

Item No.
4

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 7 January 2020	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Marylebone High Street	
Subject of Report	11 Beaumont Mews, London, W1G 6EE,		
Proposal	Erection of roof extension to create 4-bedroom dwelling with rear roof terrace enclosed by a timber screen; formation of new green roof.		
Agent	Mr Luke Mosson		
On behalf of	Howard De Walden Estate		
Registered Number	19/05355/FULL	Date amended/ completed	9 July 2019
Date Application Received	9 July 2019		
Historic Building Grade	Unlisted		
Conservation Area	Harley Street		

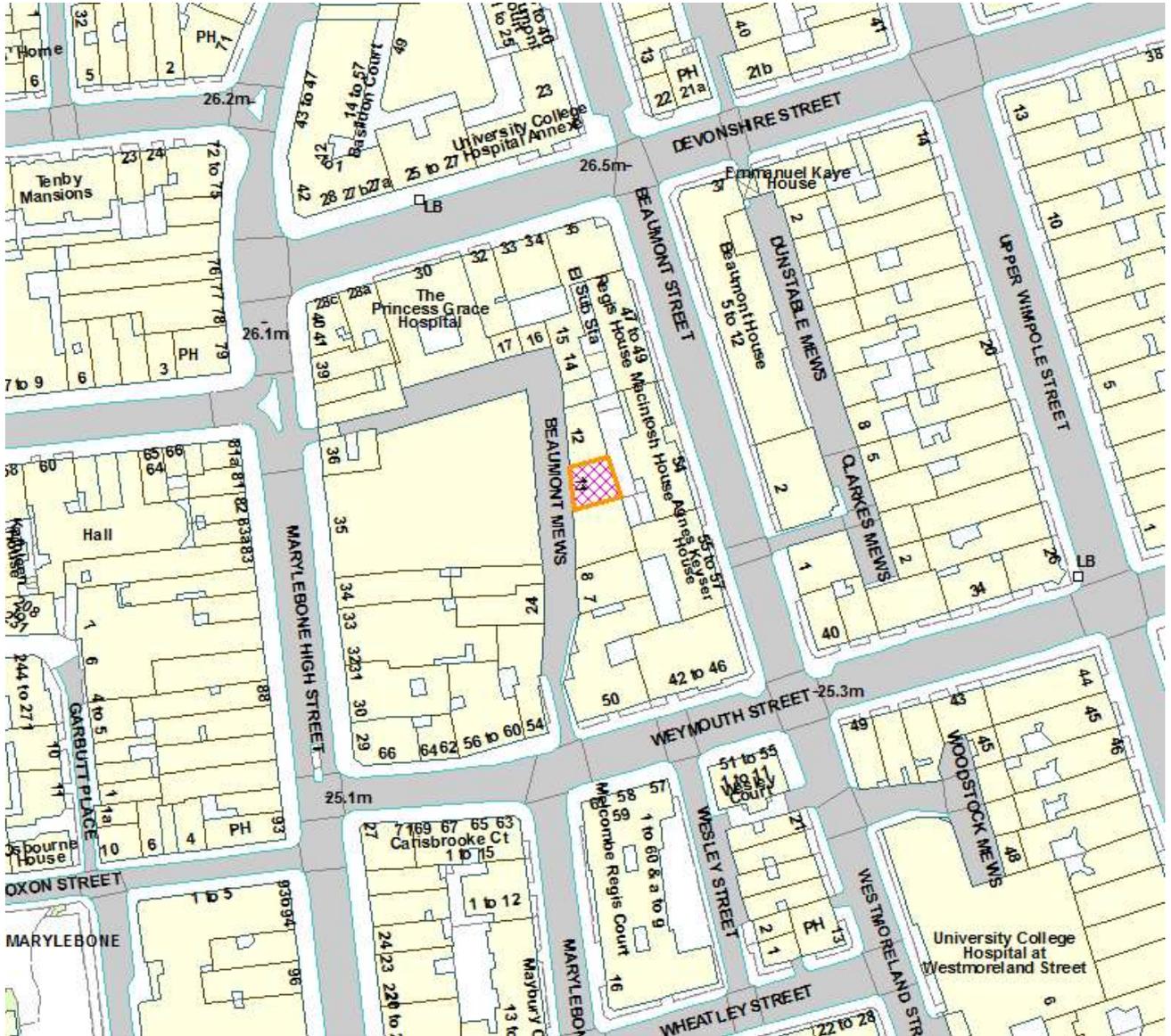
1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

