class C3); new canopy on the west elevation, and green roof.

An additional representation was received from Councillor Jonathan Glanz (18.04.2018).

RESOLVED UNANIMOUSLY:

That the application be deferred for a site visit.

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 24 April 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	1 Wood's Mews, London, W1K 7DL		
Proposal	Demolition of the existing building and erection of a three storey building with basement, terraces at rear first and second floor level roof for use as a single family dwelling house (Class C3); new canopy on the west elevation, and green roof.		
Agent	Savills		
On behalf of	Cian and Aaron Developments		
Registered Number	18/00046/FULL	Date amended/ completed	3 January 2018
Date Application Received	3 January 2018		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

1 Wood's Mews is a single family dwelling set over ground and two upper floors, with an integral garage. The house is accessed from a private drive on the north side of Wood's Mews, which is owned by Grosvenor Estates.

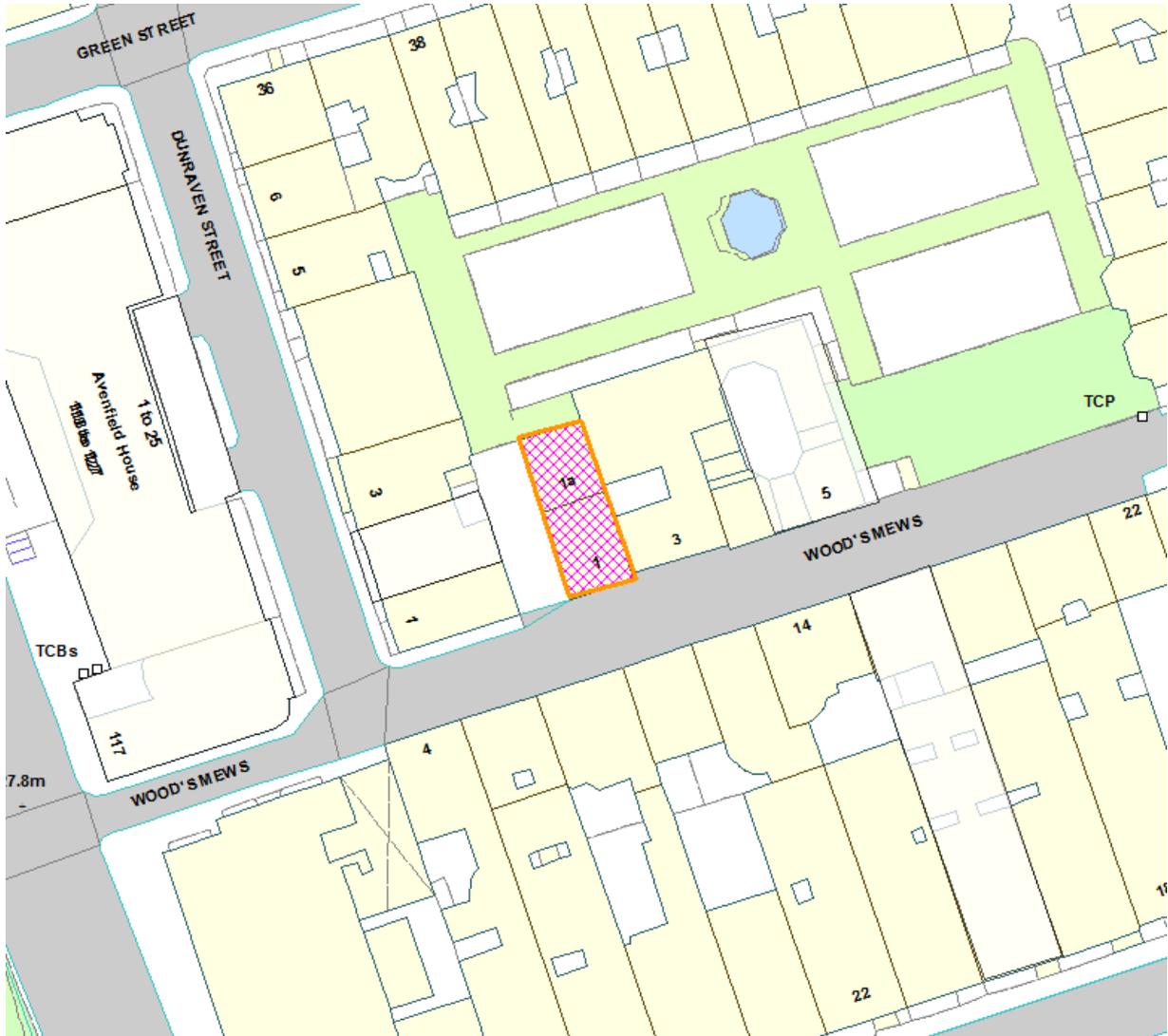
The application proposes the demolition of the building and erection of a three storey, single family dwelling with basement. In 2015, a similar application for a replacement dwelling house, incorporating two basement levels, was refused on the grounds of detailed design and loss of daylight to neighbouring properties.

The key issues for consideration are:

- The impact on neighbouring residential amenity
- The impact on the character and appearance of the Mayfair conservation area

The proposals have been amended to revise the window design and to incorporate an integral garage. The application is considered acceptable on townscape and amenity grounds and is therefore recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

COUNCILLOR ROBERTS AND COUNCILLOR GLANZ
Request that the application be determined by planning committee

HISTORIC ENGLAND:
No objection, authorisation received

RESIDENTS' SOCIETY OF MAYFAIR & ST. JAMES'S:
Any comments to be reported verbally

ENVIRONMENTAL HEALTH:
No objection subject to conditions

CLEANSING MANGER:
No objection subject to conditions to secure waste and recycling storage

HIGHWAYS PLANNING MANAGER:
No objection subject to conditions

BUILDING CONTROL:
No objection

ARBORICULTURAL SECTION:
No objection subject to conditions

CROSSRAIL:
No objection subject to conditions

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED
No. Consulted: 77
Total No. of replies: 6 (from 4 respondents)

Letters of objection on the following concerns:

Amenity

- Loss of privacy from increased number, and size, of windows

Design

- Design is not in-keeping with the character of the mews
- Façade should be retained

Trees

- Harm to trees at the rear of the site

Parking

- Loss of off street parking
- Any agreement to park on the adjacent private roadway could be terminated

Construction

- Noise/vibration during construction works
- Lost income from works close to short term lets
- Condition of neighbouring properties should be recorded
- Absence of delivery/travel plan for construction works
- Need for construction noise sensors on site

Procedure

- Site notice was posted too far from the site

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Site

The application site is a, vacant, single family dwellinghouse comprising ground and two upper floors with an integral garage. The property is unlisted but is located within the Mayfair Conservation Area and the Core Central Activities Zone (Core CAZ).

There is an existing patio at rear ground floor level, enclosed by a dwarf wall. This area overlooks a rear communal garden, accessible from neighbouring properties, which contains various shrubs and trees, including a mature tree directly adjacent to the site boundary.

Access to the site is via a private driveway, owned by the Grosvenor Estate, to the north of Woods Mews.

6.2 Recent Relevant History

18 August 2015: Permission refused for the demolition of the existing building, excavation of two basement levels and the erection of a part three/part four storey single family dwelling with terraces at ground and third floor level, with associated stair access, and an integral garage at ground floor level. Installation of green roof areas and PV cells at main roof level. 14/08487/FULL.

The Committee refused the application on the grounds that the demolition of the existing building, which makes a positive contribution to the character and appearance of the Mayfair Conservation Area, and its replacement with a new building of inappropriate design and materials would fail to maintain or improve (preserve or enhance) the character and appearance of the Mayfair Conservation Area; loss of daylight for the people living in 2 Dunraven Street in particular the ground floor living/dining room and kitchen.

