

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 31 August 2021	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved St James's	
Subject of Report	Flat 17, Vale Royal House, 36 Newport Court, London, WC2H 7PS		
Proposal	Erection of additional storey with terrace at first floor level in connection with use as two residential units (Class C3).		
Agent	Mr Emilios Tsavellas		
On behalf of	Mr and Mrs Shelford		
Registered Number	21/00889/FULL	Date amended/ completed	18 February 2021
Date Application Received	15 February 2021		
Historic Building Grade	Unlisted		
Conservation Area	Chinatown		

1. RECOMMENDATION

1. Grant conditional permission.

2. SUMMARY

Flat 17, Vale Royal House is a single-storey bungalow located at the northern end of Vale Royal House at podium level and comprises a two-bedroom residential unit.

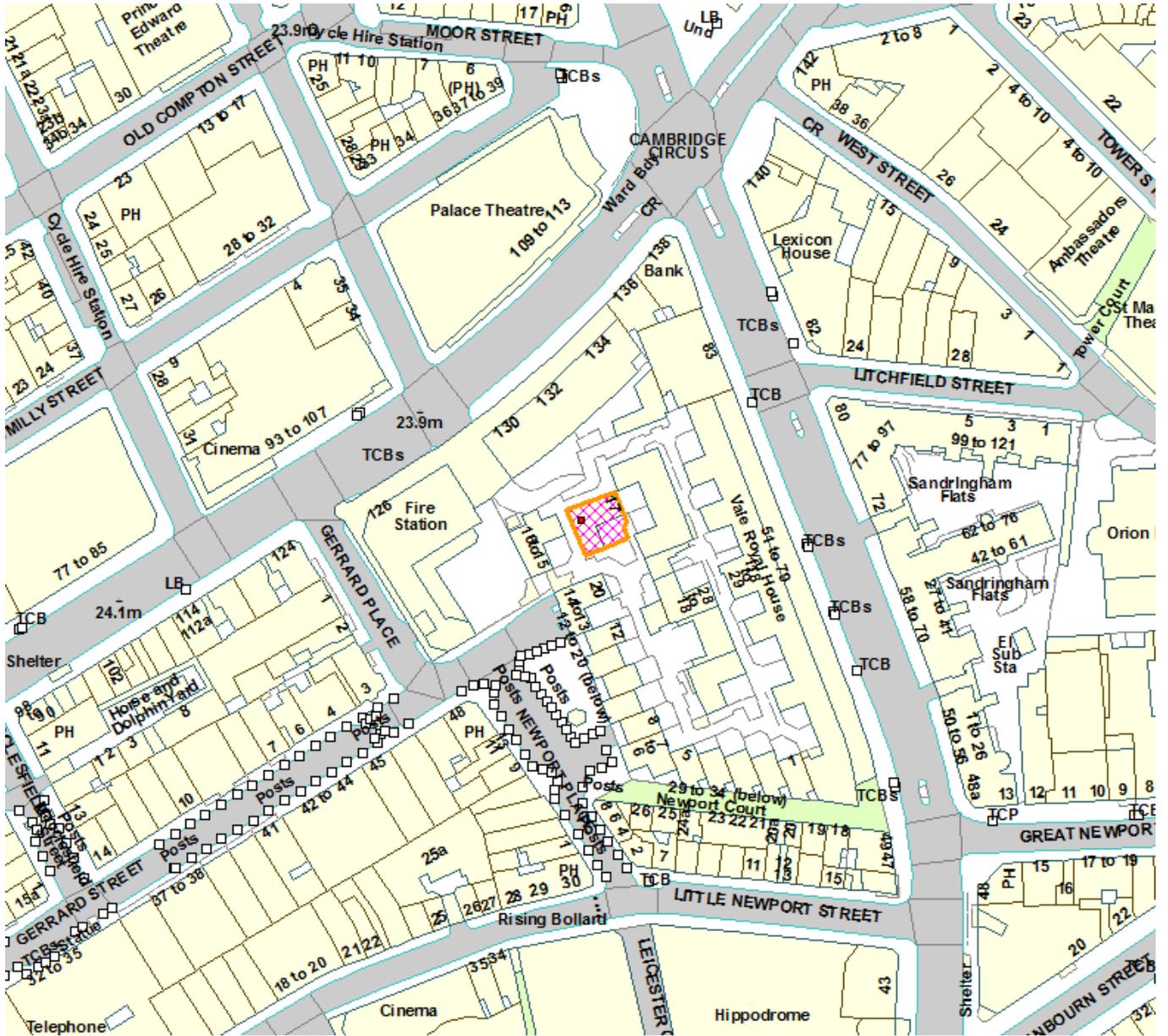
Planning permission is sought for the erection of an additional storey with terrace at first floor level in connection with the use of the building as two residential units.