<p>This report concerns proposals for the alterations to an existing two storey dwelling, including the erection of a single storey roof extension, with rear terrace.</p> <p>The key considerations are:</p> <ul style="list-style-type: none"> the impact of the proposals upon the character and appearance of the Harley Street Conservation Area and the impact of the development upon the amenity of neighbouring residents. <p>Subject to conditions, the proposals are considered acceptable in design terms and there would be no material impact upon the amenity of neighbouring occupiers. The proposed works would also preserve the character and appearance of the Harley Street Conservation Area. The development is considered to comply with relevant UDP and City Plan policies and is therefore recommended for approval.</p>

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

MARYLEBONE ASSOCIATION

No objection – limited impact on neighbours' daylight or privacy

HIGHWAYS PLANNING – CITY HIGHWAYS

No objection, residential parking and cycle parking to be secured by condition.

WASTE PROJECT OFFICER

Request condition requiring details of food waste storage

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 13; Total No. of replies: 2

No. of objections: 1 No. in support: 0 Neutral: 1

Amenity - Potential overlooking to houses opposite

Design - Roof extension inappropriate as neighbouring buildings have flat roofs

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises a two storey building located on the east side of Beaumont Mews within the Harley Street conservation area. The building a single dwelling with integral ground floor garage. The Harley Street Conservation Area Audit designates the property as an unlisted building of merit. All of the buildings on the east side of the mews, including the application site, are also designated as buildings where a roof extension would not normally be considered acceptable.

The site is located outside of the core Central Activities Zone but within the Marylebone and Fitzrovia CAZ, although not on a Named Street. The mews is in a mixture of residential and commercial use including offices on the lower floors of 23-24 Beaumont mews and at no 7-10. There is also a gym at 14A Beaumont Mews.

There are flats at 54 Weymouth Street, which has a return frontage on Beaumont Mews (8 flats); on the upper floors of 23-24 Beaumont Mews (3 flats), and a new development of town houses at 22 A-E Beaumont Mews. To the rear, Agnes Keyser House (55-57 Beaumont Street) is occupied as a hospital (Class C2) with basement training and conference rooms and a self-contained resident medical officer's flat; ground floor offices and a self-contained Matron's flat and nurses' accommodation on the first to fourth floors with shared bathroom, laundry and kitchen facilities. Macintosh House at 54 Beaumont Street, is currently being redeveloped to provide a medical facility (Class D1). There is also a block of flats (Regis House) at 47-49 Beaumont Street.

Permission was granted in August 2019 for the erection of a second floor roof extension to the rear of 50 Weymouth Street (Beaumont Mews frontage) to provide a self-

contained flat. There are separate proposals for the erection of a second floor roof extension at 7-10 Beaumont mews to provide additional office accommodation.

6.2 Recent Relevant History

9 December 2003: Permission and conservation area consent refused for demolition behind retained facades and redevelopment including the erection of modern roof extension, all in connection with the use of the ground and first floors of No.7-8 and No.9-10, and second floor of No.7-8 for office (Class B1) purposes and ground and first floors of No.11, and second floors of No.11 and No.9-10 as one residential unit (Class C3) (03/07096/FULL) –reasons:

i) because of its height, bulk, design, materials and architectural relationship to existing building and the loss of chimney stacks, roof extension unacceptable in principle;
ii) works to front façade including loss of the existing windows and the new works;
iii) demolition of the existing rear facades and design of new works – proposals harmful to the appearance of the existing building and fail to preserve or enhance the character or appearance of the conservation area.

7 June 2005: Permission granted for alterations and change of use to provide Class B1 offices on ground and first floors of 7-8 Beaumont Mews and residential dwelling on ground and first floors of 11 Beaumont Mews (04/08783/FULL). The drawings indicate that the ground floor garage (formerly commercial car parking) was internally linked to the residential accommodation). A condition was imposed requiring the retention of the garage for the use of the garage for the parking of vehicles for people living in the residential part of the development. A further condition required the submission of details of waste storage for the development.

