

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 28 May 2019	Classification For General Release	
Report of Executive Director Growth Planning and Housing		Ward(s) involved Harrow Road	
Subject of Report	2 Chippenham Mews, London, W9 2AW,		
Proposal	Use of ground floor as 1 bedroom flat and associated replacement of shopfront with timber doors and glazed windows.		
Agent	Mr Chris Smith		
On behalf of	Mr Michael Cahill		
Registered Number	18/07095/FULL	Date amended/ completed	25 October 2018
Date Application Received	20 August 2018		
Historic Building Grade	Unlisted		
Conservation Area			

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

Permission is sought for the use of the ground floor as a 1-bedroom self-contained flat, with the associated replacement of the shopfront with timber doors and glazed windows. The site is located within the North West Westminster Special Policy Area within the Unitary Development Plan (UDP) and the North Westminster Economic Development Area within the City Plan. Objections have been received from North Paddington Society and adjoining residents with respect to the loss of the shop use. Issues have also been raised by adjoining residents with regards to the correct address for the property, the proposed internal layout of the property, sufficient natural light to the new accommodation, the general quality of accommodation proposed and the extent of consultation undertaken.

The key considerations are:

- The acceptability of the loss of a retail use and the proposed replacement with a residential use in land use terms;
- Quality of proposed accommodation for future occupants; and
- The impact of the proposed shopfront on the character and appearance of the property and

surrounding area.

With regards to the material planning considerations of the application, the proposed development would be consistent with relevant design and amenity policies in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan) and as such the application is recommended for approval subject to conditions set out in the draft decision letter.

### 3. LOCATION PLAN



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#### 4. PHOTOGRAPHS



Front Elevation

## 5. CONSULTATIONS

### Consultation on initially Submitted Scheme; August 2018

#### NORTH PADDINGTON SOCIETY

They object to any application which seeks to replace an existing amenity with residential accommodation. They also believe that for communities to be sustainable and vibrant places, there must be a good balance of residential, employment, recreational and as wide a range of services as possible. To replace all amenities with residential accommodation will result in the area becoming somewhere people pass through on their way to other places and will make daily life more difficult for older and more vulnerable residents who will have to look further and further away to access services and support.

#### MAIDA HILL NEIGHBOURHOOD FORUM

No response

#### HIGHWAYS PLANNING OFFICER

No objection subject to submission of details of cycle parking provision and waste storage

#### WASTE PROJECT OFFICER

No objection subject to submission of details of waste and recycling storage

#### ENVIRONMENTAL HEALTH

Object on the following grounds:

- The Means of Escape in case of a fire is insufficient
- The scheme should comply with at least the minimum requirements of Part E of the Building Regulations – with regards to sound insulation between the proposed GF dwelling and the existing FF dwelling.
- The provision of natural light to the principal habitable living rooms does not appear to comply with the minimum requirements of the Housing Acts

#### BUILDING CONTROL

No response

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

(Letters were also sent out to neighbours who initially advised they had not been notified)

No. Consulted: 31

Total No. of replies: 3

No. of objections: 3

No. in support: 0

Issues raised by the objections:

Land Use

- Loss of the ground floor commercial use/workshop/office space should be resisted as it has been for other properties in the area, such as for 4 Chippenham Mews under planning reference 13/00402/FULL;

#### Design

- Query the design of the proposed timber doors which are presumably based on garage doors or to workshops located on the street with similar doors; these existing doors are entrances to garage or to workshops and not to primary living accommodation.

#### Quality of proposed residential accommodation/layout

- The glazing at the top of the timber doors is the only source of light to the ground floor
- There is no bathroom/shower proposed; only a wc which is as existing

#### Other

- The owners of the flat above the premises were not notified, and it is likely that the incorrect address was notified is section 25 of the application form
- No. 2 Chippenham Mews is a different address, situated above 6 Marylands Road and accessed via Chippenham Mews.
- The submitted drawings include floor plans for the first and second floors of the building which are not subject of this application but showing a different flat in different ownership
- We have not been consulted on the application

