

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 14 th May 2019	Classification For General Release	
Report of Executive Director Growth Planning and Housing		Ward(s) involved Bayswater	
Subject of Report	36 Westbourne Park Road, London, W2 5PL,		
Proposal	Excavation of basement floor below existing house and front garden with associated front lightwell; demolition of existing front garage and replacement front boundary; replacement of existing three storey wing with enlarged three storey side extension; replacement of existing ground and first floor rear extensions with new extensions at ground and first floor, with a terrace at rear first floor level with 1.8m high privacy screen and addition of railings to rear elevation at first floor level.		
Agent	Mr Matt Richards		
On behalf of	F Mckinnon		
Registered Number	18/04625/FULL	Date amended/ completed	11 December 2018
Date Application Received	31 May 2018		
Historic Building Grade	Unlisted		
Conservation Area	Westbourne		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The application site comprises a 3 storey unlisted end-of-terrace dwelling house located within the Westbourne Conservation Area. It is also located within a 'Surface Water Hotspot' as identified within Westminster's Supplementary Planning Document 'Basement Development in Westminster'. Permission is sought for the excavation of a new basement floor below the existing house and the front garden and the formation of a front lightwell, the replacement of the existing side extension with an enlarged side extension, and replacement rear extensions at ground and first floor rear with a roof terrace and associated privacy screen and railings at rear first floor level.

Councillor Payne has objected to the proposal on the grounds of residents' concerns that the excavation under the garden makes the basement excessive in size, that the first-floor roof has not been previously used as a terrace as claimed by the applicant, the potential subsidence risk created by the excavation and the design of the rear extensions not being in keeping with the area.

Objections have been received from neighbours on these grounds and on grounds of the impact on residential amenity in terms of loss of light and an increase sense of enclosure to the neighbouring property at no. 34; impact on trees; and the impact of the development during construction. Support has also been received from local residents on grounds that the proposal would improve the existing property in terms of appearance, being sympathetic to the conservation area and also welcoming the loss of the detached garage.

The key issues for consideration in this case are:

- Whether the proposals preserve or enhance the character and appearance of the conservation area and building;
- Impact of the proposal on the amenity of the neighbouring residents;
- Impact of the proposals on trees; and
- Compliance with Westminster's basement policy

Following advice from Officers, revisions were submitted to the Council and a subsequent further round of consultation undertaken. The revisions consist of

- The description of the proposal has been revised to include the addition of railings to rear elevation at first floor level;
- Reduction in scale of proposed rear extensions; including reduction in width of rear extensions; reduction in height of the ground floor rear extension and reduction in height of two storey side extension
- Reduction in scale of the basement extension to the front to allow for an increased margin of undeveloped land; and proposed front lightwell is now reduced in size;
- Design of doors and fenestration to rear elevation have been revised
- Revised Tree Survey and Impact Assessment; Tree Method Statement; Tree Protection Plan and Tree Constraints Plan
- Revised Structural Method Statement
- Details of permeable hard landscaping

Despite the objections raised, and subject to appropriate conditions as set out in the draft decision letter appended to this report, the proposed development is considered to comply with the relevant policies in Westminster's City Plan adopted in November 2016 (the City Plan) and the Unitary Development Plan adopted in January 2007 (UDP). As such, the application is recommended for approval.

4. PHOTOGRAPHS



Front elevation



Rear Elevation

5. CONSULTATIONS

Consultation on Initially Submitted Scheme – June 2018

WARD COUNCILLORS FOR BAYSWATER

Councillor Payne has raised the following concerns and points:

- The proposed basement under the front garden is excessive
- The first floor at the rear has never been used as a terrace
- The plans for the back of the property are in keeping with the area
- Westbourne Park Road has historically had subsidence issues therefore extensive basements need to be avoided as much as possible
- Westbourne Park Road has a policy of allowing garden rooms at the bottom of the garden which would easily house a gym without causing the same disruption as a basement under the front garden

BAYSWATER RESIDENTS ASSOCIATION

No response to date

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

No response to date

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of ground water has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The proposals to safeguard adjacent properties during construction are considered to be acceptable. No objection

ARBORICULTURAL OFFICER

Objection – Insufficient Information to support the application. Arboricultural Impact Statement does not include an assessment of the impact on two mature plane trees in front garden of adjacent property (38-40 Westbourne Park Road) or an explanation as to how the rear extensions will be rebuilt without harm to the pear tree in rear garden.

HIGHWAYS PLANNING OFFICER

No objection

THAMES WATER

No objection subject to recommended conditions and informatives relating to surface and ground water drainage.

LOCAL FLOOD AUTHORITY

No objection as the development does not provide an increase in impermeable surface although the opportunity to increase SUDs has not been taken.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 30

Total No. of replies: 15

No. of objections: 9 (including 2 from the same resident)

No. in support: 6

In summary, the objections raised on the following grounds:

Design

- The proposal is out of character with the conservation area; not respectful of the pattern of the development on adjoining properties
- The proposed first floor rear extension is too large and should be scaled back.
- The proposed basement under the front garden is too large/an overdevelopment of the site
- The proposed design and materials of the fenestration of the proposed extensions is out of character with the area due to its incongruous doors and windows
- Unrendered brick work for extension unsuitable for Conservation Area and reinforces disparity between extension and main house.
- The Planning Statement is not correct where it states that the rear projection of the extension is of a similar depth as the existing projection at No 34; that proposed at No. 36 spans the entire width of the elevation and that at No. 34 is a closet wing on the outside (opposite side from the party wall)
- Metal railings on party wall out of keeping
- 1.8 meter privacy fence on party wall inappropriate and “congested appearance.

Amenity

- The proposed terrace should not be permitted;
- the existing flat roof has not been used as a terrace during the last 30 plus years. The use as a terrace would impact neighbours privacy and cause noise disturbance to nearby windows.
- The first-floor rear extension would result in an increased sense of enclosure to rear bedroom windows at no. 34 Westbourne Park Road;
- Loss of light to windows at no. 34
- Flat and is only accessible by a small window and DIY steps showing its use is not established.
- Allowing the terrace would set a precedent
- Terraces should not be permitted on the rear extension; the fact that the existing extension was built at a time when the Council was possibly not so strict on the use of roofs should not be a reason to permit a terrace on a new extension; it should be an opportunity to bring the new building in line with the current Council Policy.

Trees / Landscaping

- There are trees in the front garden of no. 38 whose roots may be affected
- The whole of the front garden will be excavated – presumably taking away any green aspect of the front garden in the process

Basement excavation

- City Plan Policy CM28.1 require basements leave a margin of undeveloped land- which should be a minimum of 0.5m to site boundaries; the proposal shows less than this at boundary with No 34 in the front garden;
- Site Investigation and Ground Movement Report has not adequately assessed front garden excavation.
- Because the basement needs to be below 1.2m of soil, and there is 2.8m ceiling height, the excavation in the front garden will need to be at least 4.5m, - substantially more than the Site Investigation & Ground Movement Report attached to the planning application. This report (dated 15 May 2018) makes further references to the basement extending to a depth of 3.5m and does not discuss the potential impact of digging a far deeper hole near the façade of no. 34.
- Front garden basement too large for size of garden
- A basement covering the entirety of the front garden will exacerbate surface water flooding
- There is no precedent for front garden extensions in the neighbourhood
- Risk of collapse from excavation

Other

- No Construction Management Plan (CMP) has been submitted
- Any consent for a basement should require monitoring devices to be installed at No. 34.
- Disruption during construction of this combined with other projects in vicinity.
- The plans are misleading by showing the retention of the side wall of the bay retained on the party wall position. This will need to be removed and rebuilt if the extension is approved. Request this rebuilt inside party wall line.
- No notices of planning application outside the house in question.
- No engagement with neighbouring occupiers by the applicant.
- Council should report on how objections from previous withdrawn application have been addressed or ignored.