23 Jan 2006: Permission granted for alterations during the course of construction to the scheme approved on 17 June 2005 (RN: 04/08783) namely, alterations to front and rear elevations of 9-10 Beaumont Mews.(05/08747/FULL). Implemented.

14 March 2006: Permission granted for alterations during the course of construction to the scheme approved on 7 June 2005 (RN: 04/08783) namely, alterations to 11 Beaumont Mews including the extension of the rear parapet wall and the conversion of rear offices (part of 9-10 Beaumont Mews) to provide additional residential accommodation. New asphalt flat roof and glass aluminium frame roof with four rooflights (06/00234/FULL). An informative was attached to the decision notice reminding the applicant of the need to comply with all previous conditions.

8 May 2006: Permission refused for the installation of five exterior lights on the ground floor front elevation of 7-11 Beaumont Mews (06/02270/FULL) – design and number of downlighters detrimental to appearance of buildings and character and appearance of the conservation area.

7. THE PROPOSAL

Planning permission is sought for the erection of a second floor roof extension to create 4-bedroom dwelling house (including reconfiguration of the existing bedrooms), with rear terrace enclosed by a timber screen, and formation of new green roof.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposals would reconfigure the existing accommodation and extend the existing dwelling by 39 sqm (GIA), to provide an additional, fourth, bedroom. Policies H3 of the UDP and S14 of the City Plan encourage the provision of new residential floorspace and the scheme is therefore considered acceptable in land use terms.

The proposal includes a new terrace at rear second floor level. This accords with UDP policy H10, which encourages the provision of private amenity within residential developments.

8.2 Townscape and Design

This building forms part of a terrace in which there are no roof extensions, and is therefore a relatively rare survival in the Harley Street Conservation Area. Consequently, there is a presumption against the addition of a storey at roof level. This is set out in the Harley Street Conservation Area Audit.

In 2003, planning permission was refused for demolition and redevelopment of 7-11 Beaumont Mews behind retained facades, including the erection of modern roof extension. The proposals, which were very different to those currently proposed, were refused, partly because there were no roof extensions on the east side of the mews. The proposals were also considered harmful to the character and appearance of the conservation area for a number of reasons including the design of the proposed roof extensions, the loss of the chimney stacks, the alterations to the front facades, involving the loss of original windows, and the design of the rear facades.

Planning permission was refused in March 2018 for the erection of a mansard roof at the rear of 50 Weymouth Street, which is the mews building at the southern end of this terrace (19/01218/FULL). This was because the height and bulk of the mansard roof extension would harm the appearance of this building, the mews terrace of which it is part, and the character and appearance of the Harley Street Conservation Area. However planning permission was subsequently granted, on 20 August 2019, for a modified roof extension with a shallow roof pitch at the front, similar to that proposed in this current application. In granting this permission, it was acknowledged that, in future, the other buildings in the terrace could have similar shallow pitched extensions without have a major impact on the character of the mews.

The current proposal involves adding a roof storey with a shallow pitch at the front and a sheer wall at the rear. Like the approved scheme at 50 Weymouth Street, this has the advantage of having little visual impact from street level, thereby preserving the character of this side of the mews. The City Council would normally expect the rear of the roof to be pitched but the building is highly enclosed by the taller buildings on the west side of Beaumont Street (including the new hospital building) and views of the rear are very limited. In this context the proposed sheer wall is considered acceptable.

The proposal is considered to comply with the City Council's urban design and conservation policies, including S25 and S28 of the City Plan and DES 1, DES 6 and DES 9 of the Unitary Development Plan.

The submitted drawings do not include details of measures to enclose, and to prevent falls from, the living roofs to the proposed roof extensions. The installation of balustrades would result in unacceptable roof level clutter. The applicant has now confirmed their intention to install a Mansafe/lanyard-style safety system: this would have limited visibility, other than from the upper floors of neighbouring buildings, and is considered acceptable in design terms.