November 2015: Certificate of Lawful Development issued confirming that the excavation of two basement levels (210 sq.m) could be constructed under permitted development (15/09236/CLOPUD). No works have been undertaken.

In July 2016 the City Council adopted an Article 4 direction which removes the permitted development rights for basements development across the City. Consequently, the

works subject to the Lawful Development Certificate are no longer lawful and cannot be afforded material weight in the determination of this application.

7. THE PROPOSAL

Permission is sought for the demolition of the existing building and for the property and the erection of a replacement single family dwelling house on basement, ground and two upper floors with terraces on rear first and second floors.

The application has been amended to incorporate an integral garage, to reduce the size of windows to the south (Wood's Mews) façade and to include opaque glass within the central window column on this elevation. In addition, a second basement level, which was intended to accommodate plant, has been omitted from the scheme and the depth of the first basement has been reduced. The basement plant has been relocated, internally, under the stairs at basement and ground floor level.

The proposed basement at 99 sq.m. would be significantly smaller than that which was proposed under the scheme refused in 2015.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Residential use and quality of accommodation

Although the existing four bedroom dwelling would be replaced by a three bedroomed house, both units would be considered to be family sized accommodation. The overall amount of residential floorspace on the site would be increased by 90 sq.m. This increase accords with UDP policy H3 and City Plan Policy S14.

The proposed dwelling would benefit from good levels of daylight and sunlight, and would far exceed the minimum standards set out in the Nationally Described Space Standards (NDSS). The scheme would increase the amount of private amenity space on three terrace areas. The development would provide a good standard of accommodation for future occupiers.

8.2 Townscape and Design

The original late Victorian building was a simply detailed structure with a few flamboyant details which distinguished it from more mundane buildings of its type. It has been much altered in the latter part of the 20th century and it lacks most of the visual interest it once possessed. Nevertheless, in refusing permission for redevelopment of the site in 2015 the City Council decided that the existing building makes a positive contribution to the character and appearance of the conservation area and that the proposed replacement building was unacceptable in terms of its detailed design and use of materials, failing to preserve or enhance the character and appearance of the conservation area..

Mayfair is an area of mixed character, containing old and new buildings of varying aesthetic merit, and Wood's Mews is no exception. Consequently, demolition of the

existing building could be appropriate subject to the quality of the proposed replacement building.

The current scheme seeks approval for demolition of the existing building but the design of the proposed dwelling is substantially different to that under the previous scheme. In addition, its height bulk and massing are similar to that of the existing building and represent a reduction in comparison to the development refused in 2015.

The facades, as proposed, are considered an improvement when compared to the existing building and reflect the general character and appearance of buildings in the surrounding conservation area in terms of their fenestration and use of facing brick. In particular, the detailed design of the facades is highly successful and their subtle detailing compares favourably with surrounding buildings. To prevent a re-occurrence of, the existing, painted brickwork, a condition is recommended to remove permitted development rights, which would allow the façade to be painted.

There is a clear hierarchy of fenestration and the blind arcade, with small high-level windows at ground floor level is an attractive way of dealing with the side wall of the garage. The design provides appropriate visual interest in the street and it is an improvement when compared to the, extensively altered, facades of the existing building.

In design and heritage asset terms, there is no objection in principle to basement excavation on this site. The basement does not visually manifest itself in any way that is detrimental to the character or appearance of the surrounding conservation area. Nevertheless, the site is in an area of archaeological priority and as such a condition is recommended to ensure archaeological monitoring is carried out as part of any development involving basement excavation.

The existing building has been altered in the past to the detriment of its appearance. When considered against the architectural improvement to the character and appearance of the conservation area that the proposal would produce, the proposed modern architectural treatment of the facades is considered acceptable and as the basement does not have any external manifestation (such as lightwells), both aspects of the proposal are considered acceptable in design and heritage asset terms. The development is therefore considered to fully accord with the City Council's development plan policies and supplementary planning guidance 'Development and Demolition in Conservation Areas'. In these circumstances, objections on the grounds that the building façade should be retained and that the proposed design is not in keeping with the character of the mew, cannot be supported.

8.3 Residential Amenity

City Plan policy S29 seeks to safeguard the amenity of existing residents. Policy ENV 13 of the UDP seeks to protect and improve the residential environment and resists proposals which would result in a material loss of daylight and sunlight and/or significant increase in sense of enclosure or overlooking.

Privacy

Objections have been received from neighbouring residential occupiers at 3-5 Woods Mews, 4 Dunraven Street and 6, 8 and 10 Woods Mews on the grounds that the development would result in overlooking and loss of privacy to neighbouring properties and the communal garden.

3-5 Woods Mews is immediately adjacent to the application site. There are no windows on the proposed dwelling that would cause any loss of privacy to this neighbouring property. 4 Dunraven Street is set perpendicular to, and due north of, the application site. There would be limited, oblique, views from the rear of the proposed house towards the rear of flats in this neighbouring building, but it is not considered that the impact would be so significant as to justify a reason for refusal. Further, any oblique views would be screened by a mature tree, which is located immediately to the north of the application site.

Numbers 6, 8 and 10 Woods Mews are located on the opposite (southern) side of the Wood's Mews, with nos. 6 and 8 being offset to the west. Consequently, there would be only limited, oblique views between the habitable spaces of these flats and the application site.

No. 10 Woods Mews is located directly opposite the application site. Windows serve a first floor kitchen and dining room and a second floor bedroom and en-suite bathroom. Windows on the southern facade of the proposed dwelling have been positioned to be offset from those at 10 Woods Mews. Further, the scheme has been revised to reduce the amount of glazing and raise the window cill heights to all floors and to incorporate obscured glass to the central window column. This obscured glazing would be secured by condition. Given these amendments and the buildings are separated by a mews width, which is not an untypical relationship between dwellings, it is not considered that the proposal would give rise to a material loss of privacy to properties on the south side of the mews. As the development would replace an existing dwelling with windows on all facades, it is not considered that the proposed glazing would give rise to any unacceptable increase in overlooking to neighbouring properties.

The proposed terrace at first and second floor levels would be set back behind the rear building line at 3-5 Wood's Mews and would be screened, to the north, by a mature tree. The submitted plans also show some privacy planting along the west edge of the terrace, details of which could be secured by condition.

The proposed first floor terrace, which is also be behind the rear wall of 3-5 Wood's Mews, would be limited in size. It is not considered that its use would cause any loss of privacy to neighbouring properties.

Daylight and Sunlight

Policy ENV 13 seeks to ensure good daylight levels to habitable rooms in existing residential properties.

The daylight and sunlight report submitted as part of the previous application included notational layouts for 2 Dunraven Street and concluded that losses of light to some

rooms would breach the BRE guidelines. The current report is based upon original layout plans for this neighbouring property. A number of rooms previously designated as study or kitchens have now been re-designated as dining rooms and bedrooms.

The submitted daylight and sunlight report assesses the impact of the development on 38 Green Street, 3-5 and 6, 8, and 10 Woods Mews and 1, 2 and 3 Dunraven Street

Daylight

The principle test for measuring the impact of the development upon the level of light received to neighbouring properties is the Vertical Sky Component (VSC), the amount of light reaching the face of a window. If the VSC is both less than 27% and values as a result of the development would be less than 0.8 times its former value then the impact would be noticeable.

The height and bulk of the proposed building is similar to the existing and the submitted daylight report shows that any loss of light to neighbouring buildings would comply with BRE guidelines and that all properties would continue to receive good natural light. The previous scheme, which proposed a new building on ground and part two/part three upper floors was refused on the grounds that it would result in a material loss of light to 2 Dunraven Street, in particular the to the ground floor living/dining room and kitchen. The loss of light to these windows was 21.13, 28.18, 27.94 and 13.21%. Losses to these ground floor windows would now be 6.97 and 2.23% (with resulting values of 16.26 and 9.22%) to the ground floor living room and 5.67 and 5.04% (with resulting values of 11.78 and 12.72%) to the kitchen.

