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| CITY OF WESTMINSTER | | | |
| PLANNING APPLICATIONS SUB COMMITTEE | Date 16 July 2019 | Classification For General Release | |
| Report of Director of Place Shaping and Town Planning | | Ward(s) involved Knightsbridge And Belgravia | |
| Subject of Report | 15 Lancelot Place, London, SW7 1DR | | |
| Proposal | Variation of condition 1 of planning permission dated 23 February 2016 (RN: 15/09276/FULL) for the: Demolition of the existing buildings, redevelopment of site comprising two buildings at ground and two upper levels and excavation of part two/ part three storey basements, to create 1 x 5 bedroom unit and 2 x 1 bedroom units with associated roof gardens and terraces, car parking and cycle parking (site includes 15 Lancelot Place and 1 Trevor Walk). Namely, to allow the addition of walk-on rooflight to the rear courtyard of the southern building, replacement of three rear elevation windows with a single larger window, provision of higher balustrade to the north building, raising of the main roof to both buildings, removal of green roofs to first floor, installation of satellite dish, provision of a lift overrun to the south building, reduced height of lift overrun to the north building, alterations to facades, provision of lift pits, internal layout changes, and associated works. | | |
| Agent | Avison Young | | |
| On behalf of | Karnforth Investments Ltd | | |
| Registered Number | 19/03222/FULL | Date amended/ completed | 26 April 2019 |
| Date Application Received | 26 April 2019 | | |
| Historic Building Grade | Unlisted | | |
| Conservation Area | Knightsbridge | | |

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application relates to a development site at 15 Lancelot Place and 1 Trevor Walk. On 23 February 2016, the City Council granted planning permission for the demolition of these buildings and the redevelopment of site to provide two buildings over ground and two upper levels and excavation of

part two/ part three storey basements, to create a five bedroom house and two one bedroom flats with associated roof gardens and terraces, car parking and cycle parking. Work has begun on implementing this permission, and the applicant has already demolished the buildings.

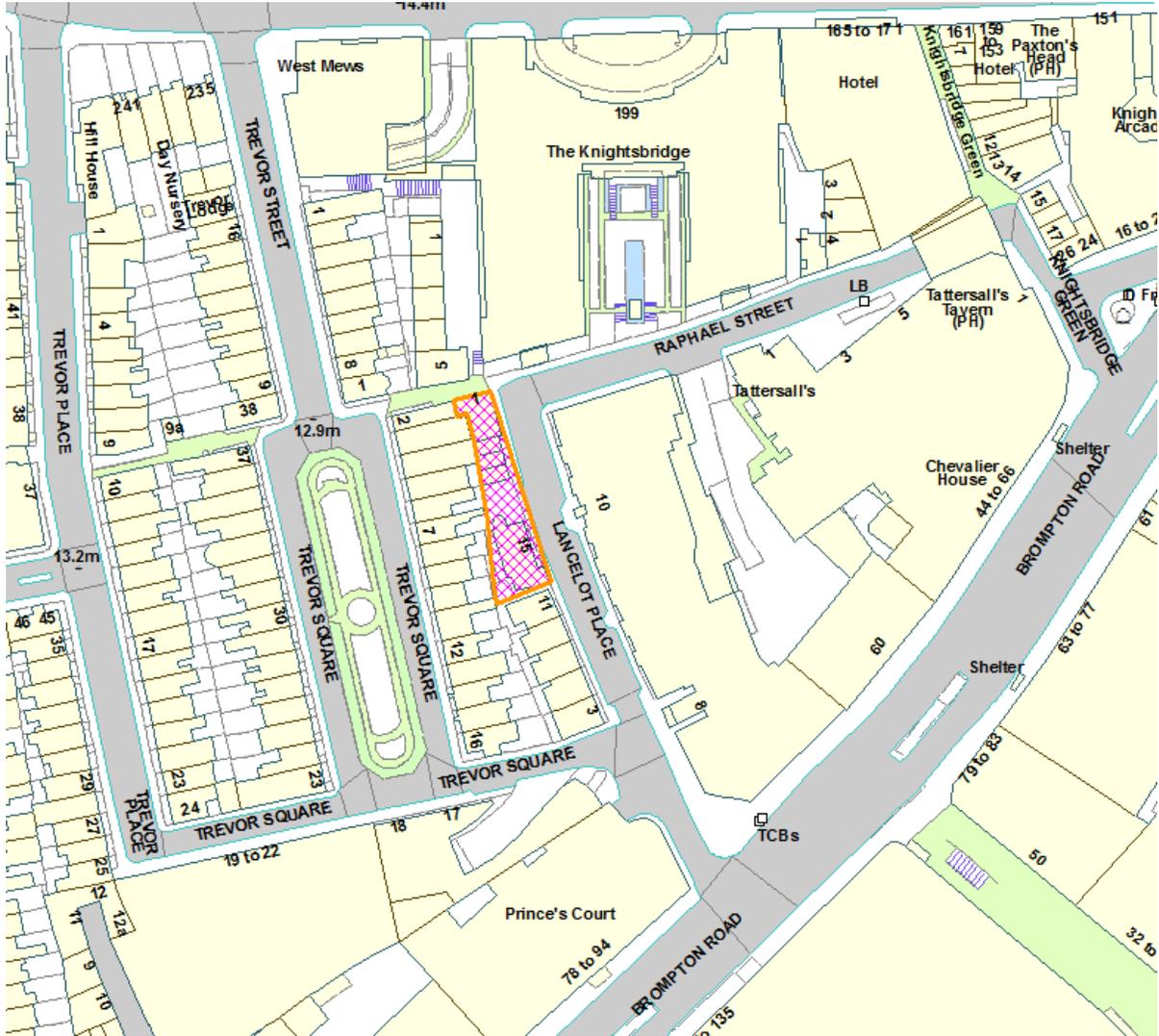
The applicant seeks to vary condition 1 of the permission to allow amendments including the addition of a walk-on rooflight in the rear courtyard of the southern building, replacement of three rear elevation windows with a single larger window, the provision of a higher balustrade to the north building, raising of the roof to both buildings, the removal of green roofs to the first floor, installation of a satellite dish, provision of a lift overrun to the south building, a reduction in height of the lift overrun to the north building, alterations to facades, provision of lift pits, internal layout changes and associated works.