Summary of support:

- The property is in a poor state of repair with an unsightly garage at the front; its restoration will improve the urban landscape significantly
- It will bring back into use a property that is currently partially or wholly empty
- This is the type of development that we should be supporting in Westminster
- The proposed development is an improvement; sensitive, respectful and attractive
- Positive that no excavation under the rear garden
- Supportive of creating a family home; the changes make the rooms work for modern living;
- Support reduction in size of terrace.
- This will be a great asset to the conservation area

PRESS ADVERTISEMENT / SITE NOTICE: Yes

Consultation on revised drawings and documents – February 2019 (including on the revised description)

WARD COUNCILLORS FOR BAYSWATER

Cllr Payne requests previous objection is included as formal representation.

BAYSWATER RESIDENTS ASSOCIATION

No response to date

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

No response to date

BUILDING CONTROL

No response

ARBORICULTURAL OFFICER

No objection following the submission of further information subject to conditions requiring the submission of details and implementation of a landscape scheme and tree protection measures.

HIGHWAYS PLANNING OFFICER

No objection

THAMES WATER

No objection subject to recommended conditions and informatives relating to relating to surface and ground water drainage.

LOCAL FLOOD AUTHORITY

No comments received

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 43

Total No. of replies: 7

No. of objections: 5

No. in support: 2

In summary, the objections raised on the following grounds:

Design

- Object to the design of the first-floor rear extension because it is set against the party line with No. 34 whereas customarily such a closet extension should be on the other side of the rear elevation. i.e. on the outside of the semi-detached pair of houses.

- Insensitive design of the rear extension; building materials out of keeping with the row of terraced and semi-detached houses in the street;
- The metal handrails and railing on the first-floor level party wall replacing the existing trellis is out of keeping

Amenity

- Continue to object to the rear roof terrace on privacy and noise grounds
- The flat roof at the back has never been used as a roof terrace in the past 30+ years;
- The proposed extension is significantly larger in depth and height than the existing one and therefore cause loss of light and sense of enclosure to the rear of No. 34 and particularly the first floor rear bedroom.

Other

- Absence of construction management plan and lack of engagement with neighbours by the applicant prior to the submission of this application.
- Concerned about the amount of disruption construction works would cause.

Summary of support:

- Apart from the objection to the roof terrace, in all other respects the revised application is otherwise vastly improved;
- Support the application on design grounds; an improvement to the existing situation.
- Support improving the appearance and upgrading of this family home.

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises one half of a semi-detached villa which due to infill extensions between neighbouring properties has become an end of terrace property. It is an unlisted dwelling house located within the Westbourne Conservation Area. The property has an existing detached garage located at the front. The site is located within a 'Surface Water Hotspot' as identified within Westminster's SPD 'Basement Development in Westminster'. There are trees within the application site, including a Pear tree at the rear, which is in close proximity to the rear building line, and there are two mature London plane trees in the front garden of the adjacent property, 38-40 Westbourne Park Road.

6.2 Recent Relevant History

18/00743/FULL

Excavation of basement floor below existing house with lightwell to the front elevation; demolition of existing front garage and associated alterations to boundary walls and gates; demolition of existing side and rear extensions and erection of three storey side extension and full width two storey rear extension.

Application Withdrawn 23 March 2018

38-40 is currently being re-developed to provide two dwellinghouses, granted planning permission under RN 16/07913/FULL on 10 November 2016.

7. THE PROPOSAL

Permission is sought for the excavation of a basement floor below the existing house and front garden with associated front lightwell; the demolition of the existing front garage and replacement of the front boundary; the replacement of an existing three storey wing with enlarged side elevation; the replacement of the existing ground and first floor rear extensions with new ground and first floor rear extensions, with a terrace at rear at first floor level and associated 1.8m high privacy screen along the party wall and addition of railings to rear elevation, at first floor level.

Further details and revised drawings have been submitted during the course of the application, to address concerns raised by the Council's Arboricultural Officer with regard to the impact of the excavation on nearby trees and the Council's Design and Conservation Officer with regards to the detailed design of the proposed extensions. The revisions to the original scheme included a reduction in the width of the rear first floor extension; a reduction in the height of the ground floor extension and the reduction in the height of the side extension. The scale of the proposed basement to the front was also reduced to allow for an increased margin of undeveloped land and the reduction in the size of the front lightwell. The design of the doors and fenestration to the rear elevation have been revised and railings have substituted a parapet wall to the rear elevation of the roof terrace. A revised Tree Survey and Impact Assessment, Tree Method Statement, Tree Protection Plan; Tree Constraints Plan, Structural Method Statement and details of permeable hard landscaping have also been submitted. A formal re-consultation was carried out following these revisions and additional documents being submitted.

8. DETAILED CONSIDERATIONS

8.1 Land Use

No change of use is proposed. The proposal results in additional residential floorspace, which is considered acceptable in land use terms and in accordance with Policy H3 of the UDP.

8.2 Townscape and Design

It is proposed to demolish part of the existing rear extension and the existing side extension which are to be replaced with new extensions. The existing property has a

'half onion dome' projecting bay to the rear first floor. The loss of this feature is regrettable, however it is not a common feature within the immediate vicinity and therefore its loss may be considered acceptable providing the proposed extensions to the rear are of an appropriate design to the host property and the character of the Westbourne Conservation Area.

The scale and design of the rear extensions as originally proposed were considered to be excessive in height and width, with the parapet rising above the neighbouring extension and the steel framed arched windows having an industrial style. Overall, the impact was unacceptable.

The revised ground floor extension includes a step in the projection of the building line to reflect the position of the main building and a lower parapet height. The revised first floor extension involves a reduction its size so that it is now half width and similar in size to the existing extension at this level. The height of the side extension has been lowered slightly, so that it is now set below the eaves line and therefore more respectful of the roof. These alterations have reduced the size and bulk of the extensions and they are now considered acceptable in design terms.

The design of the windows and doors, including the windows to the side extension, have been revised to be in keeping with the original property and the character of the conservation area. The use of steel windows would be an acceptable deviation from the classical traditional of the Westbourne vernacular, despite the being typified by classical detailing with modest rear elevations. This is subject to the steel being used, rather than another metal, as this would have a different aesthetic.

