

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 1 October 2019	<b>Classification</b> For General Release	
<b>Report of</b> Director of Place Shaping and Town Planning		<b>Ward(s) involved</b> Westbourne	
<b>Subject of Report</b>	<b>Garages At Lapworth Court, Chichester Road, London, ,</b>		
<b>Proposal</b>	Demolition of the existing garages and erection of seven dwellings, associated gardens and parking and wider landscape and public realm improvements.		
<b>Agent</b>	Mr John Ndukuba		
<b>On behalf of</b>	WCC		
<b>Registered Number</b>	19/05397/COFUL	<b>Date amended/ completed</b>	19 July 2019
<b>Date Application Received</b>	10 July 2019		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>			

## 1. RECOMMENDATION

Grant conditional permission under Regulation 3 of the Town and Country Planning General Regulations 1992.

## 2. SUMMARY

The application seeks permission for the demolition of 32 garages and erection of a replacement building comprising between two and three storeys to provide 7 dwellinghouses (Class C3). The site does not contain any listed buildings and is not located within a conservation area.

The key issues in this case are:

- The acceptability of the proposed residential units in terms of their size and mix.
- The acceptability of the design of the development and its impact on this part of the city.
- The impact on the amenity of neighbouring residents.
- The acceptability of loss of existing off-street parking.
- The impact on the availability of on-street residents' parking in the vicinity of the site.

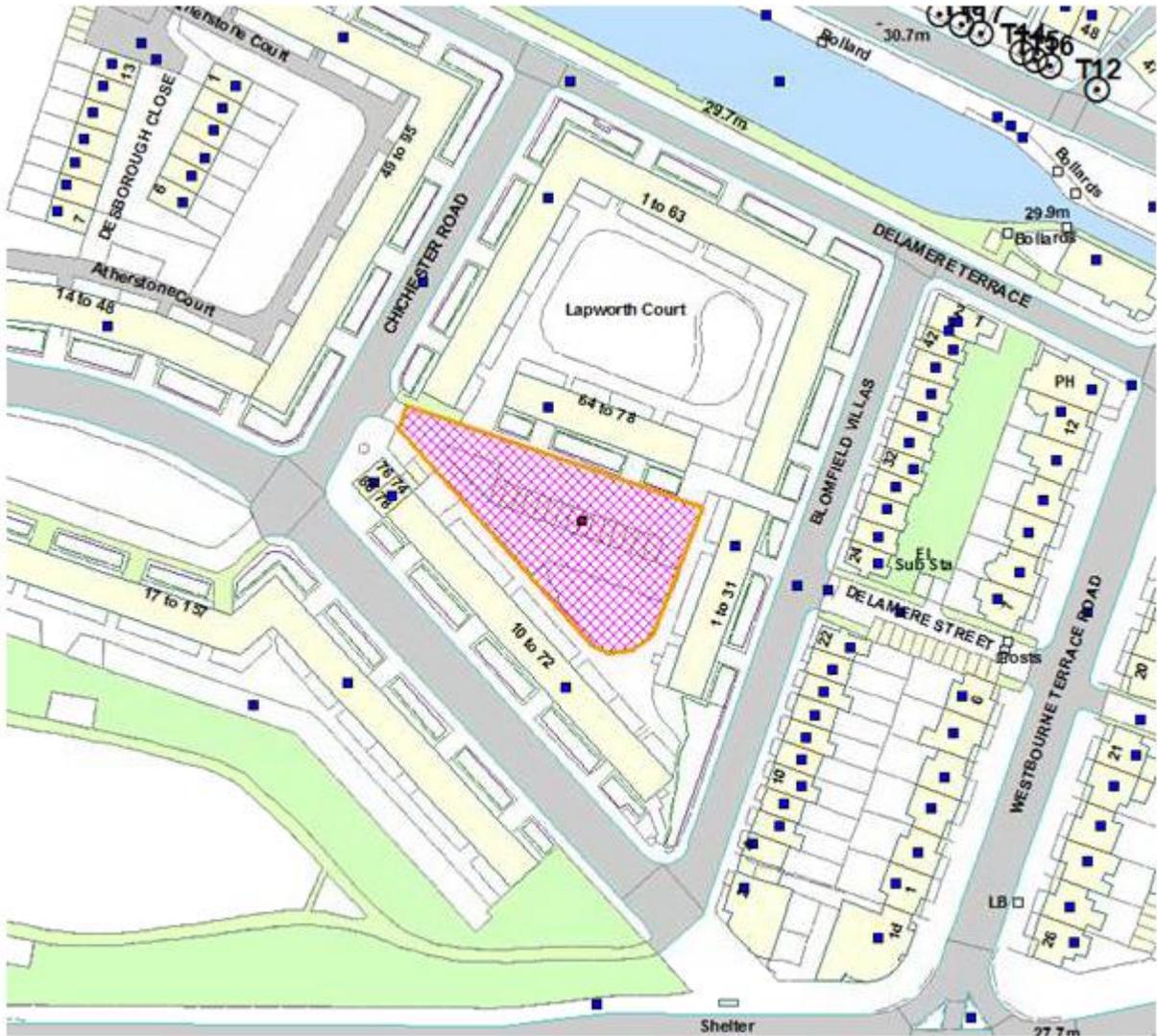
For the detailed reasons set out in this report the proposed development is considered to be acceptable in land use, design, amenity, transportation and environment terms and, given the public benefits of the scheme, would accord with the relevant policies in the Unitary Development Plan adopted in January 2007 (the UDP) and in Westminster's City Plan adopted in November 2016.