Sunlight

The impact of the development on the amount of sunlight received to neighbouring properties is measured by Annual Probable Sunlight Hours (APSH). Only those windows which face within 90 degrees of due south need to be tested. If the proposed sunlight is less than 25% APSH including 5% in the winter months and the loss is greater than 20% over the whole year then the loss of sunlight will be noticeable.

The submitted report shows that any loss of annual or winter sun will be within acceptable parameters.

Sense of Enclosure

The proposed building would be similar in height and massing to the existing building. As such, it is not considered that there would be any increase in sense of enclosure to neighbouring properties.

In view of the above, it is not considered that the proposed development would have a material impact upon the amenities of neighbouring occupiers and accords with policies ENV 13 and S29.

8.4 Transportation/Parking

The development would not result in any net change to the number of residential units.

The scheme originally omitted the ground floor garage space and included proposals to provide parking on the private access road outside of the dwelling, which is owned by the Grosvenor Estate. Objections were received to the loss of parking and to the fact that, as the private roadway is not owned by the applicant, any arrangement to park vehicles on this land could be terminated. The application has been revised to include an integral garage space, which would be secured by condition. In these circumstances, the proposals would replicate the existing car parking arrangements and would comply with UDP policies TRANS 21 and TRANS 23.

The application proposes 2 cycle parking spaces within the garage in accordance with London Plan policy 6.9. This cycle parking would be secured by condition.

8.5 Economic Considerations

Any economic benefits generated by the proposal are welcomed.

8.6 Other UDP/Westminster Policy Considerations

Basement development

The proposal includes the excavation of a single basement, which is compliant with City Plan Policy CM28.1.

As required by this policy, the applicant has provided a structural method statement setting out the construction methodology for the basement. Any report by a member of the relevant professional institution carries a duty of care, which should be sufficient to demonstrate that the matter has been properly considered at this early stage. The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction, which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

The City Council is not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course.

The application has been assessed by the Building Control Officer who has advised that the proposed structural methodology appears satisfactory and is appropriate for this site. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be low.

Construction Impact

Objections have been received on the grounds that the construction works could result in a loss of income to the owners of 6, 8 and 10 Wood's Mews, which are occupied on

short term tenancies. The objectors have also requests that the applicant commissions a record of condition of their properties. Objectors have requested that noise sensors be installed on site and that a delivery/travel plan be submitted in relation to construction traffic/works.

The applicant has confirmed that they will sign up to the Council's 'Code of Construction Practice' (COCP) to ensure that the basement construction process is carefully managed, minimising disruption to neighbours and the highway and reducing the effects of noise, dust, traffic movements etc. resulting from the construction. As part of this process, Environmental Health Officers will liaise with both the applicant and neighbouring occupiers during the construction process to ensure that neighbours' concerns are addressed. Regular site visits will be undertaken to monitor construction operations and to ensure compliance. This would be secured by condition. A further condition is recommended to control the hours of excavation and building works.

It is acknowledged that construction works have the potential to affect the amenity of neighbouring occupiers but the impact on rental income is not a material planning consideration. However, subject to the conditions outlined above, it is considered that the potential effects of the construction process upon the amenities of neighbouring occupiers will be ameliorated as far as possible. The Council would not insist upon a survey of neighbouring properties be undertaken but this is a matter which the objectors may wish to explore with the applicants.

Plant

The scheme originally proposed to provide plan at second basement level and within an internal plant are at rear second floor level, which would be accessed from the terrace. The plans have been revised to omit the second basement and to relocate this plant to areas beneath the stairs on the basement and ground floors. An internal flue would be installed which would terminate at roof level. Given that all plant would be located internally, it will not be harmful to views from the public realm or from local private views.

The acoustic report, submitted proposals to the omission of the basement, has been assessed by the Council's Environmental Health Officer. They consider that that the proposed plant is likely to comply with the City Council's noise policy ENV 7 of the UDP but, as the plant has not been selected, have requested a condition requiring the submission of a supplementary noise reports to demonstrate that the plant would operate in accordance with the Council's requirements regarding noise and vibration. Subject to conditions, it is considered that the development would comply with UDP policy ENV7 and policy S32 of the City Plan and would not materially affect the amenity of neighbouring properties.

Refuse /Recycling

Waste and recycling storage would be located at ground floor level to the rear of the garage. The submitted plans demonstrate that there would be sufficient storage space for a development of this size. It is recommended that provision of waste storage is secured by condition.

Sustainability & Biodiversity

The application proposes a green roof. This is welcomed and accords with City Plan Policy S38 and ENV17 of the UDP. It is recommended that details of this roof (construction and planting) are secured by condition.

Trees

Two objections raise concern over the impact of the proposed development on mature trees to the rear of the site. The Council's Arboricultural Manager originally expressed concern over the impact of the works on these trees and, in response to this, the applicant has submitted supplementary information on the proposed piling methodology. The Council's Arboricultural Manager has confirmed that the additional information overcomes their concerns, and has raised no objection subject to a number of conditions which seek to prevent any damage to the mature Maple tree to the rear of the site.

8.7 London Plan

This application raises no strategic issues.

8.8 National Policy/Guidance Considerations

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

8.9 Planning Obligations

This application does not trigger any planning obligations.

8.10 Other Issues**Site Notice**

One neighbouring resident has raised concerns that the site notice was put up too far from the application site. Council records demonstrate that the notice was fixed to a lamp post outside 16 Woods Mews. This is approximately 15m from the application site. The only other street posts in the vicinity of the site are located immediately adjacent to parking spaces, where a site notice could have been obscured by taller parked vehicles. It is considered that the site notice was placed sufficiently close to the application site and that the Council has fulfilled its duty to consult in accordance with article 15 of the Development Management Procedure Order (DMPO) 2015. All neighbouring properties have received letters notifying them of the proposed development.

8.11 Conclusion

The proposals are considered acceptable in amenity and design terms and comply with the City Council's UDP and City Plan policies and the application is recommended for approval.

9. BACKGROUND PAPERS

1. Application form
2. Email from Councillor Roberts dated 3 February 2018
3. Email from Councillor Glanz dated 2 February 2018
4. Response from Historic England (Listed Builds/Con Areas), dated 15 January 2018

5. Responses from Cross London Rail Links Ltd (1), dated 18 January and 2 March 2018
6. Responses from Environmental Health dated 10 January and 9 April 2018
7. Response from Cleansing dated 17 January and 14 March 2018
8. Response from Highways dated 22 January and 12 March 2018
9. Response from Building Control dated 19 February 2018
10. Responses from Arboricultural Officer dated 19 February and 1 March 2018
11. Letter from occupier of 3-5 Woods Mews dated 31 January 2018
12. Letter from occupier of Flat 2, Warburton House, 4 Dunraven Street dated 14 January 2018
13. Letter on behalf of the owners 6, 8, and 10 Woods Mews dated 8 February 2018
14. Letters/emails from occupier of 10 Woods Mews dated 30 January and 3 April (two)2018.