The proposed screen 1.8m high privacy screen to the terrace adjacent to the boundary with no. 34 at first floor rear level is considered acceptable providing it is of timber. It is recommended that further details of this are reserved by condition should planning permission be granted. The proposed railings to the rear and side elevations are also considered to be acceptable, subject to being of metal and painted black.

The proposed alterations to the front include the removal of the detached garage and proposed landscaping which is a welcome improvement. However, the piers to the front boundary do not reflect a mid-19th century design, which would normally have a wider pier with a pyramidal pier cap. An amending condition is therefore recommended for revised details of the front boundary which will be required to be more reflective of 19th century design.

The extent of the proposed front lightwell has been reduced so that it is the width of the window and is acceptable.

The revised details of the proposed materials have been specified to be traditional stock brick for the proposed rear extensions, which is considered an improvement to the existing rendering, being more in keeping with the conservation area. All windows to the front elevation and upper floors to the rear elevation are to be white timber framed sashes, with the ground floor critall steel. A sample of the steel windows glazing profile is necessary to ensure these are steel and not a lesser design such as aluminium, which would not be acceptable.

Subject to a condition requiring details of the proposed materials to be submitted prior to commencement of works, the proposed extensions to the property and alterations to the front of the property as revised are considered to be acceptable and in accordance with Westminster's UDP policies DES 5, DES 7 and DES 9 and City Plan policies S25 and S28.

8.3 Residential Amenity

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

8.3.2 Daylight and Sunlight

In terms of daylight and sunlight; the closest affected residential properties are at 34 Westbourne Park Road and No's 39, 37 and 39 Westbourne Park Road; 38-40 Westbourne Park Road (under construction at the time that this application was submitted) and 42 Westbourne Park Road, which is a care home.

The application is accompanied by a Daylight and Sunlight Assessment, to assess the impacts on these closest neighbouring properties. The report is based on the BRE Guidance: Site Layout Planning for Daylight and Sunlight (2011). The report concludes that, overall, the proposed development is not expected to cause any significant negative impact to daylight and sunlight to the surrounding properties and amenity spaces.

In assessing daylight levels, the Vertical Sky Component (VSC) is the most commonly used method. It is a measure of the amount of light reaching the outside face of a window. If the VSC achieves 27% or more, the BRE advise that the window will have the potential to provide very good levels of daylight. Of the 93 windows identified as eligible for testing, all 93 will not experience a change in light exceeding the advisory levels set out within the BRE guidance.

In conjunction with the VSC test, the BRE Guidelines suggest that the distribution of daylight is assessed using the No Sky Line (NSL) test. This test separates those area of the working plan that can receive direct skylight and those that cannot. The BRE Guidelines suggest that this test is undertaken to existing surrounding properties when the internal arrangements are known. The impact of any reduction the BRE Guidelines suggest that if following construction of a new development, the no sky line moves so that the area of the existing room, which does not receive direct skylight, is reduce to less than 0.8 times its former value, this will be noticeable to occupants, and more of the room will appear poorly lit. Of the 66 rooms in neighbouring properties eligible for testing the NSL effect, 100% of the rooms met the criteria set out by BRE Guidelines.

In assessing loss of sunlight to existing buildings, the BRE Guidelines suggest calculating the Annual Probable Sunlight Hours (APSH) at the centre of each window on

the outside face of the wall. If this window can receive more than one quarter of APSH including at least 5%[^] of APSH in the winter months between 21st September and 21st March, then the room should still receive enough sunlight. Three of the surrounding buildings have windows facing the site and are within 90 degrees of due south; with 27 rooms affected. The APSH method of assessment indicates that 100% of all 27 rooms tested will be adherent to the BRE Guidelines.

The report concludes that the all properties relevant for assessment demonstrate full compliance with VSC, NSL and APSH criteria within the BRE Guidelines.

8.3.2 Sense of Enclosure

It is not considered that the development would have a significant impact on adjacent properties in terms of sense of enclosure. The proposed replacement extensions to the rear are to be similar in scale to the existing rear projections, although the proposed first floor extension adjacent to no. 34 would have a greater impact than existing. The depth of the existing 'half onion bay' feature is 1.35m beyond the rear wall of no. 34 and the proposed extension at first floor along this shared boundary is to be 1.7m. However, it's not considered that this slight increase in depth at this level would have an unduly harmful impact in terms of an increased sense of enclosure. The proposed 1.8m tall privacy screen on the party wall with no. 34 Westbourne Park Road to the roof at the rear at first floor level would be taller than the existing trellis fence at this level and would be a solid feature. There are three windows at first floor level at no. 34 Westbourne Park Road which may be directly affected by this. There are two windows which directly face the party wall; one of which is a bathroom window which has obscure glazing and the other is a bedroom window. However, this bedroom has two windows, the other of which is on the rear elevation of no. 34 which has an outlook to the rear gardens. As this window is not the sole window for this bedroom, it is not considered that there would be an unacceptable sense of enclosure to this bedroom. There is a rear elevation window to no. 34 which is to a large bedroom/dressing room. This room is also dual aspect, with there being a large window to the front elevation of no. 34 as well as the rear elevation window. It is not considered that there would be an unacceptable sense of enclosure to this room to warrant a refusal.

8.3.3 Privacy

A number of objections have been received with regards to the use of part of the rear ground floor extensions flat roof as a terrace on the grounds of the impact on privacy of neighbouring windows and gardens and the noise impact of such use.

The closest affected windows on the neighbouring property at no. 34 are a bedroom window on the rear elevation on the wall immediately adjacent to the party wall and two windows on the flank wall of no. 34, which face the party wall. One of these two windows is a bathroom window and is obscure glazed and the other is a bedroom window. This bedroom also has a second window on the rear elevation.

The proposed terrace would occupy the part of the new ground floor extension roof which is not glazed. It would be of a similar projection from the main houses rear wall as the existing flat roof and would be 50cm higher. The applicant claims that this roof has been used as a roof terrace and have provided photographic evidence of hard

landscaping, and tables and chairs on the roof to support this assertion. Several objectors have stated in their representations that the flat roof had not been used as a roof terrace for at least 30 years. It is clear however that the means of access to the flat roof i.e. sliding double doors from a first floor bay extension and steps down to the roof) and the means of enclosure i.e. the parapet wall and railings have been there for some time.

However, it is considered that the potential impact of the roof terrace on the privacy of neighbouring properties is mitigated by the privacy screen proposed along the boundary with No. 34 Westbourne Park Road which will be 1.8 metres in height from the roof terrace floor and replace and existing trellis.

It is however recommended that a condition is attached to any permission preventing the use of the first-floor rear extension as a terrace.

8.4 Transportation/Parking

The proposal does not represent an increase in residential units or loss of parking and is therefore not contrary to UDP policy TRANS23. The City Council's Highways Planning Manager has no objection to the proposal. The development is therefore acceptable in highways terms.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The proposals would not alter the existing access to this private dwellinghouse.