The key issues in this case are:

- the impact of the amendments on the character and appearance of the area, including the adjacent Knightsbridge Conservation Area and listed buildings on Trevor Square; and
- the impact of the amendments on the amenity of neighbouring residential occupiers.

For the reasons set out in this report, the proposed amendments accord with relevant policies within the Unitary Development Plan adopted in January 2007 (the UDP), Westminster's City Plan adopted in November 2016 (the City Plan) and the Knightsbridge Neighbourhood Plan adopted in December 2018 (the KNP). As such, officers recommend planning applications sub-committee grant planning permission, subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Site Prior to Demolition of the Buildings



Computer Generated Image of the Approved Scheme

5. CONSULTATIONS

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM:

The applicant has not acknowledged or addressed the Knightsbridge Neighbourhood Plan. The Forum welcomes the proposed reduction in the highest point of this development but is concerned that strong policies in favour of green infrastructure, biodiversity and long environmental sustainability seem to have been ignored. Given this, the Forum objects to the proposed loss of important environmental measures that were essential mitigation and adaptation aspects of the previously approved application.

KNIGHTSBRIDGE ASSOCIATION:

The Association welcomes the reduction in the obtrusive highest point of the approved development and would like not to see height added elsewhere. The proposed new lift overrun may take daylight/sunlight from some of the lower apartments at 10 Lancelot Place and/or have a negative effect on neighbouring properties when compared to the original application. We are also concerned that the proposal for one large fenestration at first floor (in lieu of 3 small windows) could also have a negative effect when compared to the original application.

The applicants seem to be unaware of the Knightsbridge Neighbourhood Plan and its policies adopted in December 2018, for example with regard to Policies KBR9, Roofscapes and balconies and KBR10 Urban greening. The current application should not remove important environmental and amenity benefits from the site and local area that were included in the previous permission. The Association objects for these reasons.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 290

Total No. of replies: 11 (Objections)

Neighbouring residents and other interested parties object to the proposal the following summarised grounds:

Residential Amenity:

- The lift alterations and other amendments would result in an increase in the height of the building, and this would harm neighbours in terms of enclosure or loss of light;
- The increase in height of the balustrade for the roof terrace (because the originally proposed balustrade did not comply with building regulations) would harmfully increase the bulk of the building – and the architects would have known the originally proposed balustrade was not compliant with building regulations;
- A daylight and sunlight assessment has not been carried out;

Design:

- The satellite dish on the roof would harm the appearance of the building;
- There would be a loss of greening, harming the appearance of the building and increasing an urban heat effect;
- The increased height and bulk of the building will harm its appearance and the area;

Air Quality:

- The increase height of the building would trap more pollution within the street;

Excavation:

- Since the previous permission was granted, the City Council adopted the basement policy;
- Additional excavation for the lift pits is contrary to the City Council's basement policy;

Other:

- The previous application, granted under the previous City Council planning regime, allowed buildings of excessive height;
- Most properties do not have lifts and could set a precedent for other properties;
- The floor to ceiling heights within the property are large than normally is proposed/ allowed; reducing these could allow for the other amendments which needing to increase the building's height; and
- Do not want to see additional applications for amendments, it takes time to object to them.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application relates to a development site at 15 Lancelot Place and 1 Trevor Walk. These were unlisted buildings located outside of a conservation area that have recently been demolished.

The pre-existing buildings dated from the mid-1990s and comprised two single family dwelling houses. These buildings were built in brick, with tile roofs and timber sash windows.

The immediate townscape is of a mixed character and scale. The conservation area and listed buildings to the west are in residential use, with buildings mainly dating from the early/mid-nineteenth century. To the east and south-east the scale of the development is substantially different, with larger buildings providing a mix of uses in predominately late twentieth century buildings. Adjoining to the south is the development site at 3-11 Lancelot Place, formerly these were brick built 1950s houses that have recently been demolished following a permission to construct new homes on this site. The City Council is currently considering an application to amend the design of these planned houses.