The key issues for consideration are:

- The land use implications of the proposals;
- The impact of the proposals on the character and appearance of the Chinatown Conservation Area; and
- The impact of the proposals on surrounding residential amenity.

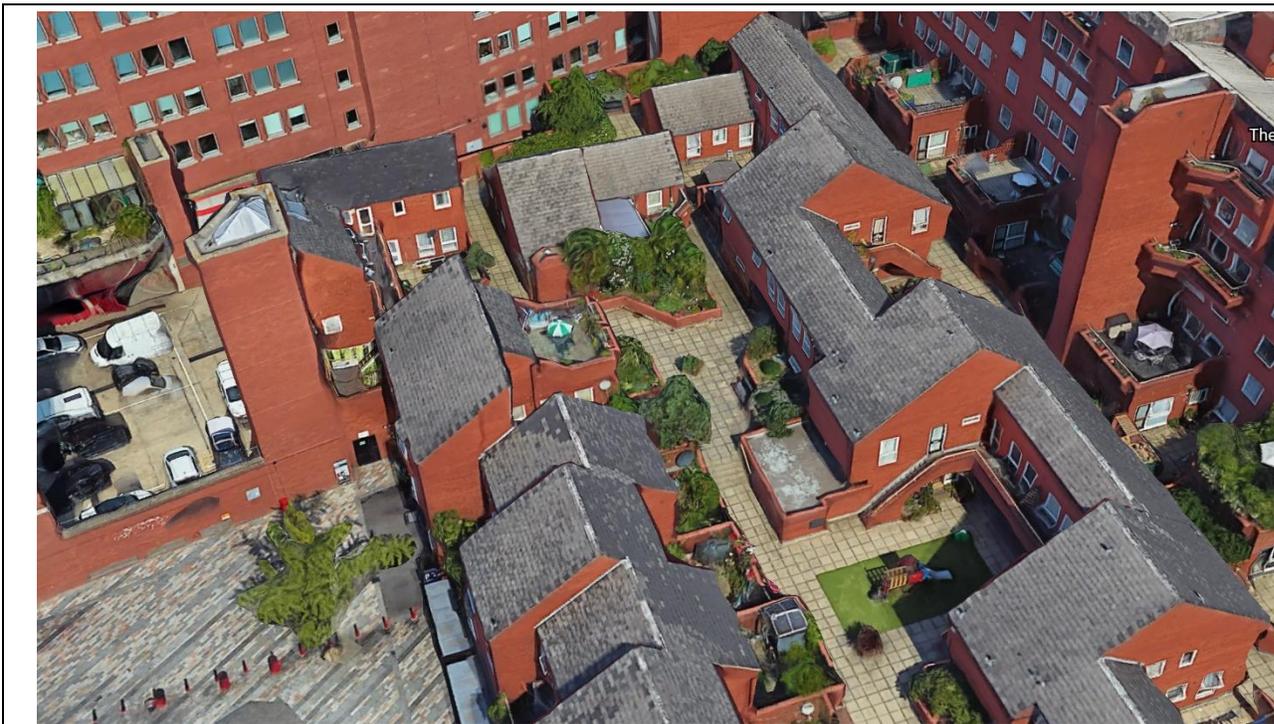
For the reasons set out in the report, the proposals are considered acceptable in land use, design, amenity and highway terms, in accordance with the policies set out in Westminster's City Plan 2019-2040 (April 2021) and are recommended for approval, subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

SOHO SOCIETY

Any response to be reported verbally.