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

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARA SPURRIER BY EMAIL AT SSPURRIER@WESTMINSTER.GOV.UK

10. KEY DRAWINGS

Stone finish coping

Brick shadow gap

Stone coloured metal architectural glazing

Stone finish coping

Existing wall and brickwork

Stone coloured metal factory and railings

Wall to remain as existing

Stone coloured metal patio doors

Recessed brick window course

0 1 2 3 4 5 6m

FOR PLANNING

Rev	Date	Drawn	Description
P1	20.10.17	LM	PLANNING
P2	28.11.18	LM	Revise in line with Planning Officer Comments

STANESBY

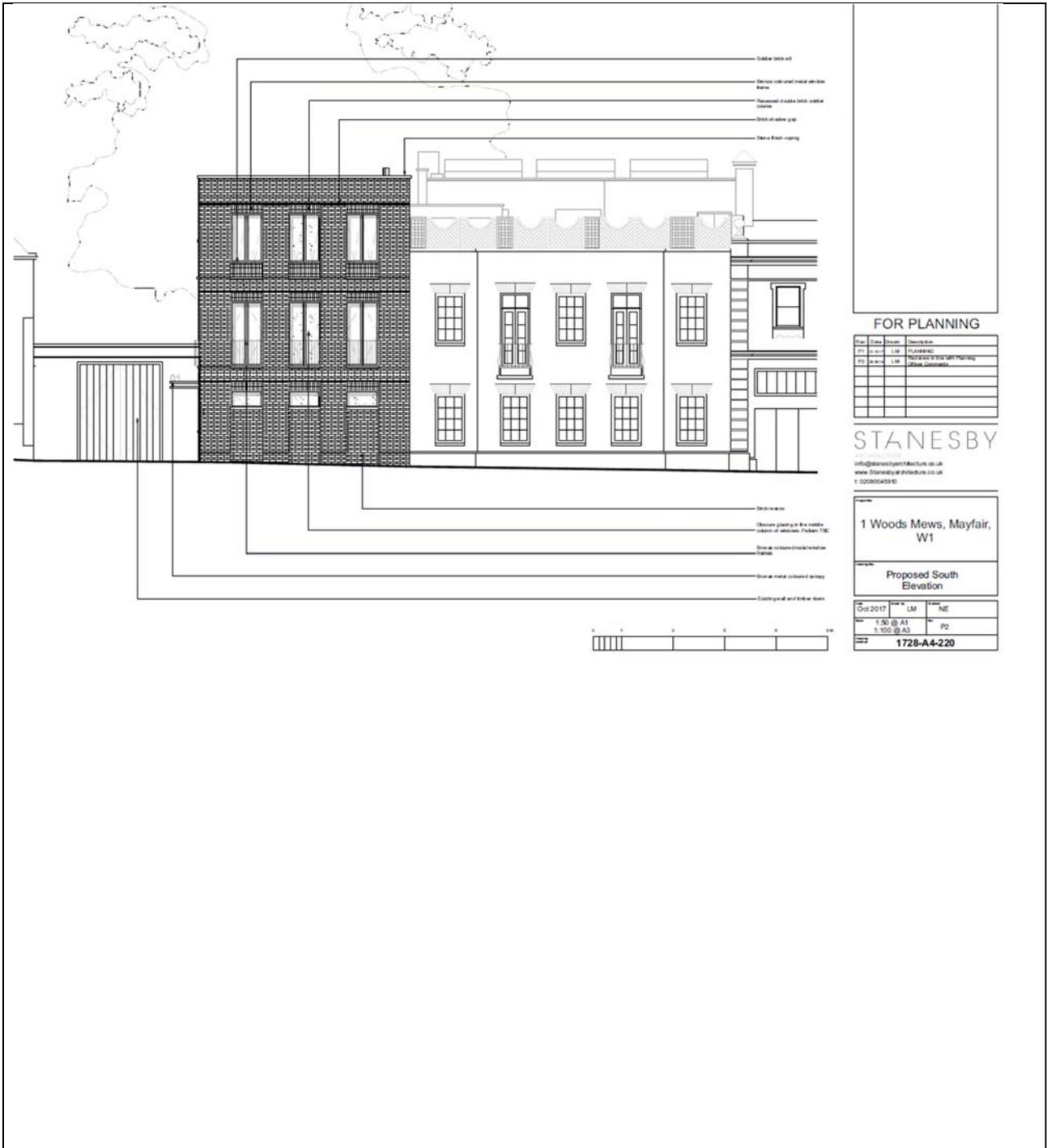
ARCHITECTS

info@stanesbyarchitecture.co.uk
www.stanesbyarchitecture.co.uk
t: 02080045910

1 Woods Mews, Mayfair, W1

Proposed North Elevation

Oct 2017	LM	NE
1:50 @ A1		P2
1:100 @ A3		
1728-A4-210		



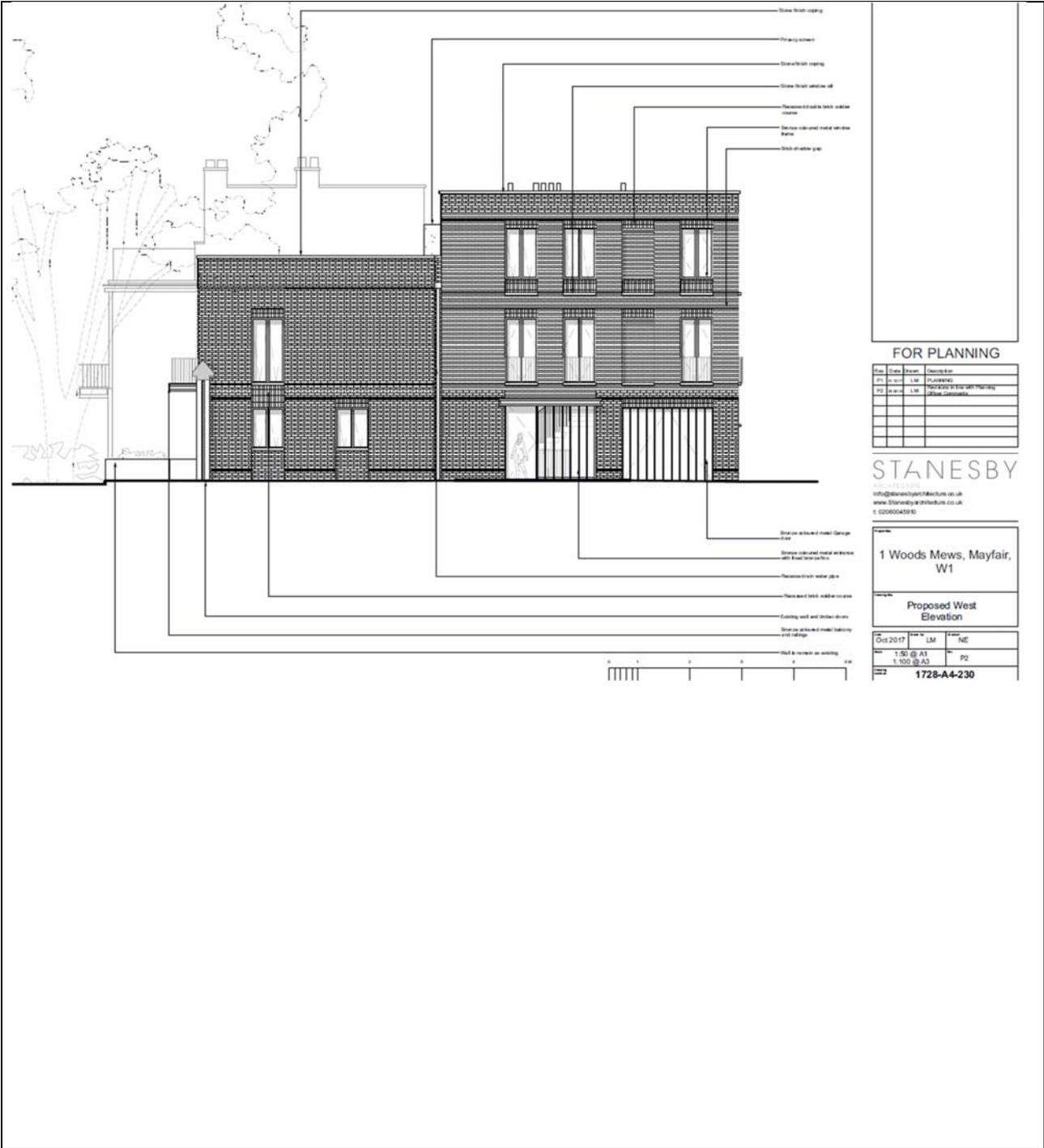
FOR PLANNING

Date	Drawn	Description
2017	LM	Preparation
2017	LM	Revised for the planning application