8.3 Residential Amenity

UDP policy ENV 13 states that the City Council will normally resist proposals which result in a material loss of daylight/sunlight to existing dwellings and will refuse permission where the resulting level is unacceptable. Also, developments should not result in a significant increase in the sense of enclosure, or overlooking, and should not cause unacceptable overshadowing, particularly on gardens or on adjoining buildings. Policy S29 also states that permission will be refused for developments that would result in a material loss of residential amenity. Although the policies are primarily designed with regard to residential accommodation, the supporting text to policy ENV13 confirms that the City Council may apply them to other uses, such as schools and other activities, where a loss of daylight and sunlight in particular may prejudice the use of the premises.

i) Daylight/Sunlight

The application is supported by a detailed daylight and sunlight assessment.

a) Daylight

Under BRE guidelines, if the Vertical Sky Component (VSC), which is the amount skylight available at the centre of a window, is greater than 27%, enough light should still be reaching the window. Where, as a result of the development, this figure is below 27% and less than 0.8 (or 20%) of its former value, the reduction in light to that room will be noticeable. Where rooms are served by more than one window of the same size, any loss of light to these individual windows can be considered as an average.

The use of the affected rooms has a major bearing on the weight accorded to the effect on residents' amenity as a result of material losses of daylight. For example, losses of light to living rooms, dining rooms, studies and large kitchens (if they include dining space and are more than 12.6m²) are of more concern than loss of light to non-habitable rooms such as stairwells, bathrooms, small kitchens and hallways. Additionally, principal living rooms are afforded more protection than bedrooms. The BRE guidance is clear that the advice given is not mandatory and that in some cases e.g. in historic city centres, "a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings". It also states that an assessment of relative impact figures should be treated cautiously as, where an existing value is low, a small reduction in real terms can appear as a large relative impact when, in practice, the loss would be barely perceptible.

The No- Sky Line assessment measures the distribution of daylight within a room and calculates the areas of the working plane which would have a direct view of the sky. Daylight may be adversely affected if the working area of the working plane which can receive direct skylight is reduced to less than 0.8 times its former value.

The existing building has a flat roof set behind a front parapet. At the rear, the northernmost part of the building extends to the rear site boundary, while the southern part is set back from the boundary behind a lightwell.

The proposed roof extension has been designed to minimise its visibility in views from Beaumont Mews. To the front, the extension would take the form of a shallow (30 degree) roof pitch inset with rooflights. The roof would rise to a maximum height of 3.4m above existing flat roof level at a point approximately 6m from the front building line. The rear of the extension would be formed in sheer brick, following the first floor footprint.

The submitted daylight analysis assesses the impact of the proposed roof extension on neighbouring properties including flats at 47-49 Beaumont Street and the houses at 12 and 22A-E Beaumont Mews as well as the approved medical facility which is currently under construction at 54 Beaumont Street (former Macintosh House).

22 A-E Beaumont Mews, 47-49 Beaumont Street and 12 Beaumont Mews

There would be no reductions in VSC to rear flat windows at 47-49 Beaumont Street. Although there is no NSL assessment of these rear rooms, given the relationship of rear windows to the proposed extension, it is not considered that daylight distribution within these rooms would be materially affected. There would be a maximum reduction in VSC of 2% in the case of three windows at 22A-E Beaumont Mews and no impact of daylight distribution.

There would be minimal reductions in VSC to second floor living room and bedroom windows at 12 Beaumont Mews, with a maximum reduction of 10% in the case of one, of two, bedroom windows, which would retain VSC values of 25.4% and over 27%. There would be no impact on daylight distribution within these rooms.

New medical use 54 Beaumont Street (former Macintosh House)

The applicants have also assessed the impact of the proposed development upon light to the new medical use at 54 Beaumont Street, currently under construction, based upon the approved drawings. The report shows that any reductions in VSC would be well within BRE targets with the exception of a first floor rooflight serving the ground floor accommodation which would see a 59% reduction in VSC (to 20%). The NSL analysis shows that the affected space would see a 10% reduction, in daylight distribution with 66% of the space maintaining direct view of the sky.

There are also reduction in VSC to three first floor rear windows of between 25 and 55% and a 62% reduction in NSL to one of the same windows. However, the approved s indicate that these windows serve W.C.s and stairs.

b) Sunlight

BRE guidelines state that access to sunlight should be checked for all neighbouring main living (habitable) rooms which have a window facing within 90 degrees of due

south. Windows which face 90 degrees of due north do not need to be tested as they have no expectation of sunlight. The BRE guidance acknowledges that kitchens and bedrooms are of less importance, but states that in the case of these rooms care should be taken 'not to block too much sun'.