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Therefore the application is recommended for approval subject to the conditions set out in the draft decision letter appended to this report.
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3. LOCATION PLAN



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4. PHOTOGRAPHS



View of site from Lapworth Court near to junction with Chichester Road



View of the North of the site (upper level) from Lapworth Court



View of the eastern boundary of the site from the South



View of eastward along the southern elevation of the garages (at the lower level of the site)

## 5. CONSULTATIONS

### WARD COUNCILLORS FOR WESTBOURNE

Any response to be reported verbally

### PADDINGTON WATERWAYS & MAIDA VALE SOCIETY

No objection to principle of development but underwhelmed by architectural merit of proposal. Would encourage reconsideration of design.

### NORTH PADDINGTON SOCIETY

Any response to be reported verbally.

### WASTE PROJECT OFFICER

Recommend condition requiring further details of waste storage provision.

### ARBORICULTURAL SECTION

Submitted tree protection inadequate but raise no objections subject to conditions securing suitable tree protection and landscaping.

### HIGHWAYS PLANNING TEAM

Objection on the grounds of the loss of 4 existing garage parking spaces and the lack of off street parking provision for the new units which is likely to add to existing on-street parking pressures.

### BUILDING CONTROL

Any response to be reported verbally.

### ENVIRONMENTAL HEALTH

No objection.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 291

Total No. of replies: 3

No. of objections: 1

No. in support: 2

One objection received on the following grounds

Amenity:

- Will block sunlight
- Will reduce privacy.

Other :

- Noise and disturbance

Two letters of support but making the following comments on the application

- Request for barriers/gates at Chichester Road entrance to stop people and vehicles coming into courtyard within Lapworth Court to prevent antisocial behaviour.

- Request that all parking opportunities removed or those using garages fairly allowed some form of secured parking.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The application site is located centrally within a block formed by buildings fronting Bloomfield Villas, Bourne Terrace and Lapworth Court. The site contains a row of garages, split over two levels (15 garages at upper level, 17 at the lower level) and an area of landscaping. The surrounding buildings are 4 storeys in height and are predominantly brick in material. Whilst the original purpose of these garages would appear to be provision for the surrounding residential buildings there are no records of planning conditions requiring their use by occupiers of any particular blocks. The units are let to local residents on weekly licences.

The site is located outside of a conservation area and there are no listed buildings within the setting.