8.7 Other UDP/Westminster Policy Considerations

8.7.1 Basement Development

The amended proposals are considered to be in accordance with policy CM28.1 of the City Plan (November 2016) for the reasons set out below:

Part A. 1-4

The applicant has provided an assessment of ground conditions for this site and this has informed the structural methodology proposed, as set out within a structural methodology statement prepared by an appropriately qualified structural engineer. It should be noted that this document was revised during the course of the application as the original document had assessed the incorrect depth for the proposed basement. This was brought to the attention of the agents by an objection received to the initial documents submitted for this application. As the property is situated within a Surface Water Hotspot Area as identified within Westminster's Basement SPD, a Flood Risk Assessment has also been submitted.

These documents have been reviewed by Building Control Officer who advises that the structural methodology proposed is appropriate for the ground conditions found on this

site. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. 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 negligible. The basement is to be constructed using traditional sequenced underpinning with internal RC retaining walls which is considered to be appropriate for this site. The Building Control Officer confirms that the proposals to safeguard adjacent properties during construction are considered to be acceptable.

The Council's Policy Officer who deals with Sustainable Urban Drainage (SUDs) and assesses development proposals which are within areas where there may be flood risk, including within Surface Water Hotspot Areas, has also considered the proposal and the submitted documents. The Policy Officer had originally objected to the proposal as it had not been demonstrated mitigation measures will be incorporated in the design to mitigate the impact of the proposed development. The applicants have responded by providing details of proposed permeable hard-landscaping to the front garden which the Policy Officer has confirmed is considered to be sufficient for basement developments within Surface Water Hotspot Areas.

Thames Water has raised no objection to the proposals subject to a condition requiring a piling method statement to be submitted prior to any piling taking place as the works are in close proximity to underground sewerage utility infrastructure and also informatives relating to the potential requirement of Groundwater Risk Management Permit; the sequential approach to the disposal of surface water and notifying Thames Water if the applicant is planning on using mains water for construction purposes.

In terms of construction impact, the applicant has provided a signed proforma Appendix A confirming that they agree to comply with the City Council's Code of Construction Practice (CoCP). A condition is recommended to ensure that the applicant complies with the CoCP and that the construction works are monitored for compliance by the Environmental Inspectorate at the applicant's expense.

Part A. 5 & 6

Objections have been received from neighbouring residents regarding the impact of construction work associated with the proposed basement and general disturbance associated with construction activity. The proposed hours of working condition states that no piling, excavation and demolition work is undertaken on Saturdays. This condition is consistent with environmental protection legislation and will help to alleviate disturbance to neighbours outside of the prescribed hours.

Concerns have also been raised in relation to continual disturbance as a result of other basement developments in the area in the past and that another development will result in further disturbance. The City Council adopted its CoCP in July 2016 and if permission is granted, the applicants will be required to comply with the CoCP. This is a fundamental shift in the way the construction impacts of developments are dealt with relative to the position prior to July 2016. Previously conditions were attached to planning permissions requiring Construction Management Plans to help protect the amenity of neighbours during construction. The new CoCP expressly seeks to move away from enforcement via the planning system. It recognises that there is a range of regulatory measures available to deal with construction impacts, and that planning is the least effective and most cumbersome of these. The Environmental Inspectorate has

been resourced in both numbers and expertise to take complete control over the monitoring of construction impacts.

The CoCP strongly encourages early discussions between developers and those neighbouring the development site. It notes that this should be carried out after planning permission is granted and throughout the construction process. By providing neighbours with information about the progress of a project, telling them in good time about when works with the potential to cause disruption will take place and being approachable and responsive to those with comments or complaints will often help soothe the development process.

The concerns of the neighbouring residents are at the heart of why the City Council has adopted its new Policy in relation to basements (CM28.1) and created the new CoCP. While the comments from the neighbours are noted, it is considered that the CoCP will adequately ensure that the development is undertaken in such a manner as to ensure that the impact is mitigated as far as possible.

A condition is recommended requiring evidence to be submitted of compliance with the CoCP. This must be submitted before work starts on site, subject to which the proposals are considered acceptable.

The site is not in an archaeological priority area and therefore part 6 does of the policy does not apply.

Part B. 1&2

The revised Tree Survey and Impact Assessment; Tree Method Statement; Tree Protection Plan and Tree Constraints Plan were submitted following concerns raised by the Council's Arboricultural Manager. There is a pear tree located within the rear garden immediately adjacent to the rear building line of the proposed extension which would be affected by the extensions at the rear and there are two plane trees located within the front garden of 38-40 Westbourne Park Road which also may be affected by the proposed basement. Following the revised information provided, the Arboricultural Manager is satisfied that the details submitted indicate that the proposal would not have an adverse impact on the Root Protection Area of trees, subject to a condition requiring tree protection measures to be implemented prior to commencement of works as standard.

Part B. 3

Natural ventilation to the basement level would be provided via the associated lightwell at the front of the property.

Part B. 4 & 7

The only external manifestation of the basement would be lightwell to the front, which are not considered to have a significant impact in terms of sustainable urban drainage. The element of the basement which is not subterranean is set in from the boundaries, including a set in of more than 0.5m from the side boundary with no. 34 Westbourne Park Road at the front, to provide drainage.

Part B. 5&6

The proposals relating to the basement are considered to be discreet and will not negatively impact on the conservation area (see also Section 8.2 of this report).

Part C. 1

The proposed basement does not extend under more than 50% of this garden area. A margin of undeveloped garden land is retained around the proposed basement where it is not located beneath the above ground buildings. This part of the policy is therefore considered to have been met.

Part C. 2

Where not subterranean to the footprint of the upper floors of the house, the proposed basement will be below a soil depth/drainage layer of 1.2m.

Part C. 3

The proposed basement is to be one storey below the lowest original floor level of the house, and so the proposal is in accordance with this part of the policy.

Part D

The basement does not extend under the highway; therefore, this part of the policy does not apply in this case.

8.7.2 Trees

The Council's Tree Manager could not support the original plans and details relating to trees submitted for the proposal as insufficient information with regards to adequate tree protection measures had been submitted. The trees most affected by the proposed works have been identified to be a Pear tree in the rear garden and the two mature London plane trees in the front garden of no. 38-40 Westbourne Park Road. The revised proposal and the revised Tree Survey and Impact Assessment; Tree Method Statement; Tree Protection Plan and Tree Constraints Plan have been considered by the Arboricultural Manager to be acceptable who raises no further objection, subject to a condition requiring the affected trees to be protected in accordance with the revised Arboricultural Method Statement and Tree Protection Plan and arranging inspection and supervision visits by the Arboricultural Consultant, who will be required to submit monitoring reports to the Council within 5 days of each visit.

A condition requiring further details of a landscaping scheme which includes proposed new tree planting, is also recommended.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Informal consultation on the first draft of Westminster's City Plan 2019-2040 took place between Monday 12 November 2018 and Friday 21 December 2018. Following this informal consultation, any representations received are being considered and the draft plan will be revised in advance of formal consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012. Given the very early stage of the consultation process and having regard to the tests set out in para. 48 of the

NPPF, the policies of the emerging draft City Plan are given little to no weight at the present time.

8.9 Neighbourhood Plans

Not applicable

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

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

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the City Council cannot impose a pre-commencement condition (a condition which must be discharged before works can start on site) on a planning permission without the written agreement of the applicant, unless the applicant fails to provide a substantive response within a 10 day period following notification of the proposed condition, the reason for the condition and justification for the condition by the City Council.