6.2 Recent Relevant History

On 23 February 2016, the City Council granted planning permission for the demolition of the existing buildings, redevelopment of site comprising two buildings at ground and two upper levels and excavation of part two/ part three storey basements, to create 1 x 5 bedroom unit and 2 x 1 bedroom units with associated roof gardens and terraces, car parking and cycle parking. Work has now begun.

Non-Material Amendments:

On 21 September 2018, the City Council granted non-material amendments to the 2016 permission to allow the rewording of Condition 8.

On 11 January 2019, the City Council granted non-material amendments to the 2016 permission to allow non-material changes to facades and the internal layout.

Approval of Details:

On 8 March 2017, the City Council approved details of highway alterations pursuant to condition 19 of the 2016 permission.

On 19 November 2018, the City Council approved details of a Construction Management Plan pursuant to condition 8 of the 2016 permission.

On 7 February 2019, the City Council approved details of an alternative Construction Management Plan pursuant to condition 8 of the 2016 permission.

Certificate of Lawfulness:

On 13 December 2018, the City Council issued a certificate to confirm the existing buildings and other site works had been carried out, thereby confirming the development allowed by the 2016 permission had lawfully begun.

7. THE PROPOSAL

The applicant seeks to vary condition 1 of the 2016 permission (as subsequently revised by the non-material amendments outlined above) to allow the following amendments:

- increase in height of main north and south building roofs by 0.11 metres and increased set back of 0.3 metres;
- reduction in height of lift overrun to north building of 1.25 metres;
- installation of new lift overrun to south building 0.64 metres above roof level;
- increase in height of the approved glass balustrade around the roof terrace to north building of 0.34 metres;
- reduction in excavation associated with the pool of 38.7 cubic metres;
- increase in excavation to provide lift pits of 12.8 cubic metres;
- addition of rooflight in the rear courtyard of the southern building at ground floor level;
- green roofs removed at first floor level;
- installation of satellite dish to north building;
- design alterations to the facades including alterations to rear elevation windows, replacing three windows with one larger window;
- other associated works.

The applicant has begun the development approved in 2016, as confirmed by the Certificate of Lawfulness issued by the City Council on 13 December 2018. The matters under consideration in this application relate solely to the changes applied for, given that the 2016 scheme can lawfully be built out.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The application does not propose any changes to the use of the land, number of residential units or the size of the units. Therefore, there are no land use implications.

8.2 Townscape and Design

UDP policies DES 1 (urban design / conservation principles), DES 5 (alterations and extensions) and DES 6 (roof level alterations and extensions) are the most relevant design policies to this application. Given the site is close to the Knightsbridge Conservation Area and the grade II listed buildings on Trevor Square, policies DES 9 (conservation areas) and DES 10 (listed buildings) also apply to the consideration of this application. Policies S25 and S28 of the City Plan provide the strategic planning policies relevant to design. Neighbourhood plan policies KBR 1 (character, design and materials), KBR9 (roofscapes and balconies) and KBR 10 (urban greening) are the relevant design policies in the KNP.

Objections have been received in relation to the increased height/bulk of the roofs, installation of a satellite dish, removal of the first floor green roofs and other design changes which objectors consider would harm the appearance of the building and wider area.

The increase in height to the main roofs of the north and south building would be very modest at just 0.11 metres, this increase is accompanied by a larger set back of 0.3 metres. This modest alteration would not be highly noticeable for those within adjoining properties or the public realm. Moreover, the reason the applicant proposes this modest increase is so the roof can store more rainwater on it and so it can then slowly release that rainwater into the drainage system (a 'Blue Roof') and this type of sustainable urban drainage feature is encouraged by the development plan, including KNP policy KBR 39. On top of this 'Blue Roof' system would be a growing substrate to allow vegetation to grow, i.e. a 'Green Roof'. This would mean the top of the roof would appear like the approved roof in that it would still include vegetation, but it would be modestly higher to incorporate the sustainable urban drainage system.

The applicant proposes to increase the height of the glass balustrade around the approved roof terrace on the north building from 0.76 metres high to 1.1 metres high. This is because a balustrade of 0.76 metres in height would not comply with building regulations for edge protection (to prevent falling). Objectors note that this ought to have been known by the original architects (which is of course is correct), however the issue of concern in the application is whether this additional height would have an acceptable impact or not. The increase is modest at 0.34 metres, the balustrading is clear glass and it is set away from the edges of the roof. In these circumstances the impact of this alteration would be minor.

The applicant also proposes a satellite dish adjacent to the roof terrace. While the applicant has demonstrated it would not be visible from public vantage points, it would be visible from some private views and some of the neighbours have objected to this. Equipment on roofs is undesirable visually but building occupants often require equipment for telecommunication purposes. The UDP acknowledges this in policy DES 6, adding any impact should be minimised. In this case, the dish is set well away from the edges of the roof, and it would not be overly large.

The applicant has explained that it is not possible to install two of the smaller originally proposed green roofs at first floor level. This is because they are too small to allow for the required gutter around them, and so cannot be built as the original architects had drawn them. This is regrettable, however, it should be noted that the area forms a very small part of the overall roof and so would not lead to a significant loss of greening overall.