### 6.2 Recent Relevant History

None relevant

## 7. THE PROPOSAL

Permission is sought to demolish the existing garages and erect seven three-storey three-bedroom houses with rear gardens. Due to the change in ground level, the front door is located at ground floor level, whilst the rear gardens are at lower ground floor level. A defensible space with a 1m high boundary is provided to the front entrance. The units will be for social rent. A public open space is proposed to the rear of the dwellings and the existing access stairs are to be relocated. 6 car parking spaces are also provided in the shared surface area outside the properties on the upper level. The units would have photovoltaic panels on their flat roofs and would be constructed of brick with aluminium framed windows.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

#### Loss of existing garages

The Highways Planning Manager objects to the loss of the existing garages on the basis that their loss would be contrary to TRANS23 of the UDP as they are existing spaces and no exceptional circumstances for their loss have been provided. The loss is considered likely to increase the pressure on on-street residents' parking in the vicinity of the site; however, he notes that this objection is on the basis that the existing garages are protected by condition. In this case a search of Council records has not resulted in

finding a condition restricting the use of the garages to the use by occupiers of adjoining residential properties. The Highways Planning Manager also notes that only 6 new spaces are provided as part of the development while 7 units are created. They also note concerns as to how these parking spaces will be managed and if they will be available for residents of the new dwellings or to local residents in general.

A garage inspection by the applicant showed that 8 garages are let to the local Housing Estate Office, 8 were unused and 16 were let to local residents. Only 2 of the 8 garages inspected were used for car parking. The Council has also produced a garage decant strategy to reprovide alternative garage accommodation within the vicinity for those licensees of the existing garages.

In this context and having regard to the public benefit of providing additional housing on this site, it is not considered that the loss of the garages would have such a demonstrable impact on on-street parking pressure in the immediate vicinity of the site so as to warrant withholding permission pursuant to Policies STRA25 and TRANS23 in the UDP.

### **Residential use**

The principle of providing new residential accommodation on this site is acceptable in land use terms and accords with Policies S13 and S14 in the City Plan and Policy H3 in the UDP. Both houses are family sized units and so the proposal exceeds the requirements of Policy H5 in the UDP and Policy S15 in the City Plan. The size and layout of the accommodation would be compliant with the minimum standards set out in the Government's Technical Housing Standards and Policy 3.5 of the London Plan. As such, the residential accommodation proposed would be of a good standard.

The applicant has identified that the units are intended to be used to provide social rented housing. However, given only seven residential units are proposed and the scheme delivers less than 1,000m<sup>2</sup> of new residential floorspace on the site, it does not trigger a requirement to provide affordable housing under Policy H4 in the UDP and Policy S16 in the City Plan. Therefore whilst the provision of the units as a form of affordable housing is welcomed, it is not necessary, nor would it be reasonable to require that the units are provided as affordable housing via a planning condition or legal agreement.

## **8.2 Townscape and Design**

The proposed development consists of seven 3-storey houses. The front built line is continual, with projecting bay windows at first floor level and the front boundary demarked by railings and a gate. A pale London stock brick is the primary material, with detailing created with a grey or white brick. The fenestration is simplistic in design with aluminium frames and photovoltaic panels will be affixed to the roof. All houses have private gardens to the rear, with high fencing and rear gates opening onto the communal garden.

The redevelopment of this site is supported in design and townscape terms given the poor quality townscape created by the garages and hard landscaping. The location and

orientation of the houses follow the established line of the existing garages, although the footprint of the buildings are deeper. The proposed location and footprint are considered to accord with the aims of DES 4, with the use of split levels to accommodate the change in ground levels and appropriate solution for this context.

Whilst the surrounding blocks are uniform in terms of materials and detailed design, as a new complete block there is an opportunity to introduce an individual architectural approach, which compliments the setting; the proposal is considered to achieve this. The use of materials is in keeping with the surrounding buildings and the details reference their architectural style and as such the new houses are considered to be contextually appropriate. The scale of the fenestration creates hierarchy and relates the buildings to their neighbours, whilst the simplistic detailing comfortably identifies the buildings as later additions to the area. The use of photovoltaic panels on the roof is supported.

The landscaping proposals, include the creation of public open space to the rear, more greening to the wider site and creation of a shared surface to the front of the new block. The introduction of landscaping and greening is welcomed in design terms as this will enhance the wider townscape. The separation of public and private space can be difficult to achieve, however the formal boundaries to the new houses is considered to address this concern. A singular path to access the rear gates is considered to demark the access in to the private gardens, whilst the open grass area is clear of the space for public use. The proposed new staircase is considered to be in an acceptable location and design.