PRESS ADVERTISEMENT / SITE NOTICE: Yes

**Consultation on revised details, including revised application form following change of address to '2 Chippenham Mews'; Certificate B being served on the correct adjoining property and owners; and revisions to the scheme including revised fenestration to the front elevation and the inclusion of a bathroom to the internal layout and the omission of the first and second floor plans as these are not part of the application property – October 2018**

#### NORTH PADDINGTON SOCIETY

Objection raised on the same grounds as stated in response to the original consultation; object to loss of the ground floor commercial use

#### MAIDA HILL NEIGHBOURHOOD FORUM

No response

#### HIGHWAYS PLANNING OFFICER

No objection subject to submission of details of cycle parking provision and waste storage

#### WASTE PROJECT OFFICER

No objection subject to submission of details of waste and recycling storage

#### ENVIRONMENTAL HEALTH

The following issues remain outstanding:

- Means of Escape in case of a fire remain insufficient
- Insufficient information about the efficacy of the sound insulation between the proposed GF dwelling and the existing FF dwelling. The scheme should comply with at least the minimum requirements of Part E of the Building Regulations.

#### BUILDING CONTROL

No response

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 34

Total No. of replies: 2

No. of objections: 2

No. in support: 0

Issues raised by the objections:

##### Land Use

- Loss of workshop/office space should be resisted as these uses are protected on this street

##### Design

- Design of the doors is inappropriate and does not comply with Westminster's Mews design guidance.

##### Highways

- Cycle storage shown in the bedroom seems inappropriately located
- The doors are large and open outwards

##### Quality of Accommodation proposed/layout

- No information on sound insulation between the ground floor and existing residential property above
- The living space seems inadequate and of poor quality for future occupants/ or does not make sense or seems impractical
- There seems no scope for the kitchen cooking extraction or ventilation.

##### Other

- The property address is not no. 2 Chippenham Mews as there is another property located at the end of the Mews at the Marylands Road end which has this address (flats above 6 Marylands Mews)

PRESS ADVERTISEMENT / SITE NOTICE: Yes

**Re-consultation on Consultation on revised address, which was changed back to '2C Chippenham Mews'; the description of the proposal clearly states that the application relates to the ground floor premises – November 2018**

#### NORTH PADDINGTON SOCIETY

No response

**MAIDA HILL NEIGHBOURHOOD FORUM**

No response

**NOTTING HILL EAST NEIGHBOURHOOD FORUM**

Consultation carried out accidentally. However, despite this not being their area an objection was received, stating that they resist such application and querying the legibility of the site location plan.

**HIGHWAYS PLANNING OFFICER**

No response

**WASTE PROJECT OFFICER**

No response

**ENVIRONMENTAL HEALTH**

Issues relating to Means of Escape in case of a fire and sound insulation remain outstanding

**BUILDING CONTROL**

Providing the proposed front window to the bedroom is openable, this should provide sufficient means of escape in the case of a fire.

**ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED**

No. Consulted: 35

Total No. of replies: 2

No. of objections: 2

No. in support: 0

Objections/Issues/queries have been raised on the following grounds:

- The application property is not no.'2C' as that refers to the maisonette situated on the first and second floors.
- The address of their property refers to the 'First and Second Floor Flat' which devalues their property
- The address no. 2 has been given to another property above 6 Marylands which has 2 flats within it; Photograph of front of 2 Chippenham shows this property

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

The application relates to a ground floor retail shop at 2 Chippenham Mews, currently occupied by a kitchen showroom.

The property is an unlisted terraced property. On the upper floors is a maisonette situated over the first and second floors, the address to which is 2C Chippenham Mews.



It is considered that the use of the premises is an A1 retail shop, being a kitchen and bathroom showroom. The use is considered to have operated at the premises for a number of years and it is considered that the lawful use of the unit is therefore A1 retail.

The site is located within the designated North West Westminster Special Policy Area within the Unitary Development Plan (UDP) and the North Westminster Economic Development Area within the City Plan. However, the site is not located within any designated shopping centre. It is also located outside a conservation area and

## 6.2 Recent Relevant History

### 16/11716/FULL

Installation of replacement timber framed windows to rear elevation at first floor level.

Application Permitted 7 March 2017

### 16/05785/FULL

Replacement of windows to front elevation at first floor level.