In terms of the lift overruns, the applicant proposes to reduce the height of the north building lift overrun but introduce a new lift overrun on the south building. Lift overruns can detract from the appearance of the buildings, and so should be minimised. The reduction to the north building's overrun would improve its appearance, and the new lift overrun would detract from the appearance of the south building. Still, they would not be visible from the public realm and, on balance, would have a similar impact as the single larger lift overrun already approved.

The other design alterations, including the provision of a ground floor rooflight within a courtyard, the replacement of three rear windows with a single larger window, and other fenestration and façade alterations would have a minor impact on the appearance of the building.

In combination, these amendments would have an acceptable impact on the appearance of the building. They are minor in nature and, whilst material, would not increase the impacts that this development would have on the setting of the adjacent listed buildings or conservation areas, nor would they degrade the architectural quality of the approved scheme, subject to the conditions set out in the draft decision letter.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development that enhances the residential environment of surrounding properties.

Objections have been received on the grounds the proposal would harm neighbours in terms of loss of light and increased sense of enclosure because of the increased height of the roof and clear glass balustrade. An objector has also raised concern that no daylight and sunlight assessment was carried out.

As explained in section 8.2 of this report, the increased roof height is modest and includes an additional set back, and the increase in balustrade height is also modest, is in clear glass and is away from the edge of the roof. The lift overrun to the south building is the largest new element, but again is set back from the edges of the roof and is a relatively modest in height for a lift overrun.

The proposals would not result in a noticeable increase in a sense of enclosure, particularly considering the distance to the nearest residential occupiers, nor would it result in harmful losses of light over the approved scheme. The applicant's daylight and sunlight consultant has written to explain they do not consider there to be any significant impact, and officers concur. Furthermore, the proposed building continues to be significantly smaller than 10 Lancelot Place opposite and comparable to, or smaller than, those on Trevor Square.

The other main change which would potentially impact amenity is the replacement of three windows at second floor level with a single window. The window serves a dressing room and as such it is considered reasonable to condition that the window is obscure glazed so as not to increase any sense of overlooking to the Trevor Square properties to the rear.

In all other respects, and subject to the conditions set out in the draft decision letter, the application is acceptable in amenity terms.

8.4 Transportation/Parking

The amendments proposed do not have transportation or parking implications.

8.5 Economic Considerations

Any economic benefits generated are welcome.

8.6 Access

The amendments do not alter access arrangements.

8.7 Other UDP/Westminster Policy Considerations

Excavation

Since the 2016 permission, the City Council has adopted City Plan policy CM28.1 which relate to new basements. This policy limits the depth of basements which may affect residential amenity during their construction to a single storey. Consequently, were the basements permitted in 2016 proposed today, they would be contrary to this policy and this is an issue which has been raised by objectors. Whilst this is understandable, as explained in section 7 of this report, the applicant has lawfully implemented the 2016 permission and so it is outside of the scope of this application to re-consider the principle of these basements. This application can only consider the amendments to the excavation.

Objectors have raised concern that the amendments would result in additional excavation. In 2016 the original architects did not show the excavation necessary for the lift pits, and so the applicant now seeks permission for these lift pits. This would modestly increase excavation by 12.8 cubic metres, but this would be more than offset by the 38.7 cubic metre decrease in excavation associated with the pool. Consequently, there would in fact be less excavation because of these amendments. Therefore, there would not be an increase in harmful construction impacts and this would accord with the aims of policy CM28.1 as well as KNP policy KBR22.

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, the draft plan has been revised and formal consultation is now being carried

out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019. In the case of a draft local plan that has been published for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, including a second revision Regulation 19 plan, it remains at a pre-submission stage (i.e. has yet to be submitted to the Secretary of State for Examination in Public) and therefore, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 Neighbourhood Plans

The Knightsbridge Neighbourhood Plan includes policies on a range of matters including character, heritage, community uses, retail, offices, housing, cultural uses, transport and the environment. It has been through independent examination and supported at referendum on 18 October 2018, and therefore now forms part of Westminster's statutory development plan. It will be used alongside the council's own planning documents and the Mayor's London Plan in determining planning applications in the Knightsbridge Neighbourhood Area. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed elsewhere in this report.

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.

8.12 Planning Obligations

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

These amendments do not change the 2016 CIL liability.

8.13 Environmental Impact Assessment

Not relevant to this application.

8.14 Other Issues

Air Quality

An objector considers the increased building height would trap more pollution within the street. Given the increase is modest, any effect would be negligible.

Previous Permission

Objectors consider the previous application allowed a building of excessive scale. It is outside of the scope of this application to consider the acceptability of the previous scheme given it is lawful to complete it.

Floor to Ceiling Height

Objectors consider the floor to ceiling heights should be reduced as these are overly generous. As set out above, the amendments accord with the relevant policies in the development plan and therefore it would be unreasonable to refuse the application on this basis.