During the course of this application a notice was served relating to the proposed imposition of a pre-commencement condition to secure the applicant's adherence to the City Council's Code of Construction Practice during the demolition/excavation and construction phases of the development; the submission of a Piling Method Statement as required by Thames Water; the submission of samples for proposed building materials for the development; revised details of the proposed piers to the front boundary; details of a proposed privacy screen; details of a landscaping scheme; and requirement to submit revised details of tree protection provisions if found to be required during the carrying out of works. The applicant has agreed to the imposition of these conditions.

8.12 Planning Obligations

The development is liable to pay Westminster's and the Mayor's Community Infrastructure Levy (CIL). Based on an additional 136.5sqm of Gross Internal Area (GIA) as stated on the applicant's submitted CIL form, the estimated CIL payment would be £65,076.75 for Westminster's CIL (£400 per square metre in Residential Core £150) and £9,885.54 for the Mayor's CIL (£50 per square metre in Zone 1).

8.13 Environmental Impact Assessment

An Environmental Impact Assessment is not relevant in the determination of this application.

8.14 Other Issues

The concerns raised by objectors are largely addressed above. However, the following is also noted.

The submission of a Construction Management Plan is no longer required for planning applications as this will form part of the Code of Construction Practice. These details are required to be submitted to the Environmental Sciences Team after planning permission has been granted. However, a signed draft version of the proforma Appendix A Checklist B (from the Code of Construction Practice) is required and has been with this application. This has been discussed further in section 8.7.1 of this report.

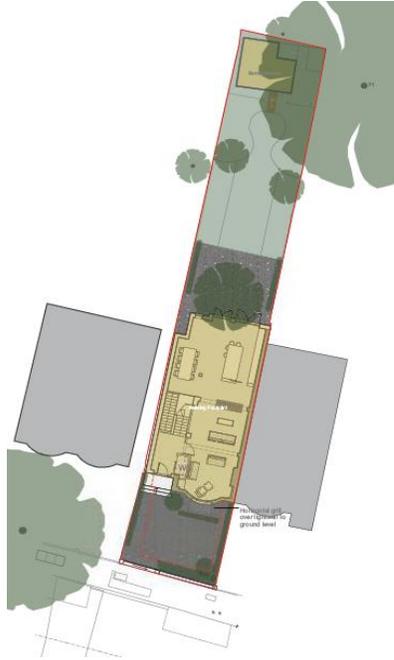
Any Party Wall matters such as the request by an objector for the extension to be built inside the party wall are a civil matter and are not a planning consideration. For any works that involve a party wall, the applicant will be required to ensure development is carried out with regard to Party Wall legislation. The request for the use of monitoring devices would also be a Party Wall matter.

A comment has been received stating that they had not heard about the application or seen any site notice displayed outside the application property. In this case a site notice was posted and a press notice was also published; and following the submission of revised documents a further neighbour consultation has been carried out as well as letters sent to all of those who submitted representations to the original plans. Several representations have been received both objecting and supporting the proposal and it is considered that in this case sufficient consultation has been carried out.

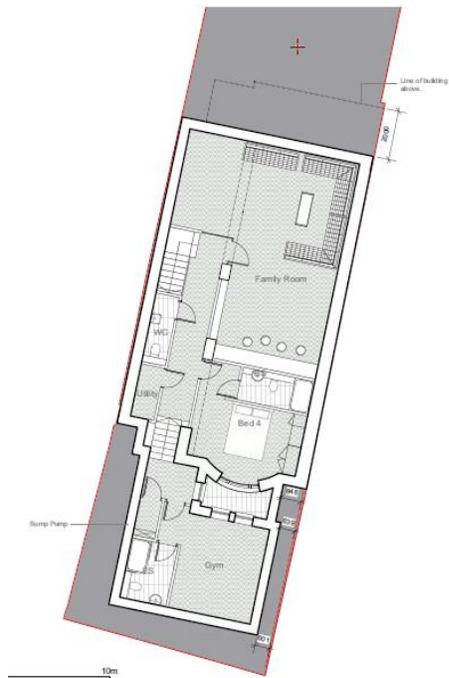
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: RICHARD LANGSTONBY EMAIL AT rlangston@westminster.gov.uk