Application Permitted 25 July 2016

### 08/10824/FULL

Use of ground floor to one residential unit (Class C3).

Deemed Refusal (No Further Action) 6 May 2010

### 96/07691/FULL

MANSARD ROOF EXTENSION TO PROVIDE NEW LIVING ROOM AND KITCHEN

Application Withdrawn 13 December 1996

*Relating to 14A Chippenham Mews:*

### 17/00897/FULL

Use of the property as a residential unit. (Class C3)

Application Granted 6 April 2017

## 7. THE PROPOSAL

Planning permission is sought for the change of use of the ground floor from a retail shop to a one bedroom self-contained flat. Associated external alterations comprise of the replacement of the shopfront with timber doors and glazed windows.

Revised drawings and documents have been submitted during the course of the application. The address of the property had originally been stated as '2C Chippenham Mews'; however, a neighbour advised that this resulted in Certificate B being incorrectly served. This had been rectified by the applicant, with revised documents being submitted. The revisions initially comprised of a revised application form with the application property changed to no. 2 Chippenham Mews and Certificate B being served correctly on the adjoining neighbouring property. Revised drawings were also submitted showing a revised proposed external alterations and revised internal layout, which now also included a shower room. Drawings of the upper floors were also omitted from the submission as these do not relate to the application premises. However,

representations were received advising that the revised address of '2 Chippenham Mews' remained incorrect. It was concluded that the application property should be identified as '2C Chippenham Mews' and referred to as the ground floor premises and this was again revised and a further 14-day re-consultation was carried on this revised address.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The planning history for this property confirms that an application for the use of the ground floor as a residential unit was submitted in 2008 under planning application reference 08/10824/FULL. However, records show that this application was not determined and resulted in no further action being taken. Consequently, a formal assessment of the proposal was not made at that time.

The property is currently a retail shop providing kitchen and bathroom design services and accessories and includes a showroom.

As the property is currently a retail unit, UDP policy SS8 on shops and services outside District and Local Centres is relevant. This policy resists the loss of A1 uses, and in particular shops which are key local convenience shops. The application premises are currently in use as a retail shop, and therefore it cannot be argued that it has been vacant long-term. However, the property is located in close proximity to the Harrow Road (East) Local Shopping Centre, where retail shopping services are provided and protected. Policy SS9 relates to long-term vacant shop units in peripheral locations. Whilst it is acknowledged that the unit is not currently vacant, it should be highlighted that the retail use is not a local convenience shop, and therefore its loss would not result in the loss of this type of retail provision, and policy SS9 allows residential use as an appropriate alternative use.

A large proportion of Chippenham Mews is now in residential use, apart from some commercial uses including a car repair workshop, community centre and St Peters School. More recently, no. 14A Chippenham Mews gained planning permission for use as a residential unit, under planning permission reference 17/00897/FULL in April 2017.

A representation has been received referencing a planning application for use as a self-contained flat, relating to the ground floor premises at the adjoining property at 4 Chippenham Mews, which was refused in April 2013 under planning application reference 13/00402/FULL. This application had been refused on the basis that it would result in the loss of an existing small-scale business use within the North West Westminster Special Policy Area. Since this application, however, a planning application for residential use has been permitted at no. 14A Chippenham Mews (Planning Ref 17/00897/FULL). It is considered that the character of this street has become more residential in recent years, and therefore in balance the current proposal to use the ground floor 2 Chippenham Mews as a flat cannot be resisted on these grounds.

Given the location of the site being in close proximity to this local centre, and the application site itself not being within a designated shopping centre, it is considered that the loss of the retail use in this location is acceptable. Furthermore, as the property is not located within a key shopping centre, the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), allows changes of use from a premises falling under use class A1 to a residential use falling under Use Class C3. Accordingly, the applicant could change the use to residential without express planning permission. Given this fallback position, refusal of permission on this basis would not be sustainable

The proposed one bedroom residential flat would occupy the ground floor (41m<sup>2</sup>) and would comprise of a bedroom and an open plan lounge and kitchen and a bathroom. Access to the flat is direct from the Mews and leads into the lounge, which would be served by the glazing on the proposed timber doors and windows, the bedroom which leads off the lounge is also served by a front elevation window, the kitchen and bathroom are located towards the rear and would not be served by windows. These windows would provide sufficient light to the occupants of the proposed flat.