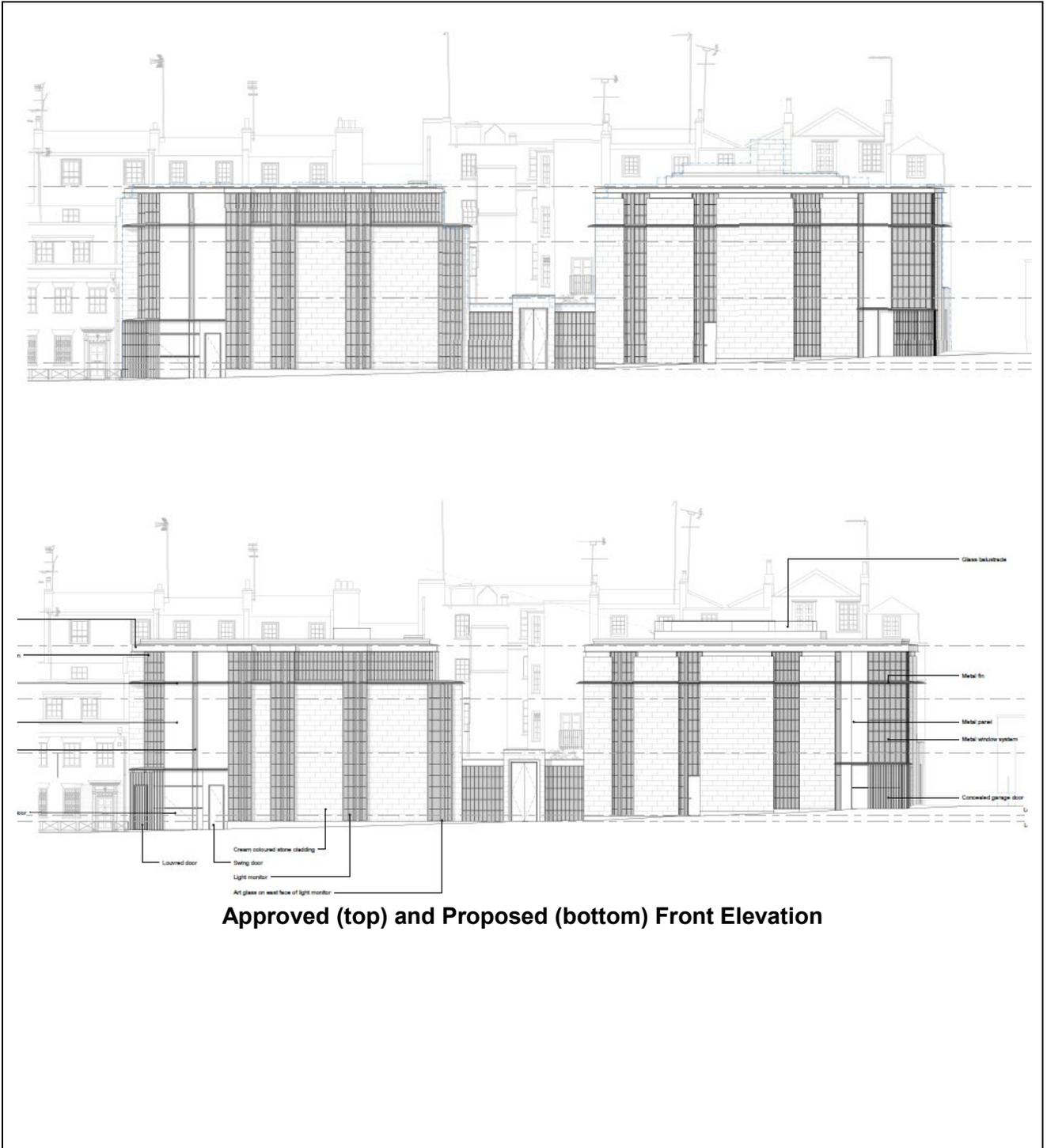
Number of Applications

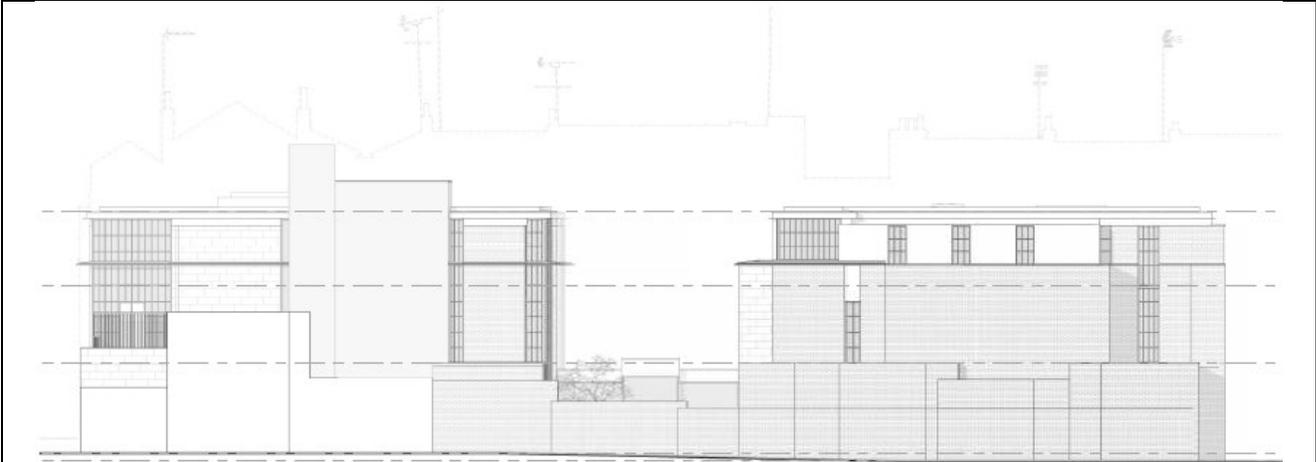
An objector has raised concern regarding the number of applications which they receive notification about and object to. The City Council is required to consider all applications submitted to it and is required to consult residents on the applications.