WASTE PROJECT OFFICER

No objection subject to a condition to secure revised waste details.

HIGHWAYS PLANNING OFFICER

No objection subject to revised cycle parking for the ground floor flat.

ENVIRONMENTAL SCIENCES

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS:

No. Consulted: 48

Total No. of replies: 12

No. of objections: 8

No. in support: 4

Eight letters of objection have been received from neighbouring residents and Shaftesbury Chinatown Plc on the following grounds:

Land Use

- Loss of family-sized bungalow.
- There is a shortage of family-sized homes and living space in the area.

Design

- Object to an upward extension.
- Out of keeping with existing Vale Royal House development.
- Other extensions into loft space have been successfully managed without additional height or change in the appearance of the building.
- Adds nothing to the podium and raises height of the properties at the north end of Vale Royal House, removing a designed natural break in the height of the buildings at that end.
- Would establish a precedent in Vale Royal House to extend and enlarge other properties on the podium.

Amenity

- Impact on sunlight, daylight and privacy to neighbouring residents.
- Sense of enclosure and overbearingness.
- Introduction of a new terrace at first floor level will result in noise and disturbance to the detriment of neighbouring residents.
- Question the sunlight and daylight report results (i.e. probability of error) and implications for light for new residential occupiers in the new residential units.
- Windows in neighbouring flats would need to be closed to prevent kitchen smells entering from the new kitchen window on the south elevation.
- No acoustic report to demonstrate how the development would impact on other residents in Vale Royal House and other external properties beyond.

Highways

- Increase in foot traffic.

Other

- The proposed development would unduly fetter the operations at the Newport Sandringham servicing yard. There are existing permissions for retail plant installations which may impact on the new residential windows and may have serious implications in relation to the ability of retail tenants to operate or continue to be viable.
- Noise and disturbance during construction work.
- The Development does not provide the area with any perceived benefit or community amenity.
- It will result in more service and maintenance demands for the Vale Royal House residential development overall.
- Would coincide with planned major building work for Vale Royal House and could therefore impose access routes to be kept clear during these works. The application does not specify what scaffolding beyond its own boundaries the development would require or for how long. There is no indication as to where building material would be stored and how materials would be brought to site.
- Concerns with safety (i.e., fob access to Vale Royal House) and how the safety of Vale Royal House would be managed during construction of the development.
- Site notice not visible around Vale Royal House; some residents have not received a letter.
- The welfare of surrounding neighbours will be affected and will impact on mental health.

Four letters of support have been received from residents within Vale Royal House.

Land Use

- There is a huge shortage of homes in the area and the provision of an additional home is welcomed.

Design

- The design is in keeping with the podium level and with the existing relationship between flats and properties on the podium.
- This scheme will improve the podium level with its good design and investment from the owner.

Amenity

- The proposal will not negatively impact on surrounding properties or residents.

SITE & PRESS

Yes.

6. BACKGROUND INFORMATION

6.1 The Application Site

Flat 17, Vale Royal House is a single-storey bungalow located at the northern end of Vale Royal House at podium level and is in use as a 2-bedroom dwelling (class C3). The property is the only detached property within the development.

Vale Royal House is an unlisted purpose-built residential block dating to the 1980s. The development was built out in conjunction with the wider development of the site to create office, commercial (retail and restaurants) and residential uses, bordered by Shaftesbury Avenue to the north, Charing Cross Road to the east, Gerrard Place to the west and Newport Court to the South. The site also contains a public car park at basement level, fire station and street cleansing depot.