STANESBY
 ARCHITECTS
 info@stanesbyarchitecture.co.uk
 www.stanesbyarchitecture.co.uk
 t 02070443916

1 Woods Mews, Mayfair, W1
 Proposed South Elevation

Date	Drawn	Checked
04/2017	LM	HE
1:50 @ A1		P2
1:150 @ A3		
1728-A4-220		



FOR PLANNING

Rev	Date	By	Description
P1	01/11	LM	PLANNING
P2	01/11	LM	REVISIONS TO SET PLANNING DRAWING

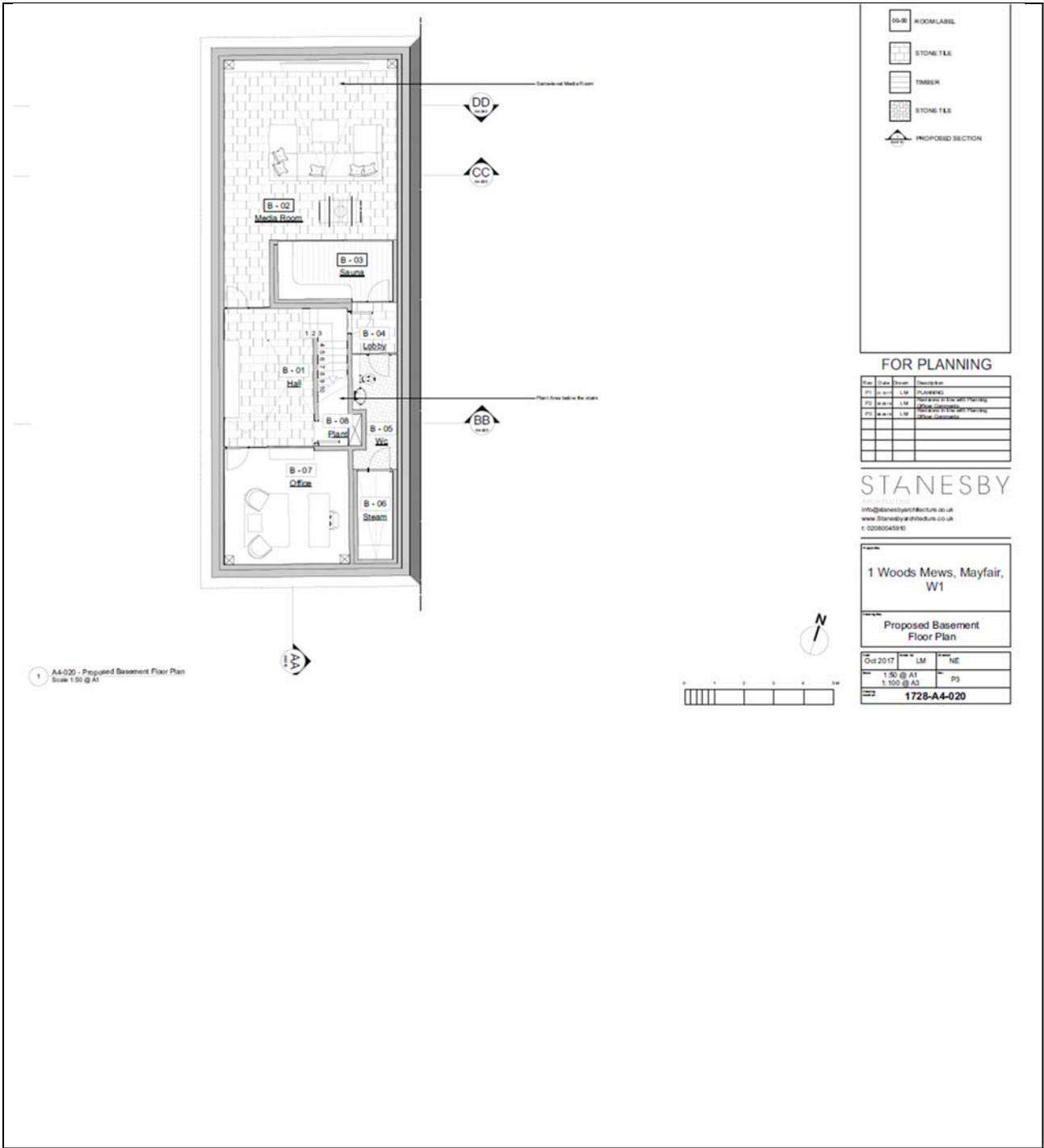
STANESBY
 ARCHITECTS
 info@stanesbyarchitects.co.uk
 www.stanesbyarchitects.co.uk
 t. 02080045910

1 Woods Mews, Mayfair, W1

Proposed West Elevation

Rev	Date	By	Description
01	01/11	LM	NE
02	01/11	LM	P2

1728-A4-230



1 A4-020 - Proposed Basement Floor Plan
Scale 1:50 @ A1

LEGEND

- ROOM LABEL
- STONE TILE
- TIMBER
- STONE TILE
- PROPOSED SECTION

FOR PLANNING

Rev	Date	Drawn	Description
P1	11/11/17	LM	PLANNING
P2	11/11/17	LM	REVISIONS FOR SETTING OUT
P3	11/11/17	LM	REVISIONS FOR SETTING OUT
P4	11/11/17	LM	REVISIONS FOR SETTING OUT

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 ARCHITECTS
 info@stanesbyarchitecture.co.uk
 www.stanesbyarchitecture.co.uk
 t: 02080045910