The Environmental Health Officer had raised some issues with regards to potential issues of Means of Escape in case of a fire, as occupiers of the bedroom are required to escape via the highest risk, namely the kitchen/living area. However, the Council's Building Control Officer is satisfied that the proposed windows to the front of elevation of the bedroom would provide sufficient means of escape in the case of a fire. Informatives will advise the applicant to ensure that a sprinkler system is also installed.

A condition is also recommended to ensure that sufficient sound insulation is provided to ensure sufficient protection for future residents of the proposed flat from the intrusion of external noise.

Representations have been received querying the accuracy of the details shown on the proposed layout, including whether the shower room would be practical and possible to be built in the area shown. The location and size of the bed in the bedroom and details shown in the proposed kitchen area also did not seem practical. The submitted drawings are scaled drawings, which show that the areas allocated for the different living areas are adequate, including the proposed wc/shower room measuring approximately three square metres.

The quality of the residential environment is considered to be acceptable meet the internal space standards of the London Plan and the Government's Technical Housing Standards (March 2015).

Taking the above into consideration, it is considered that the change of use of this small retail shop to a 1-bedroom self-contained flat is acceptable in land use terms.

## **8.2 Townscape and Design**

The application site is an unlisted mews building located outside of a conservation area. Permission is sought to replace the shopfront in association with converting the shop into a residential unit. During the course of the application the doors have been amended to show tripartite timber windows above timber fixed panels, with one

openable section, within the existing opening. However, the proposed door is not distinctive from the proposed fenestration and it would be more appropriate to have a separate door which is in a traditional design for a mews property in accordance with the City Council's supplementary planning guidance document '*Mews: A guide to Alterations*'. An amending condition requiring revised details of the front door is therefore recommended. To ensure the doors are not overhanging the highway, the condition will also require the doors to be hung so they are inward opening. Subject to this condition, the detailed design would be in accordance with the City Council's supplementary planning guidance document '*Mews: A Guide to Alterations*'. This approach is welcomed as it reintroduces a feature which is typical of mews buildings and therefore will enhance the appearance of the building. The works are considered to be in accordance with UDP policy DES 5 and are acceptable in design terms.

### **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.

The proposed use of the ground floor of the premises for a residential use would not lead to an adverse impact on neighbouring amenities in terms sense of enclosure, privacy, overlooking or overshadowing. The Environmental Health Officer has raised an issue with regards to the lack of information on sound insulation between the ground floor flat and the upper floor maisonette. An informative will remind the applicant to comply with the minimum requirements of Part E of the Building Regulations to ensure there is sufficient sound insulation between these properties.

### **8.4 Transportation/Parking**

There is no off-street parking proposed. However, and on the basis of the Council's data concerning on-street car parking and car ownership levels in the area, any additional on-street parking generated by the proposal can be absorbed into the surrounding street network. Therefore the development is consistent with TRANS23, and the City Council's Highways Planning Manager has no objection to the proposal, subject to a condition requiring revised details of proposed cycled parking to be submitted, and no doors to be hung so that they open onto the highway. The condition requiring further details of the doors will specify that doors should not be openable onto the highway.

The Waste Project manager has no objection to the proposal subject to a condition requiring details of waste and recycling storage to be submitted and no waste to be stored or left on the public highway.

### **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 the property.

#### **8.7 Other UDP/Westminster Policy Considerations**

Not applicable

#### **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 submission of details of waste and recycling storage; details of secure cycle parking and amended details of the proposed entrance door(s). The applicant has agreed to the imposition of these conditions.

#### **8.12 Planning Obligations**

The development may be liable to pay Westminster's and the Mayor's Community Infrastructure Levy (CIL). Based on the floor area of 41.3sqm of Gross Internal Area (GIA) measured on the submitted drawings, the estimated CIL payment would be

£9,844.94 for Westminster's CIL (£200 per square metre in Residential fringe) and £2,991.01 for the Mayor's CIL (£50 per square metre in Zone 1).