The site is located within the Chinatown Conservation Area and Central Activities Zone.

6.2 Recent Relevant History

Planning permission was granted for works of repair and refurbishment to Vale Royal House, including installation of replacement double glazed windows and balcony doors on 20 July 2020.

7. THE PROPOSAL

Planning permission is sought for the erection of a single storey roof extension with terrace and new windows at first floor level in connection with the use of the building as two 2-bed residential units.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Policy 8 of our City Plan 2019 – 2040 (Adopted April 2021) promotes additional housing in the borough such as through optimising site densities and permitting appropriate upward extensions.

The proposal will maintain the existing residential unit at ground floor level and provide one additional unit at first floor level, which is welcomed in land use terms in accordance with Policy 8.

Policy 10 of the City Plan requires an appropriate mix of unit sizes to be achieved in all residential developments by way of their size, type and tenure in order to contribute to Westminster’s housing needs and creating mixed communities.

Objections have been received on the grounds that the proposal will result in the loss of a family sized dwelling. The existing residential unit on the site is 2-bedroom and no family sized accommodation will therefore be lost.

The proposal will retain a 2 bedroom/4 persons(72sqm GIA) unit at ground floor level with access to a private garden, and provide a 2 bedroom/ 3 persons unit at the new first floor level with a private terrace. The proposed new residential units comply with the Technical Housing Standards - Nationally Described Space Standard in accordance with Policy 12 of the City Plan.

Policy 12 of the City Plan requires that all new homes and residential extensions are energy efficient, and that 90% of all new-build homes will meet Building Regulation requirements M4(2) “accessible and adaptable dwellings” and that 10% meet M4(3) “wheelchair user dwellings”. The submitted floorplans show that both residential units are designed in accordance with Part M4(2) of the regulations. The proposals have also been designed to meet the standards under Part L of the building regulations in relation to energy performance, including low energy GU10 light fittings.

8.2 Townscape and Design

The key legislative requirements in respect to designated heritage assets are as follows:

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that "In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting.

In terms of the Development Plan, the most relevant policies are 38, 39 and 40 of the City Plan 2019-2040.

Objections have been received to the upward extension of the building on the grounds that it would be out of keeping with the Vale Royal House development.

A sloping roof profile is proposed in order to minimize the increase in height of the extension and to reflect the character of the estate. The roof is proposed to slope in two different directions: sloping down to the south on the west side and down to the north on the east side. The building would comprise of red brick and have tiles on the roof to match existing, with vertically hung slates proposed on the exposed upper floor north elevation, similar to the treatment to the building immediately to the west of the site.

The replacement of the existing timber casement windows and doors with white painted powder coated aluminium framed double glazed units is considered acceptable given the installation of these was recently permitted across the estate. It is recommended that the details of the roof edges, windows, doors, rooflights and materials be secured by condition.

For the reasons above and with the recommended conditions, the proposals would comply with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, policies in the NPPF and Policies 38, 39 and 40 of our City Plan 2019-

2040 (adopted April 2021) and are therefore considered acceptable in design and townscape terms.

8.3 Residential Amenity

Policy 7 (A) of Westminster's City Plan requires development to be neighbourly by protecting and enhancing amenity such as preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy, outlook and overlooking.

Objections have been received on the grounds that the proposal will result in a loss of light, privacy and sense of enclosure to neighbouring residents.

The nearest residential properties are located immediately to the east (flat nos. 18, 19, 20, 21 and 22 Vale Royal House) and to the west (flat nos. 15A, 15B and 16 Vale Royal House). By virtue of siting and the proposed design of the development, all remaining properties on the Podium are not considered to be impacted on as a result of the proposed works.

Sunlight and Daylight

The City Council has regard to the standards for daylight and sunlight as set out in the Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight' (as revised 2011). The applicant has submitted a daylight and sunlight assessment in support of their application to demonstrate the impact of the proposed development on the neighbouring residential properties in terms of sunlight, daylight and overshadowing. The applicant's consultant, ECOstudio XV Ltd, has carried out the necessary tests using the methodology set out in the BRE guidelines on the nearest most affected residential properties surrounding the site: 15B, 16, 18 and 19-28 Vale Royal House.