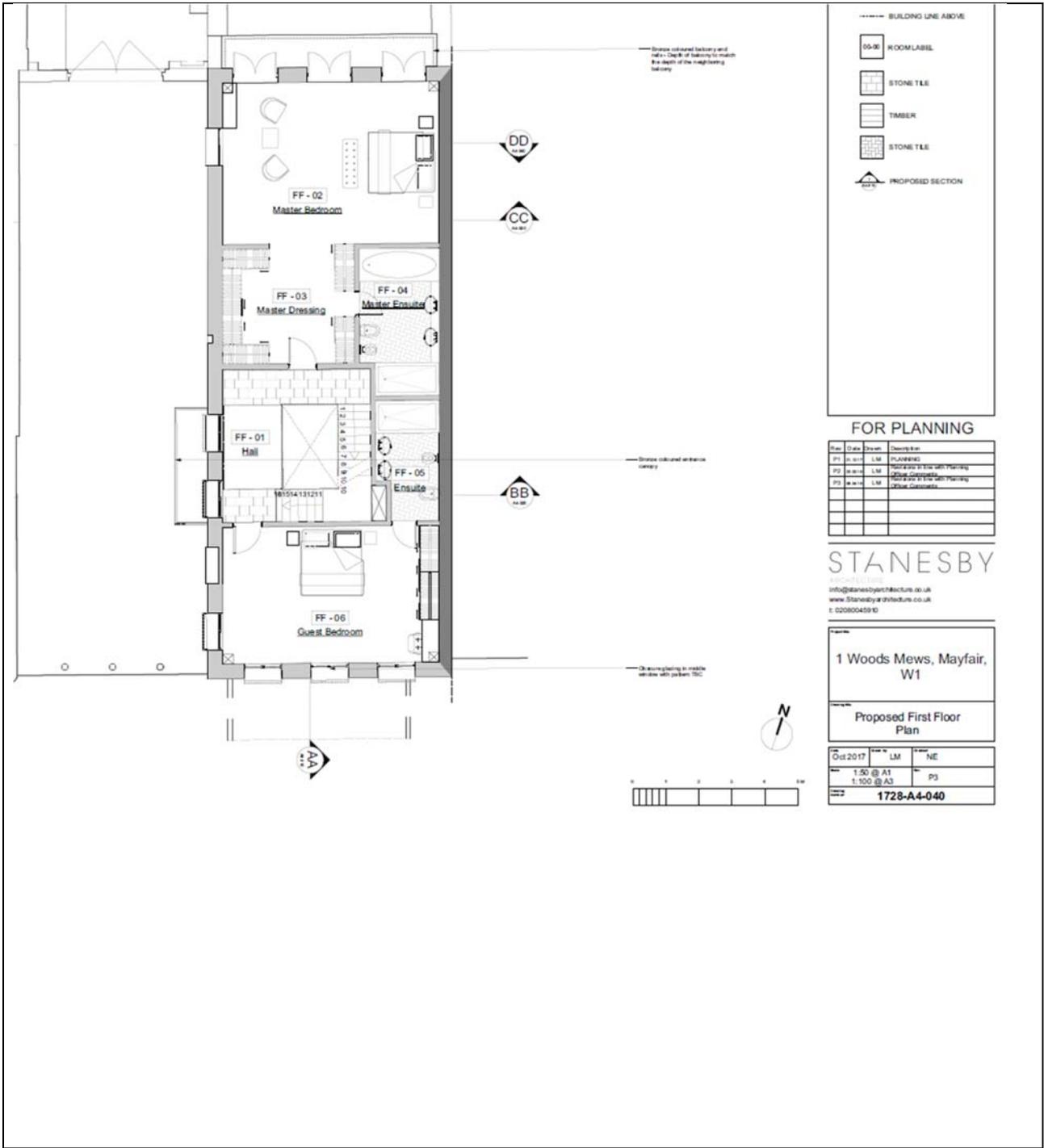
1 Woods Mews, Mayfair, W1

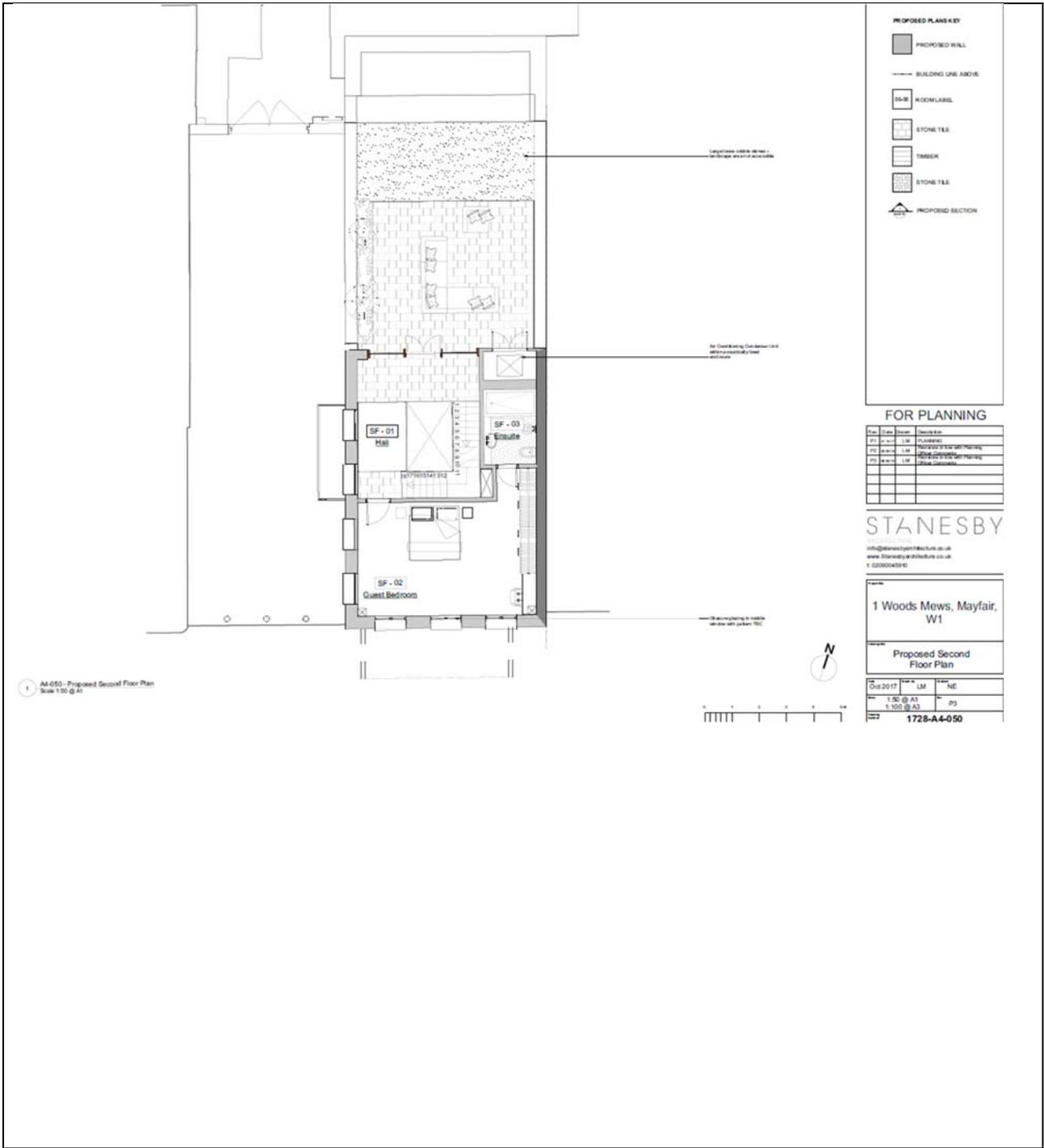
Proposed Basement Floor Plan

01/12/17	LM	NE
1:50 @ A1		P3
1:100 @ A3		

1728-A4-020







A4-050 - Proposed Second Floor Plan
Scale 1:50 (A1)