### **8.3 Residential Amenity**

#### **Sunlight and Daylight**

An objection has been received from a resident living in Lapworth Court on the grounds that the proposal will block sunlight to their property. The applicant has submitted a daylight and sunlight assessment of the proposed development, which assesses its impact on the neighbouring properties at 1-13 Blomfield Villas, 64-78 Lapworth Court, 48-63 Lapworth Court, 1-21 Lapworth Court and 10-78 Bourne Terrace. 48-63 Lapworth Court, 1-21 Lapworth Court and 10-78 Bourne Terrace comply fully with the BRE baseline criteria for both sunlight and daylight and all windows assessed comply with the BRE criteria with regards to sunlight.

88 of the 65 windows assessed at 1-31 Blomfield Villas will meet BRE baseline guidance in terms of daylight. Of the seven windows within that building which fail to meet BRE Guidance for VSC all have low existing daylight levels of between 1.1%-4.3% VSC as they are located within recessed balconies. Consequently, even small daylight reductions have the ability to be disproportionately represented in percentage terms. The absolute reductions are small, between 0.3% and 1.4%, which is unlikely to be noticeable to the occupant of the room according the applicants daylight/sunlight consultant GIA.

63 of the 72 windows assessed within 64-87 Lapworth Court will meet BRE baseline guidance. The nine windows which experience VSC alterations all have low existing daylight levels of between 0.7% and 5.1% VSC. Consequently, as with those in

Blomfield Villas above, even small daylight reductions have the ability to be disproportionately represented in percentage terms. The absolute reductions are small, between 0.4% and 1.6%, which is unlikely to be noticeable to the occupant of the room according to the applicants' daylight/sunlight consultant GIA.

In light of the above considerations, the proposed development is considered to be acceptable in terms of its impact on daylight and sunlight and would accord with Policy ENV13 in the UDP and S29 in the City Plan.

### **Sense of Enclosure**

The proposed development would be sufficiently distant from most neighbouring properties' windows (at its nearest approximately 11 metres) and sufficiently limited in height (2 storeys at the upper level and 3 storeys to the lower level) so as not to cause a material increase in sense of enclosure.

### **Privacy**

An objection has been received from a resident living in Lapworth Court on the grounds that the proposal will result in less privacy for their property. The North elevation of the new terrace, facing 64-78 Lapworth Court, would be 13 metres away and includes angled first floor windows which will mitigate overlooking. It is not considered that any significant overlooking between these buildings would result from the development. To the South, at its closest the development would be 11 metres from 10-72 Bourne Terrace; however, from this point Bourne Terrace angles away from the proposed terrace, meaning that the distance between the two increases and the views would not be direct between windows. It is not considered that the proposal would result in any significant loss of privacy for properties within Bourne Terrace. There are no windows to the side elevation of the proposed terrace, facing 1-31 Blomfield Villas, with the exception of one window which is angled at first floor level. This window is angled to the north east so would not afford direct views towards Blomfield Villas.

## **8.4 Transportation/Parking**

The loss of the existing garages has been discussed in the land use section above.

The Highways Planning Manager has objected to the proposal on the grounds that only six off-street car parking spaces are being provided for the additional seven residential units and that the Council's most recent parking survey indicated that parking occupancy both during the daytime and nighttime within the vicinity of the site is over the 80% threshold set by Policy TRANS 23. The site has a high level of public transport accessibility and, in this context, and having regard to the public benefit of providing additional housing on this site, it is not considered that the impact on street car parking in this case is such as to warrant withholding permission pursuant to Policies STRA25 and TRANS23 in the UDP.

The submitted Transport Statement states that 2 cycle places are provided for each unit. This is in accordance with the London Plan. The Highways Planning Manager has requested that details of the cycle provision are conditioned as it is unclear from the

submitted drawings if the spaces are weather proof. It is therefore recommended that such a condition requiring details is attached to any permission.

The Waste Project Officer has requested that further details are provided as the refuse plan drawings are not scaled and do not include food waste storage provision. It is considered that this can be addressed by attaching a condition to any permission requiring details of waste storage provision.

### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size.

### **8.6 Access**

Level access is provided to the entrance of the houses however no habitable accommodation will be provided at ground floor level. As the development provides less than ten units there is no requirement to provide any accessible units. Due to the constraints of the site and in particularly the level change this is considered acceptable in this instance.

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

#### Sustainability

As identified in the application documents, the site is in an area of low flood risk and is therefore an appropriate and sustainable location for residential development.

The introduction of photovoltaic panels at roof level is welcomed and it is recommended that this provision is secured by condition.