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

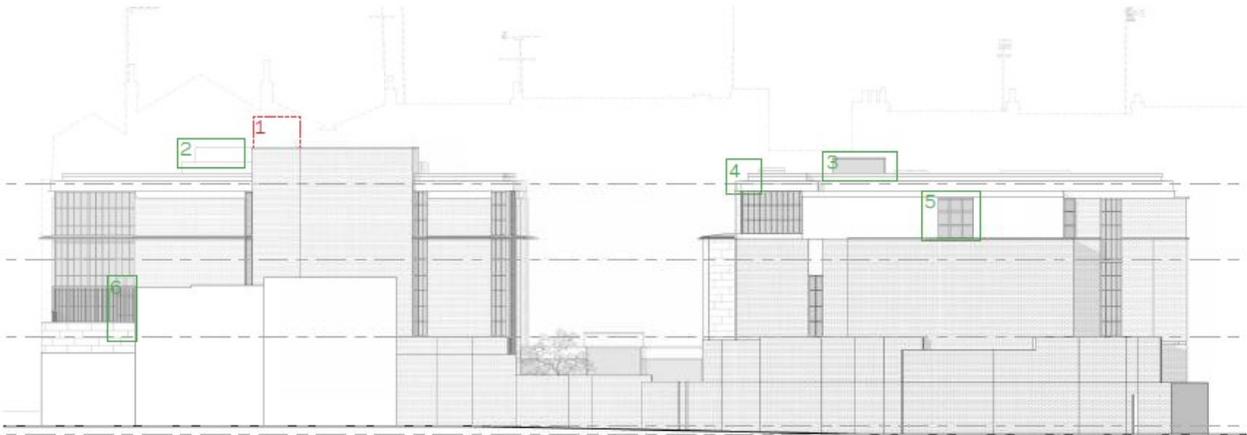
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: LOUISE FRANCIS BY EMAIL AT lfrancis@westminster.gov.uk