PROPOSED PLANS KEY

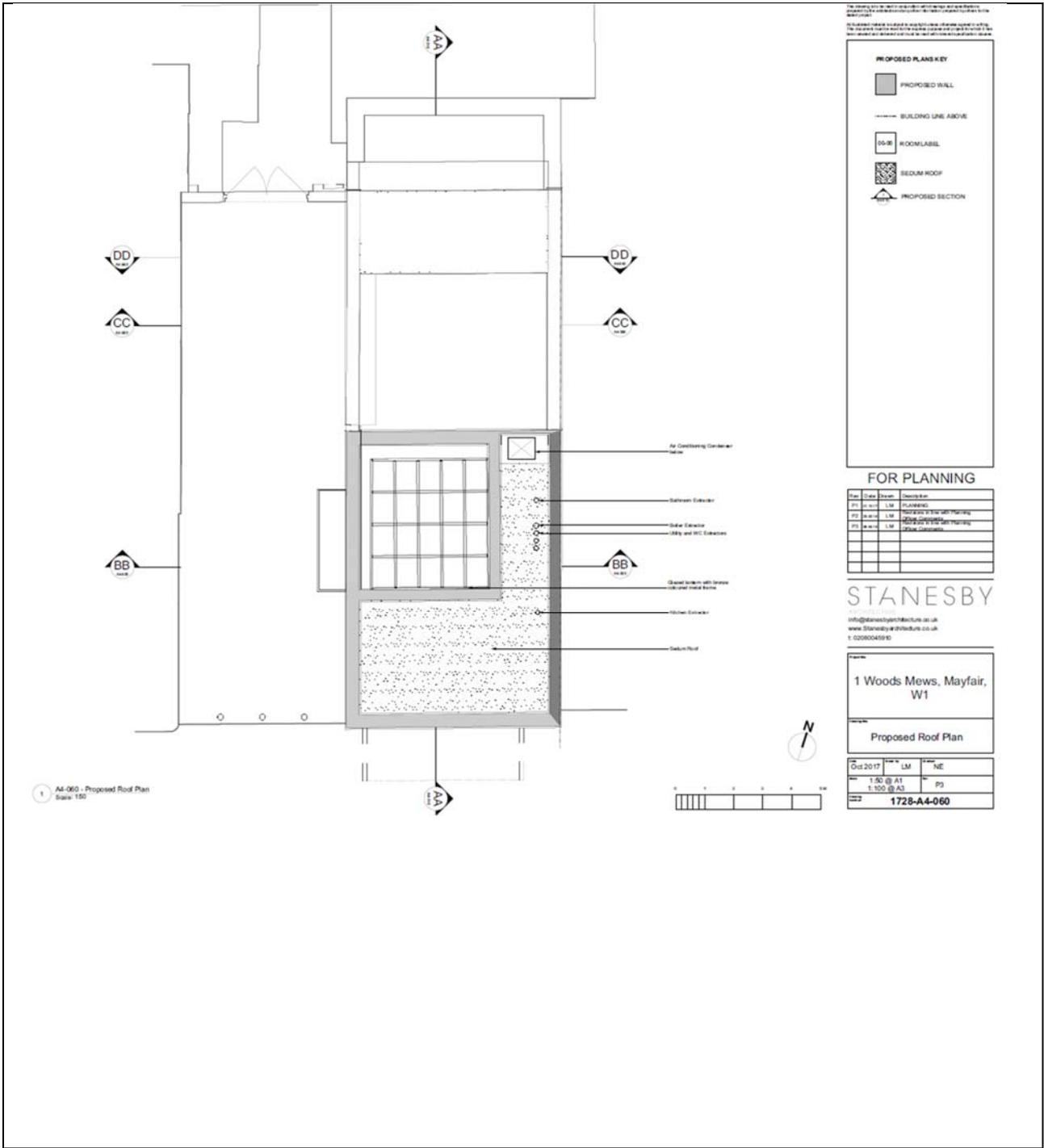
- PROPOSED WALL
- BUILDING LINE ABOVE
- ROOM LABEL
- STONE TILE
- TESSER
- STONE TILE
- PROPOSED SECTION

FOR PLANNING

Date	Drawn	Checked
17/05/2017	LM	ME

STANESBY
Architects
info@stanesbyarchitects.co.uk
www.stanesbyarchitects.co.uk
t. 0200043381

1 Woods Mews, Mayfair, W1
Proposed Second Floor Plan
17/05/2017 LM ME
1:50 (A1) PS
1728-A4-050



PROPOSED PLANS KEY

- PROPOSED WALL
- BUILDING LINE ABOVE
- ROOM LABEL
- SEDUM ROOF
- PROPOSED SECTION

FOR PLANNING

Rev	Date	Drawn	Description
01	20-10-17	LM	FOR PLANNING
02	16-11-17	LM	FOR ARCHITECTURAL RECORDING
03	16-11-17	LM	FOR ARCHITECTURAL RECORDING
04	16-11-17	LM	FOR ARCHITECTURAL RECORDING

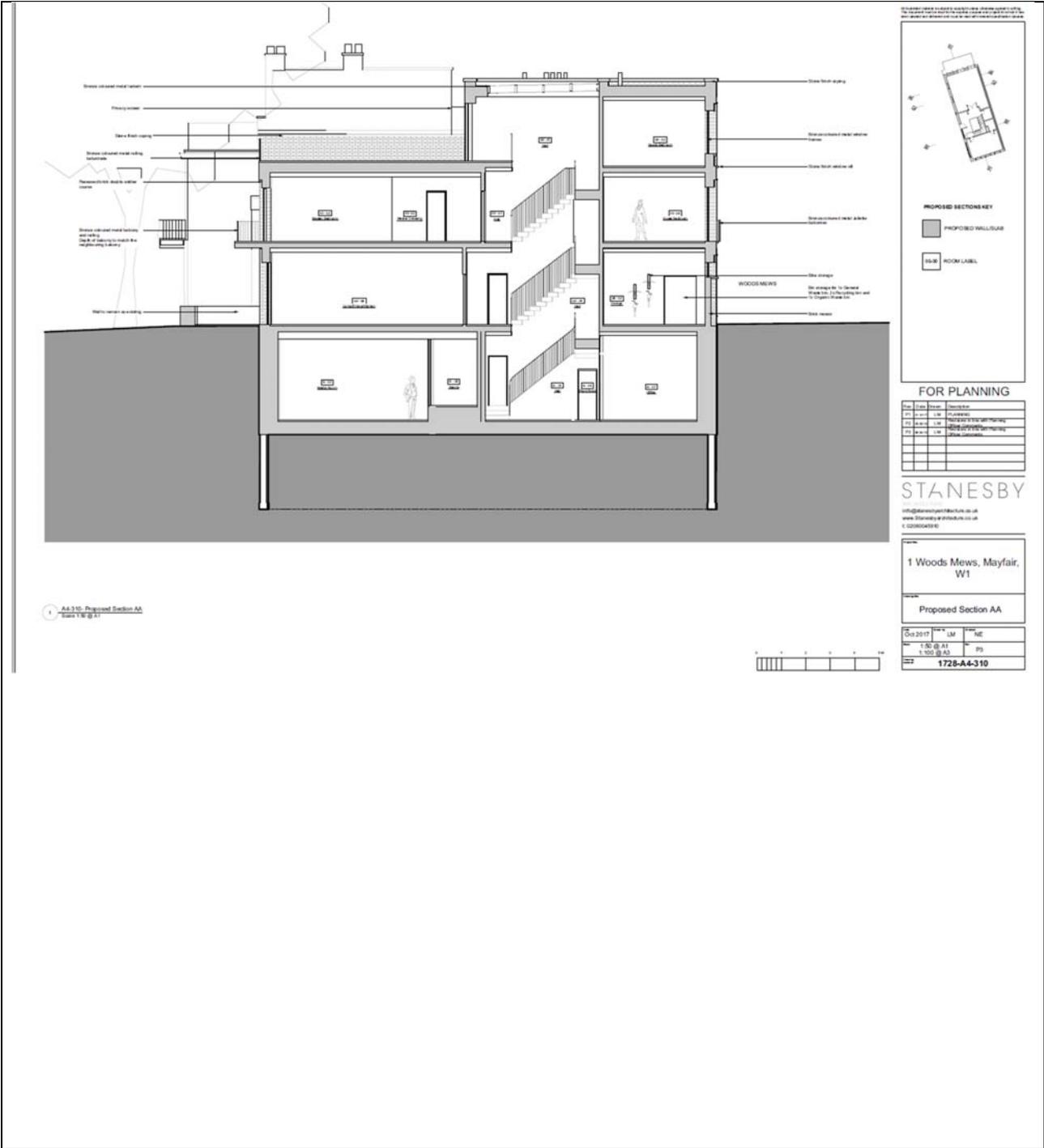
STANESBY
 info@stanesbyarchitecture.co.uk
 www.stanesbyarchitecture.co.uk
 t: 02080045910

1 Woods Mews, Mayfair, W1
 Proposed Roof Plan

Rev	Date	Drawn	Description
01	20-10-17	LM	FOR PLANNING
02	16-11-17	LM	FOR ARCHITECTURAL RECORDING
03	16-11-17	LM	FOR ARCHITECTURAL RECORDING
04	16-11-17	LM	FOR ARCHITECTURAL RECORDING