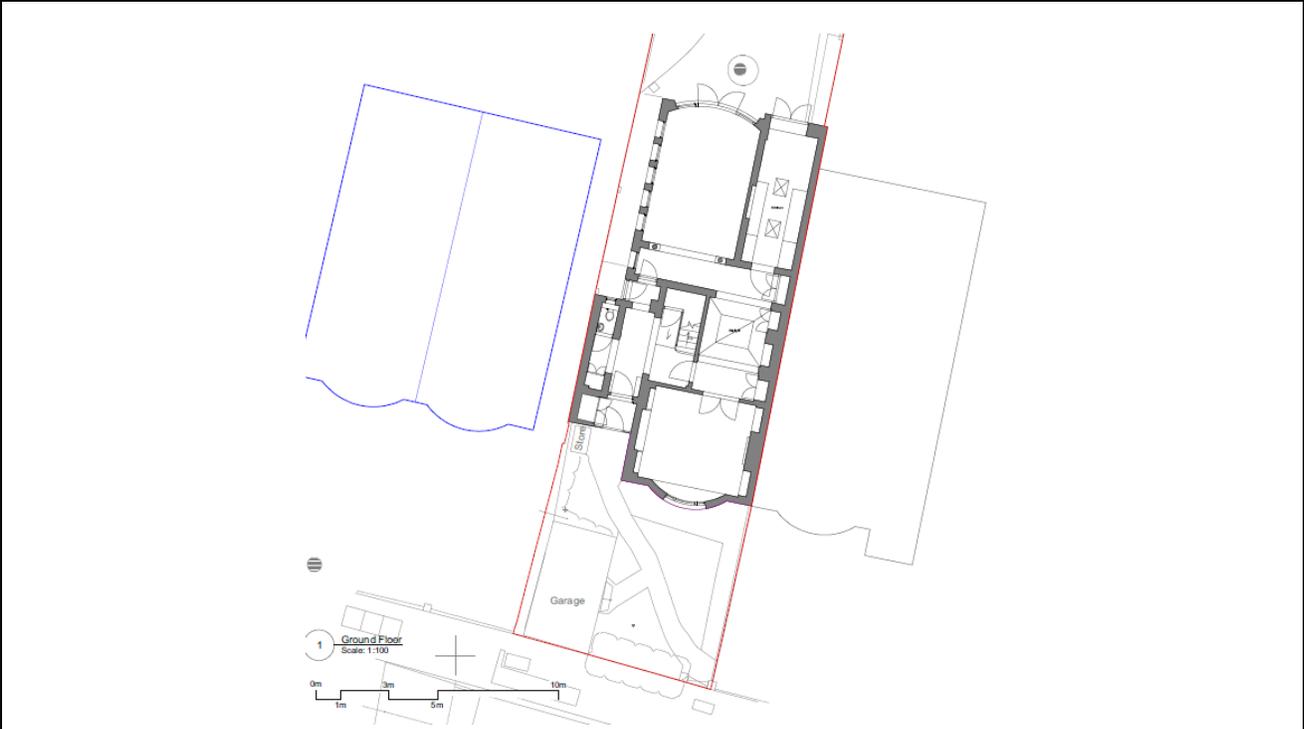
9. KEY DRAWINGS



Proposed Site Layout



Proposed Basement



Existing Ground Floor



Proposed Ground Floor



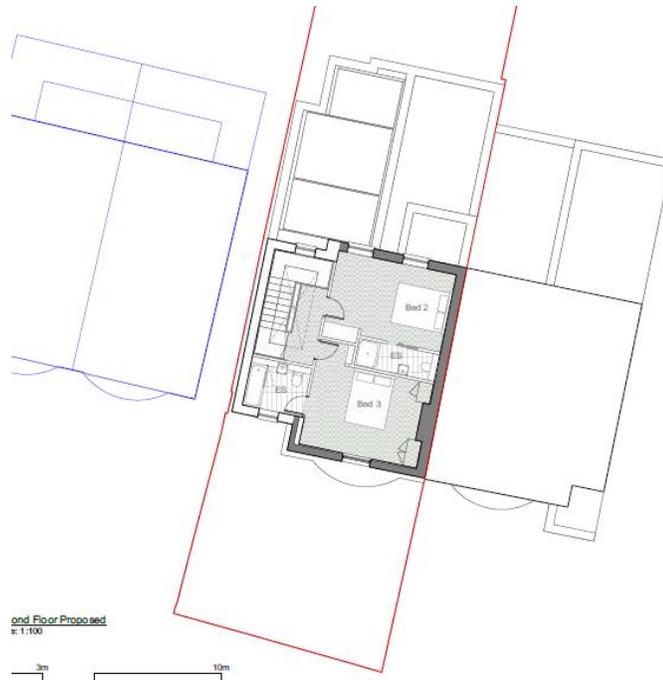
Existing First Floor



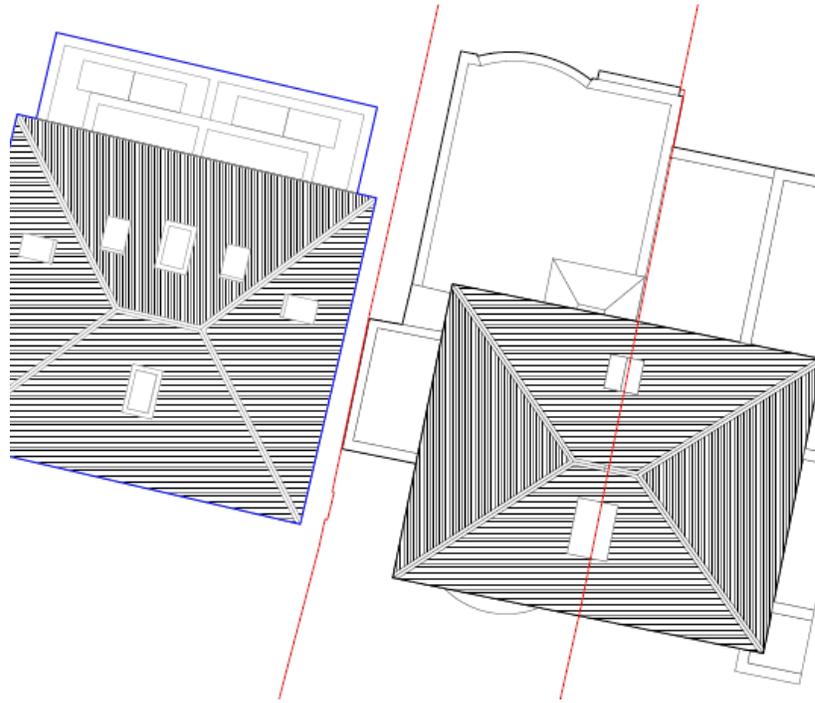
Proposed First Floor



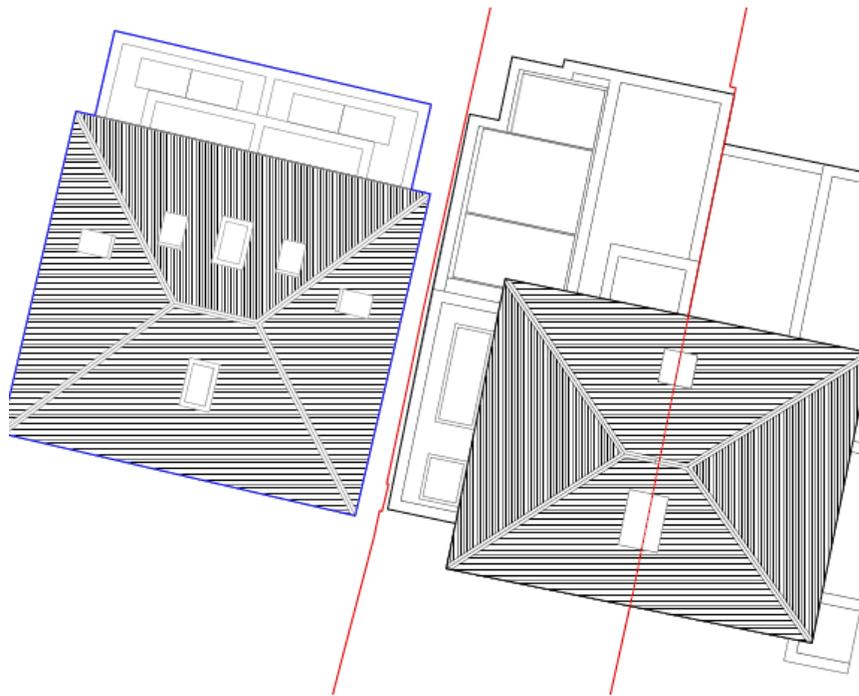
Existing Second Floor



Proposed Second Floor



Existing Roof Plan



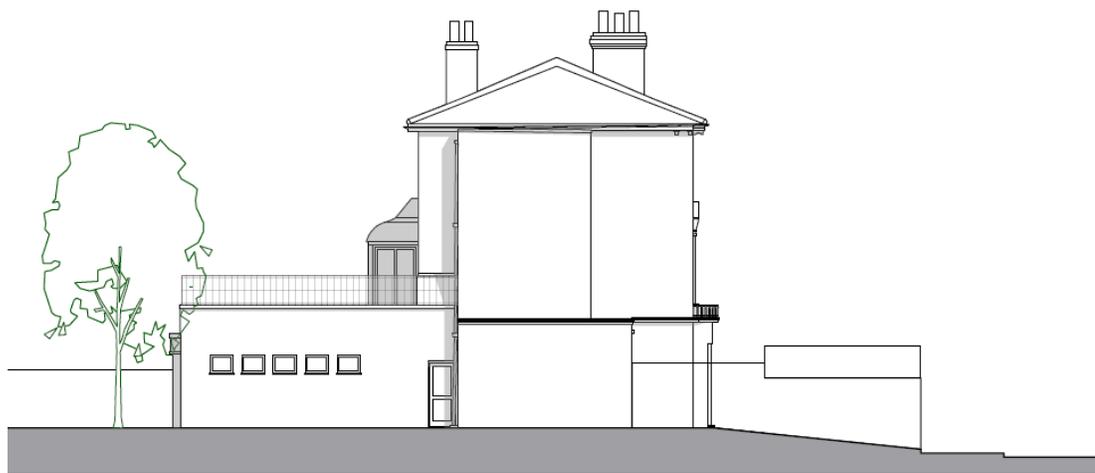
Proposed Roof Plan



Existing Front Elevation in context



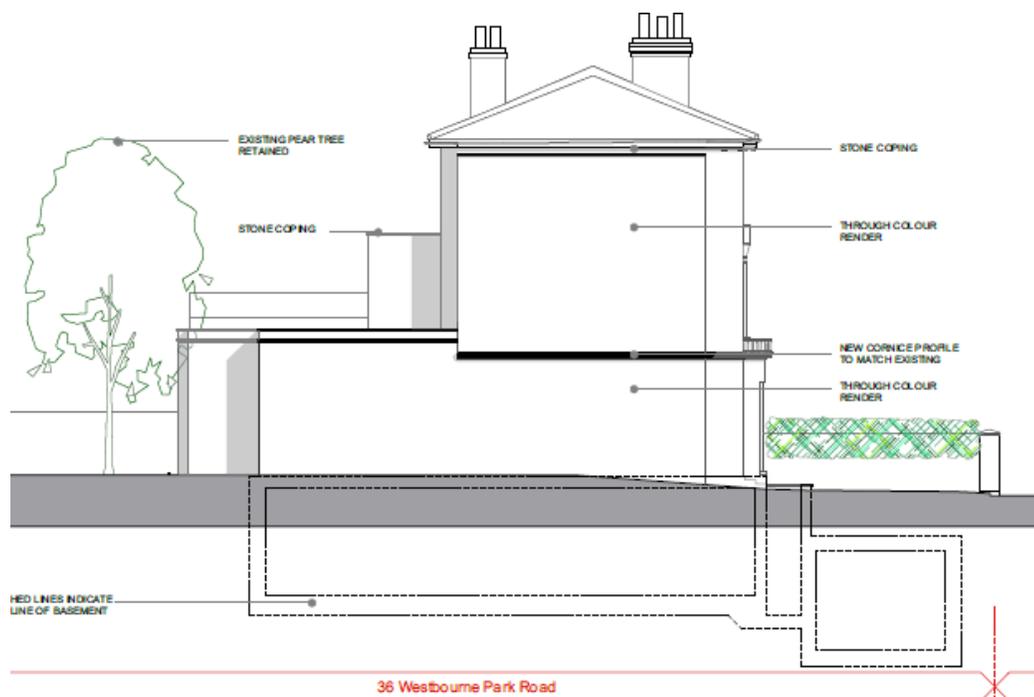
Proposed Front Elevation in context



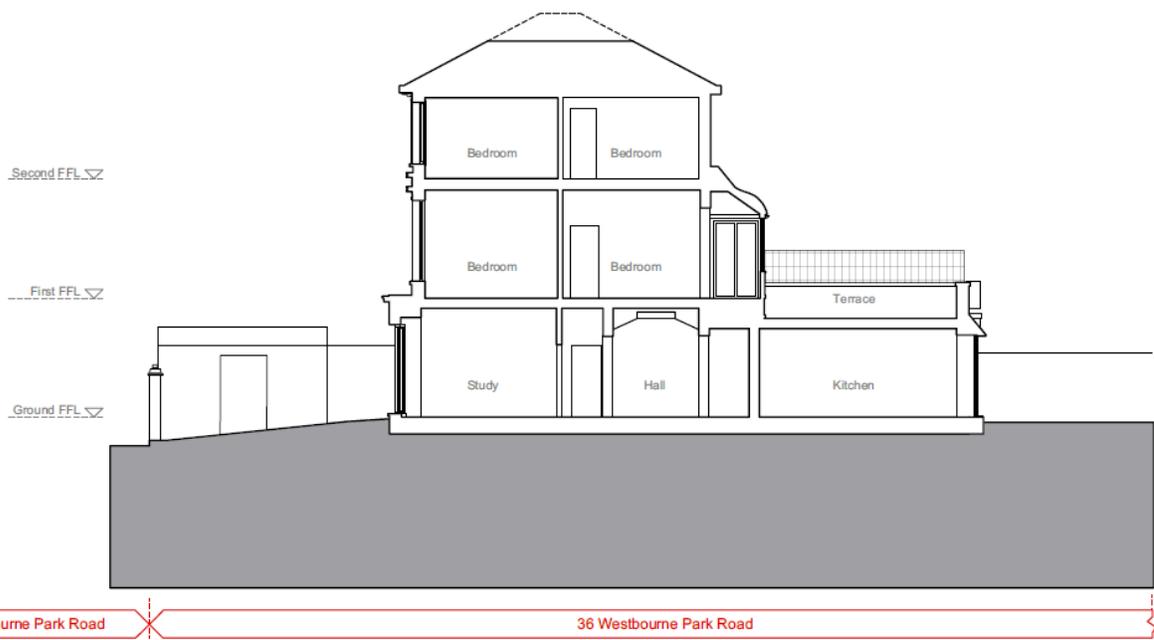
36 Westbourne Park Road

Westbourne Park Road

Existing West (side) Elevation



Proposed West Elevation



Existing Section A-A



Proposed Section A-A

DRAFT DECISION LETTER

Address: 36 Westbourne Park Road, London, W2 5PL,

Proposal: Excavation of basement floor below existing house and to the front garden with associated front lightwell; demolition of existing front garage; replacement of existing three storey wing with enlarged three storey wing to side elevation; replacement of existing ground and first floor rear extensions with new ground and first floor rear extensions, with a proposed terrace at rear at first floor level with 1.8m high privacy screen and addition of railings to rear elevation a first floor level [REVISED DESCRIPTION]