9. KEY DRAWINGS



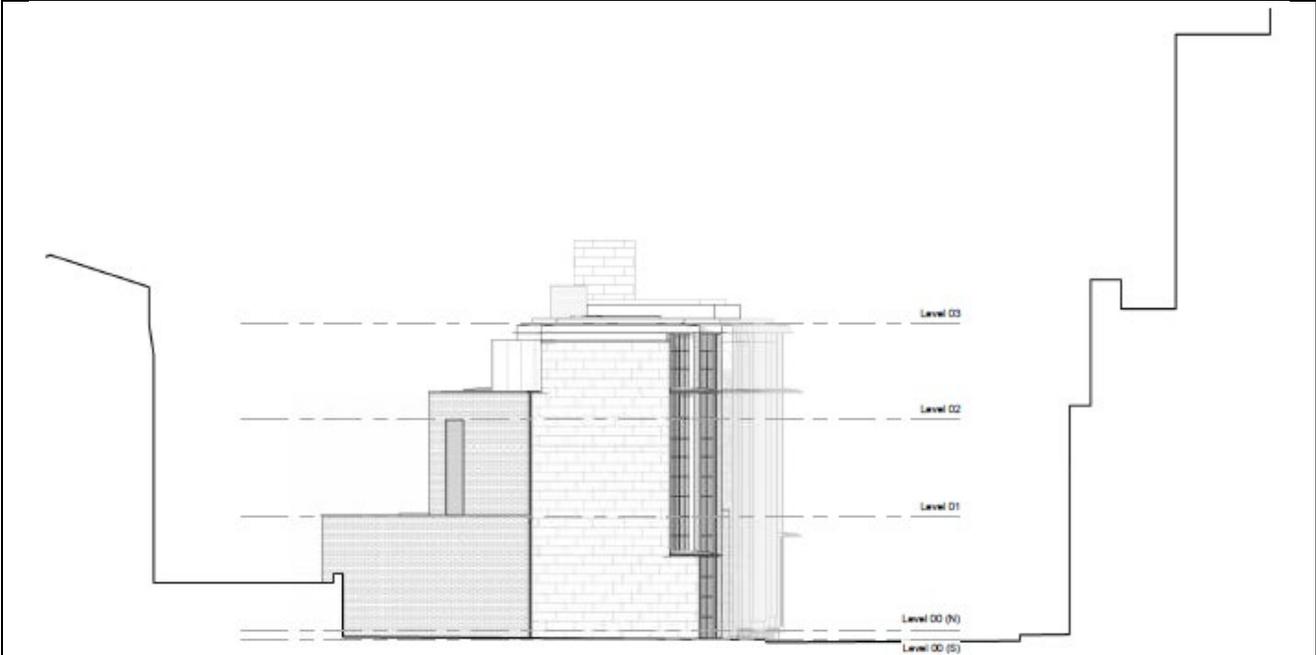


West Elevation as approved

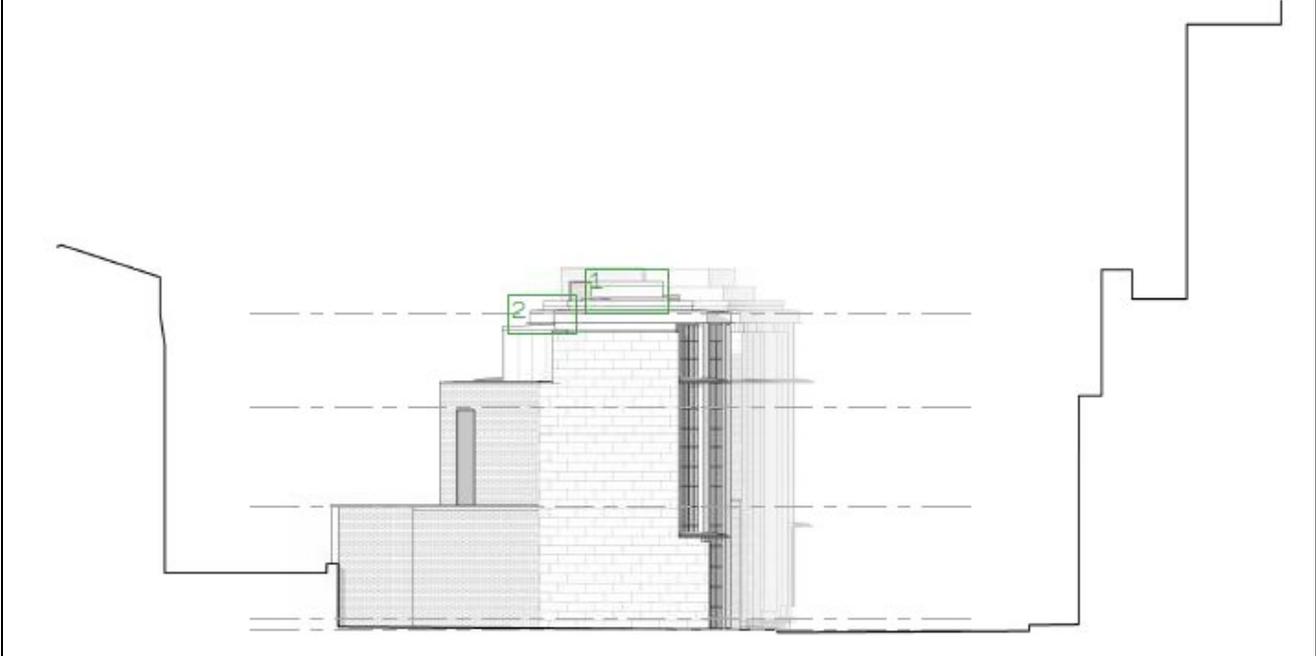


Proposed West Elevation

Approved (top) and Proposed (bottom) Rear Elevation



Amended South Elevation (Formation Architects Application - Ref. 18/10267/NMA)



Proposed South Elevation

Approved (top) and Proposed (bottom) Side Elevation

DRAFT DECISION LETTER

Address: 15 Lancelot Place, London, SW7 1DR

Proposal: Variation of condition 1 of planning permission dated 23 February 2016 (RN: 15/09276/FULL) for the: Demolition of the existing buildings, redevelopment of site comprising two buildings at ground and two upper levels and excavation of part two/ part three storey basements, to create 1 x 5 bedroom unit and 2 x 1 bedroom units with associated roof gardens and terraces, car parking and cycle parking (site includes 15 Lancelot Place and 1 Trevor Walk). Namely, to allow the addition of a walk-on rooflight in the rear courtyard of the southern building, alterations to rear elevation windows, provision of balustrade to the northernmost building, raising of roof parapet, removal of green roofs to first floor, satellite dish, provision of a lift overrun on the south of the building, alterations to fascia, provision of lift pits, internal layout changes, and associated works.

Reference: 19/03222/FULL

Plan Nos: 19/03222/FULL:
6587 - D2100 rev 08; D2101 rev 08; D2102 rev 08; D2103 rev 08; D2100 rev 08; D2197 rev 08; D2198 rev 08; D2199 rev 09; D2500 rev 08; D2501 rev 08; D2700 rev 07; D2701 rev 08; D2702 rev 07; D2703 rev 07; S73 Design and Access Statement (April 2019); Cover Letter (April 2019).

18/10267/NMA:
6587- D2100-Rev04; D2101-Rev04; D2102-Rev04; D2103-Rev04; D2197-Rev04; D2198-Rev04; D2199-Rev05; D2500-Rev04; D2501-Rev04; D2700-Rev02; D2701-Rev02; D2702-Rev02; D2703-Rev02.

18/07315/NMA:
Site Location Plan; Construction Management Plan dated 6 April 2018; Safety, Health & Welfare Policy & Procedures Document; Cover Letter.