1728-A4-060

1 A4-060 - Proposed Roof Plan
 Scale: 1:50



DRAFT DECISION LETTER

- Address:** 1 Wood's Mews, London, W1K 7DL
- Proposal:** Demolition of the existing building and erection of a three storey building with basement, terraces at rear first and second floor level for use as a single family dwelling house (Class C3); new canopy on the west elevation, and green roof
- Reference:** 18/00046/FULL
- Plan Nos:** 1728-A4-020 Rev P3, 1728-A4-030 Rev P3, 1728-A4-040 Rev P3, 1728-A4-050 Rev P3, 1728-A4-060 Rev P3, 1728-A4-210 Rev P2, 1728-A4-220 Rev P2, 1728-A4-230 Rev P2, 1728-A4-310 Rev P3, 1728-A4-320 Rev P3, 1728-A4-330 Rev P3, 1728-A4-340 Rev P3; Arboricultural Report (ha/aiams2/woodsmws 20 February 2018) and plan (TPP1_WM

Case Officer: Gemma Bassett

Direct Tel. No. 020 7641 2814

Recommended Condition(s) and Reason(s)**Conditions**

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

Reason:

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

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

You must carry out piling, excavation and demolition work only:

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

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include: (a) A schedule of all plant and equipment that formed part of this application; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail; (d) The location of most affected noise sensitive receptor location and the most affected window of it; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (g) The lowest existing LA90, 15 mins measurement recorded under (f) above; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 4 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 5 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 3 of this permission. You must not start work on this part of the development until we have approved what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels.

- 6 You must provide the waste store shown on drawing 1728-A4-030 Rev P3 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the dwelling. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 7 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:-
- i) Accommodate the proposed location of the Crossrail structures including tunnels, shafts and temporary works
 - ii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels and other structures,
 - iii) Mitigate the effects on Crossrail, of ground movement arising from development, Crossrail requires to see the full scope of the development, the ground movement impact and the N&V assessment results.

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs i, ii and iii of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

None of the development hereby permitted shall be commenced until a method statement has been submitted to, and approved in writing, by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development

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and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

Reason:

To meet the requirements of a direction made in connection with the CrossRail Project by the Secretary of State for Transport under Articles 10 (3), 14 (1) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and as set out in S41 and S43 of Westminster's City Plan (November 2016) and TRANS 5 (E) and para 4.68 of our Unitary Development Plan that we adopted in January 2007. (R33AC)

- 8 None of the development hereby permitted shall be commenced until a method statement has been submitted to, and approved in writing, by the Local Planning Authority to include arrangements to secure that, during any period when concurrent construction is taking place of both the permitted development and of the Crossrail structures and tunnels in or adjacent to the site of the approved development, the construction of the Crossrail structures and tunnels is not impeded.

Reason:

To meet the requirements of a direction made in connection with the CrossRail Project by the Secretary of State for Transport under Articles 10 (3), 14 (1) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and as set out in S41 and S43 of Westminster's City Plan (November 2016) and TRANS 5 (E) and para 4.68 of our Unitary Development Plan that we adopted in January 2007. (R33AC)

- 9 Piling must take place from within the footprint of 1 Woods Mews and the piling equipment must not straddle the proposed pile line on the rear elevation of the building. No part of the piles including the pile cap must project beyond the rear elevation of the existing dwelling. If you want to vary or alter the pile location or method of installation, you must apply to us for our prior approval and you must not start any work until we have approved what you have sent to us.

Reason:

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

- 10 You must protect the trees according to the details, proposals and recommendations set out in your Arboricultural Report (ha/aiams2/woodsmws 20 February 2018) and plan (TPP1_WM). If you want to revise any of these tree protection provisions, you must apply to us for our approval of the revised details, and you must not carry out work the relevant part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

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

- 11 You must submit details of an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. The details of such supervision must include:
- identification of individual responsibilities and key personnel.
 - induction and personnel awareness of arboricultural matters.
 - supervision schedule, indicating frequency and methods of site visiting and record keeping
 - procedures for dealing with variations and incidents., 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 the site, until we have approved what you have sent us. You must then adhere to the approved supervision schedule. You must produce written site supervision reports after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included You must send copies of each written site supervision record to us within five days of the site visit.

Reason:

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

- 12 You must apply to us for approval of details of any proposed alterations to the existing ground levels for landscaping or otherwise, or any other works to be undertaken within the Root Protection Area of any tree within the tree survey plan and schedule. You must not start any work with the Root Protection Area of the tree(s) until we have approved what you have sent us

Reason:

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

- 13 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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- 14 You must apply to us for approval of detailed drawings at 1:10 of the following parts of the development all external doors and a typical example of each. You must not start work until we have approved what you have sent us., You must then carry out the work according to these details. (C26CB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 15 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 16 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 17 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the balcony. (C26OA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 18 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character and appearance of the Mayfair Conservation Area and the special architectural and historic interest of this listed building as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29CC)

- 19 You must not form any windows or other openings (other than those shown on the plans), in the external walls of the building, and you must not paint the external walls of the building, without our permission. This is despite the provisions of Class A of Part 1 of Schedule 2, and Class C of Part 2 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it).

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Mayfair Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 20 **Pre Commencement Condition.**, (a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved what you have sent us., (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, to Historic England, and to the Greater London Sites and Monuments Record, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST., , (c) You must not use any part of the new building until we have confirmed that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC)

- 21 You must only use the garage for people living in this property to park their private motor vehicles. (C22EB)

Reason:

To provide parking spaces for people using the development as set out in STRA 25 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

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

- 23 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 24 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 1 month of completing the development (or within any other time limit we agree to in writing)., , If you remove any trees or find that they are dying, severely damaged or diseased within 1 year of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Mayfair Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (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. (R30CD)

- 25 You must not use the part of the rear second floor roof terrace annotated as inaccessible on drawing 1728-A4-050 rev P3 for sitting out or for any other purpose. You can however use the roof to escape in an emergency

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 26 The glass that you put in the central window column and at ground floor level in the south elevation of the building must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the

development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

Reason:

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

Informatives

- 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 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work., , Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974., 24 Hour Noise Team, Environmental Health Service, Westminster City Hall, 64 Victoria Street, London, SW1E 6QP, Phone: 020 7641 2000, , Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)
- 3 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following: , * Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;; , * This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant., , Preparing a health and safety file is an important part of the regulations. This is a record of information for the client

or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm. It is now possible for local authorities to prosecute any of the relevant parties with respect to non compliance with the CDM Regulations after the completion of a building project, particularly if such non compliance has resulted in a death or major injury.

- 4 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained., Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:,* Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;,* Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;,* Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained;,* Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;,* Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.
- 5 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following., * Window cleaning - where possible, install windows that can be cleaned safely from within the building., * Internal atria - design these spaces so that glazing can be safely cleaned and maintained., * Lighting - ensure luminaires can be safely accessed for replacement., * Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission)., More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm. , Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)
- 6 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.
- 7 Please contact our District Surveyors' Services to discuss how you can design for the inclusion of disabled people. Email: districtsurveyors@westminster.gov.uk. Phone 020 7641 7240 or 020 7641 7230. If you make a further planning application or a building regulations application which relates solely to providing access or facilities for people with disabilities, our normal planning and building control fees do not apply., , The Equality and Human Rights Commission has a

range of publications to assist you, see www.equalityhumanrights.com. The Centre for Accessible Environment's 'Designing for Accessibility', 2004, price £22.50 is a useful guide, visit www.cae.org.uk. , , If you are building new homes you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk , , It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.

- 8 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 9 The development will result in changes to road access points. Any new threshold levels in the building must be suitable for the levels of neighbouring roads. If you do not plan to make changes to the road and pavement you need to send us a drawing to show the threshold and existing road levels at each access point., , If you need to change the level of the road, you must apply to our Highways section at least eight weeks before you start work. You will need to provide survey drawings showing the existing and new levels of the road between the carriageway and the development. You will have to pay all administration, design, supervision and other costs. We will carry out any work which affects the road. For more advice, please phone 020 7641 2642. (I69AA)
- 10 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 11 The term 'clearly mark' in condition means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 12 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 13 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)

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

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.