If the tested window receives more than one quarter of annual probable sunlight hours, including at least 5% of annual probable winter sun (during the winter months between 21 September and 21 March), then the room should still receive enough sunlight. Any reduction in sunlight below this level should be kept to a minimum. If available sunlight hours are both less than the amount given and less than 0.8 (20%) of their former value, either over the whole year or just during the winter months, and greater than 4% (APSH) over the whole year, then the loss of sunlight will be noticeable.

12 Beaumont Mews, 22 A-E Beaumont Mews and 47-49 Beaumont Street

The sunlight analysis shows that there would be no impact on annual or winter sunlight levels to flats at 47-49 Beaumont Street or the town houses at 22A-E Beaumont Mews.

At 12 Beaumont Mews, all second floor living room and bedroom windows would continue to receive annual sunlight values far exceeding the 27% target. One of two bedroom windows, closest to the boundary with the application site, would see a 67% reduction in winter sun from 12 to 4%. However, the second window would receive winter sunlight values of 7% and as both windows would retain annual sunlight values of 37 and 33%, it is not considered that sunlight to this bedroom would be materially affected.

The analysis also assesses the impact of the proposed extension upon sunlight to the roof garden at 12 Beaumont Mews. The BRE guidance recommends that at least 50% of the area of any outside amenity space should receive at least two hours of sunlight on 21 March. The report demonstrates that at least 71% of the roof terrace would continue to receive sunlight on the appointed day.

54 Beaumont Street (former Macintosh House)

The sunlight analysis shows that there would be no impact on annual or winter sunlight levels to the new medical facility other than to the two first floor windows and maintenance access door detailed above. These would see losses in annual sun of between 57 and 70% (with retained values of between 13 and 16%) and losses of winter sun of between 71 and 83% (with retained values of between 2 and 4%). Although these losses are significant, it is not considered that the future use of the building as a medical facility would be compromised.

In conclusion, it is not considered that the proposed extension would have a material impact on the levels of daylight or sunlight received to neighbouring residential or medical premises.

ii) Sense of Enclosure

The proposed extension and terrace screen would sit approximately 2.5m in front of the rear windows to the new medical facility at 54 Beaumont Street. However, this relationship reflects that of the approved rear windows and the existing building on the lower floors and the bulk of the new extension would be positioned in front of the clinic's

stair and W.C cores. In these circumstances, it is not considered that any increased sense of enclosure would compromise the future operation of the adjacent clinic.

iii) Privacy

The front roofslopes to the proposed extension would be fitted with three conservation rooflights, which serve a stair case, a shower room and a bedroom. The drawings are annotated to show that the rooflight to the extended staircase would be obscure glazed, although it is considered more likely that this annotation is intended to refer to the adjacent bathroom window. Comments have been submitted on behalf of the Managing Agents of the houses at 22A-E Beaumont Mews who, whilst not objecting to the application, are concerned that the proposal would result in overlooking to flats and houses opposite. Consequently, they have requested that all the rooflights should be fitted with obscured glass.

Although the houses at 22 Beaumont Mews are situated directly opposite the proposed roof extension, it is not considered that there would be a material loss of privacy to these buildings. The proposed rooflights would be within a shallow roof pitch with the lowest point of the window approximately 3m behind the front façade and 1.6m above the internal floor level and the highest point at approximately 2.3m above floor (above the eyeline of most potential occupants). Given the position of these rooflights in relation to the internal floor level and the use of the rooms (where the residential occupants would also be keen not to be overlooked), it is considered that there would no significant increase in the potential for overlooking between the buildings, when compared with the relationship of the existing windows on the lower floors, where the distance is less. In these circumstances, it is not considered that it would be reasonable to require these rooflights to be obscured glazed or fixed shut. However, should the applicants elect to install obscured glass in the bathroom window, this would be acceptable.