### **8.13 Environmental Impact Assessment**

Not applicable

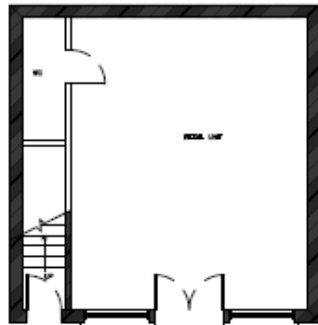
### **8.14 Other Issues**

It is considered that 2 Chippenham Mews is in fact the correct address of the application property, despite there also being another property situated above 6 Marylands Road and accessed from Chippenham Mews also being known as 2 Chippenham Mews. There has been no dispute that the submitted site location plan for the property identifies the correct application property and the description of the property refers to the ground floor of the premises. There is no doubt as to which property is the application property in this case. Should planning permission be granted, then the naming/numbering of this property would be a matter of formal registration for the applicant, and this is not a material planning consideration for the purpose of the assessment of this current planning application.

(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: NATHAN BARRETT BY EMAIL AT [nbarrett@westminster.gov.uk](mailto:nbarrett@westminster.gov.uk).

## 9. KEY DRAWINGS



Existing Ground Floor Plan  
Scale 1:50



Proposed Ground Floor Plan  
Scale 1:50



Existing Front Elevation  
Scale 1:50



Proposed Front Elevation  
Scale 1:50

**Existing and Proposed Ground Floor Plans; Existing and Proposed Front Elevation**

**DRAFT DECISION LETTER**

**Address:** 2 Chippenham Mews, London, W9 2AW,

**Proposal:** Use of ground floor retail shop as 1 bedroom flat and associated replacement of shopfront with timber doors and glazed windows.

**Reference:** 18/07095/FULL

**Plan Nos:** 050; E01 Rev A;

**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 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

**Reason:**

To make sure that the appearance of the building is suitable and that it contributes to the



character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme

- Revised details of the proposed entrance door (s) to be inward opening (not hung so that it opens over the pavement) and of a traditional mews house design in accordance with Westminster's SPG "Mews: A guide to Alterations"

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 the area; and in the interests of public safety and to avoid blocking the road. This is as set out in S28 and S41 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 5 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the flat. (C14EC)

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)

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

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016 (R22FA)

- 7 You must not leave or store any waste on the public highway.

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)

- 8 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

**Reason:**

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise. (R49AA)

**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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://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 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](http://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](mailto: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.**

- 4 In relation to condition 4, the applicant should refer to the City Council Recycling and Waste Storage Requirements, sections 2.3.1 and 3.1.  
Link provided below:  
<https://www.westminster.gov.uk/waste-storage-planning-advice>
- 5 Due to open plan kitchen and lounge, the flat should be provided with a sprinkler system. Ventilation should be provided in accordance with Part F of the Building Regulations. Sound insulation between the proposed ground floor flat and the upper floor residential premises should comply with at least the minimum requirements of Part E of the Building Regulations. The proposed window to the bedroom should be openable to ensure there is a Means of Escape from this room in the case of a fire.

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 - 2 Chippenham Mews, London, W9 2AW, 18/07095/FULL**

1. Application form
2. Response from North Paddington Society, dated 20 September 2018 and 30 October 2018
3. Response from Notting Hill East Neighbourhood Forum, dated 26 November 2018
4. Response from Waste Project Officer, dated 5 September 2018 and 2 November 2018
5. Response from Highways Planning - Development Planning, dated 19 September 2018 and 6 November 2018.
6. Response from EH Consultation, dated 31 August 2018; 29 October 2018 and 10 May 2019
7. Response from Building Control, dated 10 May 2019.
8. Letter from occupier of 1D Chippenham Mews, London W9 2AN, dated 28 August 2018
9. Letter from occupier of First And Second Floors, 2C Chippenham Mews, dated 28 August 2018; 10 September 2018; 1 November 2018; 16 November 2018 and 25 April 2019
10. Letter from occupier of 1C Chippenham Mews, London W9 2AN, dated 28 August 2018; 31 October 2018 and dated 19 November 2018