Reference: 18/04625/FULL

Plan Nos: 010/P1; 020/P1; 100/P1; 101/P1; 102/P1; 103/P1; 200/P1; 201/P1; 202/P1; 203/P1; 325/P1; 400/P1; 401/P1; 402/P1; 410/P1; 411/P1; 149/P4; 150/P4; 151/P4; 152/P4; 153/P4; 154/P4; 250/P4; 251/P4; 253/P4; 254/P4; 300/P4; Planning Statement; Daylight & Sunlight Report by Point Surveyors (Dated May 2018); Arboricultural Method Statement (9423-KC-XX-YTREE-Method Statement-RevB) by Keen Consultants (Dated November 2018); Tree Constraints Plan (9423-KC-XX-YTREE-TCP01RevA) (Dated 30.08.18); Tree Protection Plan (9423-KC-XX-YTREE-TPP02RevD) (Dated 29.11.18); Tree Survey and Impact Assessment (9423-KC-XX-YTREE-TreeSurvey-and-ImpactAssessment-RevC) by Keen Consultants (Dated September 2018); Heritage Statement by Icenii (Dated May 2018); Site Investigation & Ground Assessment Report by Engineeria (Dated July 2018); Flood Risk Assessment by Engineeria (Dated 23.05.2018); Hard Landscaping Scheme; Proposed Structural Scheme - Ground Floor Plan (No. E0534-EEE-00-XX-DR-SK-8901-REV P4); , , For Information Only.; Appendix A Checklists (Checklist B: Code of Construction Practice- Basements); Structural Methodology Statement by Engineeria (Dated 23.05.2018); Design & Access Statement; Letter from Keen Consultants dated 29 November 2018;