There is currently a lightwell at rear first floor level, with glazed roof over, which provides light to the rear first floor bedroom window and to the ground floor kitchen area. It is proposed to remove the glazing to the main roof and to create a new second floor terrace, with walk-on rooflights, enclosed by a 2m high, timber, privacy screen. The terrace would be accessible from a glazed door to a new bedroom and sliding doors to the second floor access corridor within the proposed extension. These new doors would be largely be set below the height of the privacy screen to the terrace beyond. Any glass projecting above the height of the adjacent screen would be at a height of 2m above the internal floor level. In these circumstances, the creation of the terrace and the use of clear glazing is considered acceptable in amenity terms. A condition is recommended requiring the installation of the privacy screen prior to the occupation of the extension and its permanent retention.

Subject to normal domestic use, it is not considered that the use of the terrace, which measures approximately 13 sqm, would adversely affect the amenities of neighbouring occupiers.

In view of the above considerations, and subject to appropriate conditions, it is not considered that the proposals would result in a loss of amenity to neighbouring occupiers and objections received on these grounds cannot be supported.

8.4 Transportation/Parking

The existing dwelling benefits from an integral garage. Given that the application does not create any additional residential units, no further parking provision is required. The plans show space for two cycles. The Highways Planning Manager has requested a condition requiring the parking space and cycle parking to be secured for the use of occupants of the building.

As the permission of 7 June 2005 included a condition requiring the garage space to be retained for the parking of vehicles of the residential occupants (and as subsequent permissions for the variation of this scheme reminded the applicants of the need to comply with the original conditions), it is not considered necessary to re-impose a condition relating to the retention of the garage space. Similarly, as the application is for the extension of an existing dwelling, such a condition is not considered reasonable.

8.5 Economic Considerations

Any economic benefits generated by the development area welcome.

8.6 Access

No changes are proposed to the building access arrangements.

8.7 Other UDP/Westminster Policy Considerations

Refuse

The Project Manager (Waste) has requested a condition requiring the submission of revised drawings showing waste and recycling storage arrangements for the property, including food waste. However, this application is for an extension of an existing dwelling. There is considered to be ample space for the provision of all domestic waste bins within ground floor garage and adjacent utility areas and it is not considered that the imposition of this condition would be reasonable.

Biodiversity and Sustainability

The drawings are annotated to show a green roof to the extension which is welcome and accords with policies S38 of the City Plan and ENV 17 of the UDP. A condition is recommended to secure this green roof.

Given the nature of the development the scheme is not supported by a detailed Energy statement. However, it is anticipated that the extension will be constructed from thermally efficient materials and will employ energy efficient heating and lighting systems. All new windows will be double glazed.

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 was 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

Not relevant

8.10 London Plan

This 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.

No Pre-commencement conditions are proposed

8.12 Planning Obligations

The application does not trigger any planning obligations and is not CIL liable.

8.13 Environmental Impact Assessment

The scheme is not of a scale or nature to require an Environmental Impact Assessment.

Other Issues

Not relevant

(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: PAUL QUAYLE BY EMAIL AT pquayle@westminster.gov.uk

DRAFT DECISION LETTER

Address: 11 Beaumont Mews, London, W1G 6EE,
Proposal: Erection of roof extension to create 4-bedroom dwelling with rear roof terrace enclosed by a timber screen; and formation of new green sedum roof.
Reference: 19/05355/FULL
Plan Nos: 18B PL PRO/60B, 61B

Case Officer: Sara Spurrier

Direct Tel. No. 020 7641 3934

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

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 this part of the Harley Street Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

3

You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

Because these would harm the appearance of the building, and would not meet S25 or S28, or both, of Westminster's City Plan (November 2016) and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R26HC)

4

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)

5

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)

6

You must provide, maintain and retain the following bio-diversity features before you start to use any part of the development, as set out in your application: the green roof.

You must not remove any of these features. (C43FA)

Reason:

To reduce the effect the development has on the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43AB)

7 The timber screen to the rear roof terrace must be provided prior to the use of the terrace and thereafter permanently maintained.

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)

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 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following.

* Window cleaning - where possible, install windows that can be cleaned safely from within the building.

* Internal atria - design these spaces so that glazing can be safely cleaned and maintained.

* Lighting - ensure luminaires can be safely accessed for replacement.

* Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission).

More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm.

Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)