18/10689/ADFULL:
Construction Management Plan; R&R 15 Lancelot Place CMP/ Rev 03/ November 2018; 15 Lancelot Place Access and Egress Vehicle Swept Path Analysis 4 Axle Tipper Drwng No. RR-15LP-001 Rev. 00; 15 Lancelot Place Access and Egress Vehicle Swept Path Analysis Delivery Vehicle Drwng No. RR-15LP-003 Rev. 00; Swept Path Analysis using a 16.633m Low Loader Drwng No. 2017-3229-014; Swept Path Analysis using a Medium Size Tipper Drwng No. 2017-3229-016 Rev -; Swept Path Analysis using a 10m Articulated Vehicle Drwng No. 2017-3229-023 Rev -; Swept Path Analysis using a 8m Flatbed Drwng No. 2017-3229-026 Rev -; Appendix F - Dust and Air Quality Assessment; Air Quality Control - Control of Dust & Emissions During Construction & Demolition.

18/08597/ADFULL:
Construction Management Plan (Knight Build); Cover Letter.

16/06427/ADFULL:

S106 agreement between Karnforth Investment Limited and the Lord Mayor and the Citizens of Westminster (dated the same date as this decision letter); 150615-01 rev B; 150615-02 rev C; 150615-TK05; WOHR Car Parking Systems Servicing Agreement; Cover Letter.

15/09276/FULL:, Site location plan;; A1.00, 1179: E1, E2, E3, E4, E5, E6 - E7, Building Elevation Positions; Building Elevation Positions E1-E7, Floor Plan Surveys, Drawings dated January 2016: A2.00, A2.01, A2.02, A2.03, A2.04, A2.05, A2.06, A3.00, A3.01, A3.02, A3.03, A3.10, A3.11, A1.40, A1.41, A1.42, A1.43, A1.44, A1.45, A1.46, A1.47, A1.48, A1.60, Covering Letter dated October 2015, Updated Letter 14 January 2016, Planning Statement dated October 2015, Design and Access Statement dated October 2015, Plant Noise Assessment dated 5 October 2015, Arboricultural Impact Assessment dated 5 October 2015, Energy Statement dated 5 October 2015, Daylight and Sunlight Report dated January 2016, Construction Management Plan Rev B dated December 2015.

For Information Only:

Structural Methodology Statement dated October 2015 Rev A, Desk Study and Ground Investigation Report dated September 2015.,

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

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 You must apply to us for approval of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start 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 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 and policy KBR1 of the Knightsbridge Neighbourhood Plan adopted in December 2018.

- 4 You must apply to us for approval of detailed drawings; of the following parts of the development:

- (a) windows and doors, including surrounding reveals / abutments (scale 1:5);
(b) overall building profiles (scale 1:20);

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26DB)

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 and policy KBR1 of the Knightsbridge Neighbourhood Plan adopted in December 2018.

- 5 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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 and policy KBR1 of the Knightsbridge Neighbourhood Plan adopted in December 2018.

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

Reason:

To maintain the setting of the Knightsbridge Conservation Area as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 7 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B or C of Part 1 or Class C of Part 2 of Schedule 2 of the Order shall be carried out on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

Reason:

To protect the privacy and environment of people in neighbouring properties and to protect the appearance of the property and the character of area. This is as set out in S25, S28, S29, S32 of Westminster's City Plan (November 2016) and DES1, ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 8 You must carry out any further demolition in accordance with the arrangements set out in the Construction Management Plan approved by the City Council as Local Planning Authority on 21 September 2018 under application RN: 18/07315/NMA, and you must carry out any construction in accordance with the Construction Management Plan approved 19 November 2018 under application RN: 18/08597/ADFULL or the alternative plan approved 7 February 2019 under application RN: 18/10689/ADFULL, or in accordance with another plan as submitted to and approved by the City Council.

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),

- 9 The obscure glass (as annotated) on the rear elevations shall be maintained as such and you must not change it without our permission.

Reason:

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

- 10 You must not use the roof of the building to the south of the site for sitting out or for any other purpose unless we have given you our written approval beforehand. You can however use the roof to escape in an emergency.

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 provide the waste store shown on drawing D2100 rev 08 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the residential units. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

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

- 12 You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development. (C22BA)

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)

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

Reason:

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

- 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)

- 15 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;

- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AB)

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

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration. (R48AA)

- 17 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise 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)

- 18 You must apply to us for approval of detailed drawings of a planting scheme which includes the number, size, species and position of trees, shrubs and greening to the walls. 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 you must replace them with trees, shrubs and greening of a similar size and species.

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

- 19 You must adhere to the arrangements relating to highway alterations and the maintenance and management of the car stacker approved by the City Council as Local Planning Authority on 8 March 2017 under application RN: 16/06427/ADFULL, or in accordance with other arrangements as submitted to and approved by the City Council.

Reason:

To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan (November 2016) and in TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R19AC)

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 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)
- 3 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. (I35AA)
- 4 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team
Environmental Health Service,
Westminster City Hall,
64 Victoria Street,
London,
SW1E 6QP
Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 5 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, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.

- 7 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (158AA)

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.