Case Officer: Avani Raven

Direct Tel. No. 020 7641 2857

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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC),

- 3 Prior to the commencement of any, (a) demolition, and/or, (b) earthworks/piling and/or, (c) construction, on site you must apply to us for our written approval of evidence to demonstrate 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 the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through submission of details prior to each stage of commencement. (C11CD)

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC),

- 4 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason:

The proposed works will be in close proximity to underground sewerage utility infrastructure and the condition has been required by Thames Water.

- 5 You must apply to us for approval of samples of the facing materials you will use, including a panel of

brickworks with bond and pointing and a sample of glazing bar profiles for the proposed crittall windows and other relevant details including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

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 Westbourne 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)

- 6 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme: Revised details of the proposed piers to the front boundary; which should be wider piers with a pyramidal pier cap reflective of a traditional mid-19th century design.,
You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

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 Westbourne 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)

- 7 The frames of all new timber framed windows must be painted white and be maintained in that colour.

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 Westbourne 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)

- 8 The proposed gates and railings to the front boundary and railings to the rear extension at first floor level shall be of metal and painted black and maintained in that colour.

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 Westbourne 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)

- 9 Prior to the use of the flat roof of the ground floor extension for sitting out, you must apply to us for approval of further details of the proposed privacy screen adjacent to the boundary with no. 34

Westbourne Road Villas, including the materials and colour., You must not start on these parts of the work until we have approved what you have sent us You must then carry out the work according to the approved drawings prior to the use of the flat roof for sitting out. Following its installation, the privacy screen we approve pursuant to this condition must be permanently retained. (C26UB)

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 Westbourne Conservation Area; and to protect the privacy and environment of people in neighbouring properties; as set out in S25, S28 and S29 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 and ENV13 of our Unitary Development Plan that we adopted in January 2007.

- 10 You must not use the roof of the first-floor extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

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)

- 11 You must apply to us for approval of detailed drawings of a planting 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 planting within one planting season of completing the development (or within any other time limit we agree to in writing). If you remove any trees or find that they are dying, severely damaged or diseased within 5 years of planting them, you must replace them with trees of a similar size and species. (C30BB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Westbourne 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)

- 12 You must protect the trees according to the details in your Arboricultural Method Statement (9423-KC-XX-YTREE-Method Statement-RevB) dated November 2018 and your Tree Protection Plan (9423-KC-XX-YTREE-TPP02RevD). The proposed tree protective fencing and ground protection must be installed according to the examples given on this plan. You must arrange inspection and supervision visits by the Arboricultural Consultant, according to the schedule and timings set out in Section 12.0 of the Arboricultural Method Statement, and the Arboricultural Consultant must send a monitoring report to us within 5 days of each visit. If you need 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)

- 13 The forecourt area should be implemented and retained for the parking of vehicles associated with the parent property for the lifetime of the development

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

- 14 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)

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, neighbourhood plan (where relevant), 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 HIGHWAYS LICENSING, Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560., CONSIDERATE CONSTRUCTORS: 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. BUILDING REGULATIONS:, You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website <https://www.westminster.gov.uk/contact-us-building-control>

- 3 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 4 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: , www.westminster.gov.uk/cil, , Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**, , CIL forms are available from the planning on the planning portal: , <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>, , Forms can be submitted to CIL@Westminster.gov.uk, , **Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.**
- 5 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 6 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)

- 7 The applicant is advised that there may be public sewers crossing or close to the development. If a sewer is discovered, it is important that risk of damage is minimised. Thames Water need to check that the development does not reduce capacity, limit repair or maintenance activities, or inhibit the services Thames Water provides in any other way. The applicant is advised to read Thames Water's guide on working near or diverting their pipes
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
- 8 Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions., , The applicant is reminded that, if it is proposed to discharge ground water to the public network, this would require a Groundwater Risk Management Permit from Thames Water. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Thames Water expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 9 The applicant is advised that Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 10 The applicant is advised that Thames Water require the developer to follow the sequential approach to the disposal of surface water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.
<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Waste-water-services>
- 11 If the applicant is planning on using mains water for construction purposes, it's important that they let Thames Water know before starting to use it to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater
- 12 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Item No.

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.

BACKGROUND PAPERS - 36 Westbourne Park Road, London, W2 5PL, 18/04625/FULL

1. Application form
2. Letter from Cllr Payne, dated 22 July 2018
3. Response from Thames Water Utilities Ltd, dated 11 June 2018 and 15 February 2019
4. Response from Highways Planning - Development Planning, dated 26 June 2018 and 20 February 2019
5. Response from Arboricultural Section - Development Planning, dated 17 July 2018; 16 October 2018; 24 January 2019 and 3 April 2019;
6. Response from Local Flood Authority, dated 7 August 2018 and 5 November 2018
7. Response from Building Control - Development Planning, dated 8 August 2018
8. Letter from occupier of 34 Westbourne Park Road, London, dated 25 June 2018; 5 July 2018 and 4 March 2019
9. Letter from occupier of 22 Westbourne Park Road, London, dated 27 June 2018
10. Letter from occupier of 32 Westbourne Park Road, London, dated 27 June 2018; and 28 February 2019;
11. Letter from occupier of 48 Westbourne Park Road, London, dated 29 June 2018
12. Letter from occupier of 18 Westbourne Park Road, London, dated 1 July 2018
13. Letter from occupier of 33 Westbourne Park Road, London, dated 3 July 2018; and 7 March 2019
14. Letter from occupier of 38 Westbourne Park Road, London, dated 4 July 2018
15. Letter from occupier of 23 Abinger Mews, London, dated 4 July 2018
16. Letter from occupier of 10 St Stephens Gardens, Flat 4, dated 4 July 2018
17. Letter from occupier of First Floor Flat, 132 Elgin Avenue, dated 4 July 2018
18. Letter from occupier of 22a Sunderland Terrace, London, dated 4 July 2018; and 28 February 2019;
19. Letter from occupier of 64 Westbourne Park Road, London, dated 5 July 2018
20. Letter from occupier of 98 Westbourne Park Road, London, dated 5 July 2018
21. Letter from occupier of 13 Abinger Mews, London, dated 9 July 2018
22. Letter from occupier of 15 Pembridge Square, London, dated 28 February 2019
23. Letter from occupier of 70 Westbourne Park Road, London, dated 4 March 2019
24. Letter from occupier of 35 Westbourne Park Road, London W2 5QD, dated 11 March 2019
25. Letter from applicant's agent dated 5 July 2018