#### Trees

The City Councils Arboricultural Section have raised no objections subject to conditions securing suitable tree protection and landscaping.

### **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**

There is no relevant Neighbourhood plan in place in this location.

### **8.10 London Plan**

The application does not raise any 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 details of tree protection measures. The applicant has agreed to the imposition of the condition.

### **8.12 Planning Obligations**

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

### **8.13 Environmental Impact Assessment**

The proposed development is of insufficient scale to require an Environmental Impact Assessment.

### **8.14 Other Issues**

A representation has been received which raised concerns about the potential disturbance and noise for neighbours. Although the disruption caused during the construction phase of development is not an issue to be considered under planning it is recommended that a condition restricting the hours of noisy works is added to any permission.

Comments have also been made on the grounds the development would result in a more crowded environment, however it is not considered that the addition of 7 dwellings on this site would be unreasonable or result in the overdevelopment of the site.

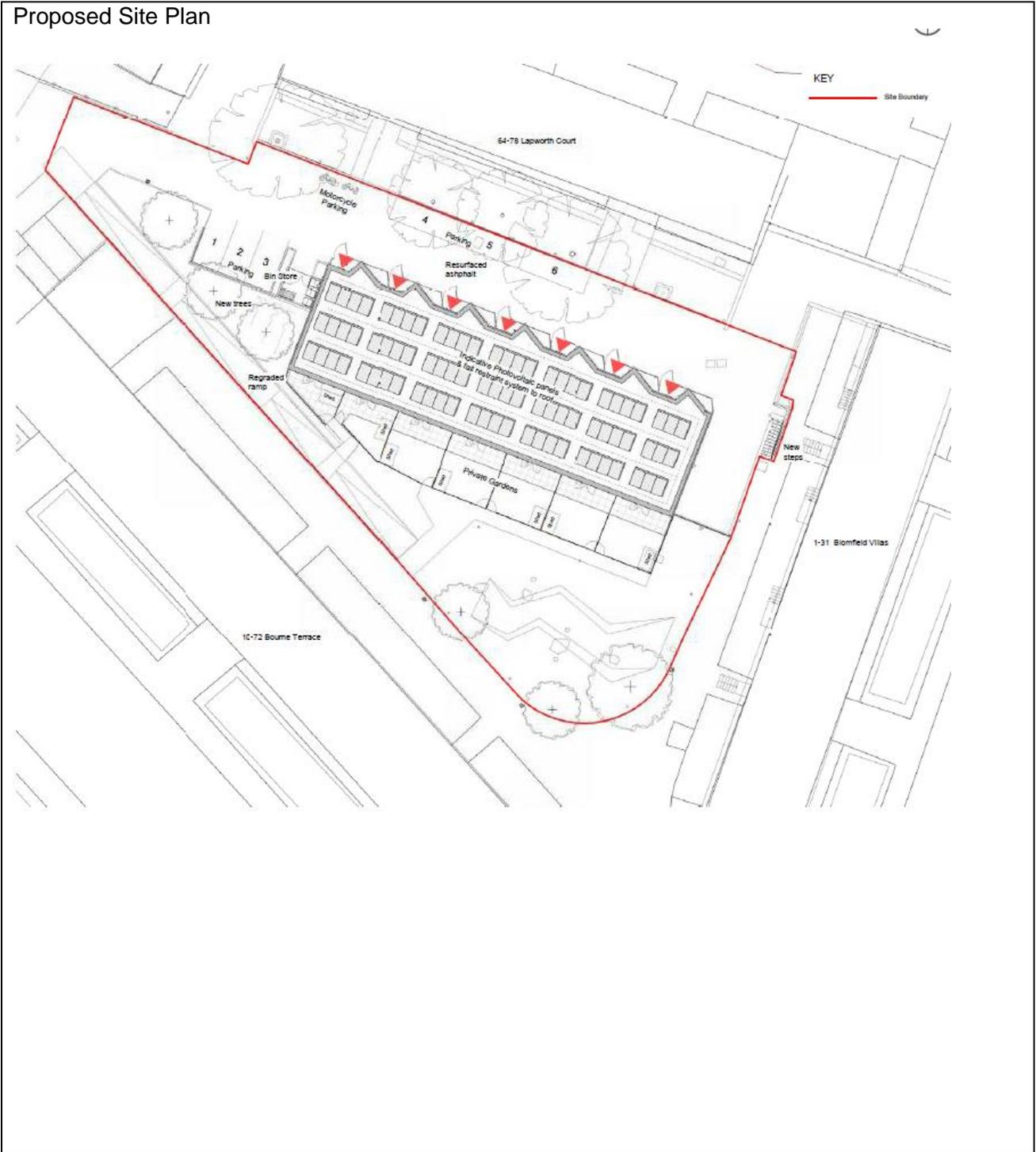
Two representations make requests/comments for barriers/gates at Chichester Road

entrance to stop people and vehicles coming into courtyard within Lapworth Court to prevent antisocial behaviour. The entrance to Chichester Road is outside the site boundary and it is not considered reasonable to request barriers as part of this development.

(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: KIMBERLEY DAVIES BY EMAIL AT [kdavies1@westminster.gov.uk](mailto:kdavies1@westminster.gov.uk)

9. KEY DRAWINGS



Visuals of elevations



Figure 17 - GA Terrace North Elevation



Figure 18 - GA Terrace East Elevation



Figure 19 - GA Terrace South Elevation

Proposed Plans



Lower Ground Floor Plan  
1:100



Upper Ground Floor Plan  
1:100



First Floor Plan  
1:100

**DRAFT DECISION LETTER**

**Address:** Garages At Lapworth Court, Chichester Road, London, ,

**Proposal:** Demolition of the existing garages and erection of seven dwellings, associated gardens and parking and wider landscape and public realm improvements.

**Reference:** 19/05397/COFUL

**Plan Nos:** 0178- ECD- 02- XX- DR- A -1010 -S1 -P7; 0178- ECD- 00- XX- DR- A -1050 -S1 -P2; 0178- ECD- 02- ZZ- DR- A -1200 -S1 -P8; 0178- ECD- 02- XX- DR- A -1110 -S1 -P6; 0178- ECD- 02- ZZ- DR- A -1800 -S1 -P8; 0178- ECD- 02- XX- DR- A -1100 -S1 -P10; 0178- ECD- 02- ZZ- DR- A -1210 -S1 -P11; 0178- ECD- 02- ZZ- DR- A -1600 -S1 -P5; 0178- ECD- 02- ZZ- DR- A -1250 -S1 -P11; Arboricultural Statement; Cover letter, Design and Access Statement; External Daylight and Sunlight Report; Internal Sunlight and Daylight Report; Planning Statement; Statemnet of Community Involvement; Transport Statement;

**Case Officer:** Richard Langston

**Direct Tel. No.** 020 7641 7923

**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 samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start 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. (R26AD)

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

Reason:

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

- 6 You must not paint any outside walls of the building without our permission. This is despite the fact that this work would normally be 'permitted development' (under class C of part 2 of schedule 2 to the Town and Country Planning General Permitted Development (England) Order 2015) (or any order that may replace it). (C26WB)

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)

- 7 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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 4 of our Unitary Development Plan that we adopted in January 2007. (R26CD)

- 8 You must provide, maintain and retain the following energy efficiency measures before you start to use any part of the development, as set out in your application: photovoltaics on roof. , You must not remove any of these features

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44AC)

- 9 **Pre Commencement Condition.** You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing 0178-ECD-02-XX-DR-A-1100-S1-P10. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved in writing what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2012. You must then carry out the work according to the approved details. (C31AC)

Reason:

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

- 10 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 1 year 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.

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of the area, and to improve its contribution to biodiversity and the local environment. This is 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. (R30BC)

- 11 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 permanently available.

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 apply to us for approval of details of secure cycle storage for the residential 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)

- 13 You must not use the roof of the houses for sitting out or for any other purpose. You can however use the roof to escape in an emergency

Reason:

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

### **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 Trees adjacent to the site are owned and managed by the City Council, and any tree surgery to accommodate the development must be carried out by the City Council's own tree contractors or according to such other arrangement as we agree to in writing. Please contact the Tree Section on 02076415380 for more information.
- 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 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. For further information on how to make an application and to read our guidelines on street naming and numbering, please visit our website: <https://www.westminster.gov.uk/street-naming-numbering> (I54AB)
- 5 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 6 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)
- 7 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 8 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

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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).

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.