The vertical sky component (VSC) is a measure of the amount of sky visible from the centre point of a window on its outside face. If this achieves 27% or more, the BRE guidelines state that the window will have the potential to provide good levels of daylight. The BRE guidelines state that reductions of over 20% of existing daylight levels are likely to be noticeable.

For sunlight, the BRE guide suggests that a dwelling will appear reasonably well sunlit provided that at least one main window wall faces within 90 degrees of due south and it receives at least a quarter of annual probable sunlight hours (APSH), including 5% of APSH during the winter months. The guidelines recommend that any reduction below this level should be kept to a minimum. If a window shall not receive the amount of sunlight suggested, and the available sunlight hours is less than 0.8 times their former value, either over the whole year or just in winter months, then the occupants of the existing building will notice the loss of sunlight. If the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant. For gardens and open amenity spaces, the BRE guidelines recommend that at least half of the area should receive at least two hours of sunlight on 21st March. If the space receives less than this number, then the reduction between the existing and proposed conditions should be capped at a maximum reduction of 80% its former value. Probable sunlight hours should be tested for gardens and amenity spaces that face 90 degrees of due south.

Results

The sunlight and daylight report shows that the proposal will be in compliance with the recommended BRE guidelines and therefore any impact on existing sunlight and daylight levels would not be noticeable by neighbouring residents.

Outlook and Sense of Enclosure

The property is in close proximity to the ground floor flats at 18 and 20 Vale Royal House and the upper flats at nos. 19, 20 and 21, to the east. The proposed extension has a double sloping roof profile to reduce its impact on these properties, with the greatest height increase to the western side of the site and the east side increasing by a maximum of 2.1m in height. Given the built up nature of the estate, it is not considered that the proposal would result in a significant sense of enclosure to these properties, and as such it is not considered that the application could reasonably be refused on this basis.

Overlooking and Privacy

Mutual overlooking currently exists between residential windows, private gardens and communal space across the estate. The proposed windows at the new first floor level will be positioned and set at a sufficient distance so as to prevent any harmful overlooking.

There are other purpose-built terraces at first floor level on the estate. The proposed terrace at first floor level would be bound at all sides by a brick wall measuring 2.8m in height to the south, 1m to the north and 1.4m to the east side at its lowest point (owing to sloping nature of the wall) above the finished floor level to the terrace. It is considered that this will prevent any direct overlooking or disturbance to neighbouring properties to the east.

Overall, the proposals are considered acceptable in amenity terms in accordance with Policy 7(A) of the City Plan.

8.4 Transportation/Parking

No car parking is proposed to accommodate the two residential units. Policy 27 of the City Plan requires all developments to adhere to the London Plan parking standards. London Plan Policy T6 requires car-free development for all residential development proposals in places that are well-connected by public transport. The site has a high public transport accessibility rating (PTAL) of 6b, being within a short walking distance of Leicester Square Station and Covent Garden Station as well as bus links including those on Shaftesbury Avenue and Charing Cross Road. On this basis, the proposals are in accordance with Policies 27 of the City Plan and T6 of the London Plan.

The proposals will provide four cycle spaces (two per residential unit) in accordance with Policy T5 of the London Plan. The two cycle spaces serving the first floor flat are proposed to be located internally on vertical hung racks next to the staircase leading to the first floor flat. The two cycle spaces serving the ground floor flat were originally outside in the private garden and unsecure. The application has to been revised to provide an external designated lockable, covered and secure cycle store. It is

recommended that the cycle parking be secured by condition.

8.5 Economic Considerations

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

8.6 Access

Vale Royal House is accessed from communal residential entrances on Newport Court and Charing Cross Road which will remain unchanged.

8.7 Other UDP/Westminster Policy Considerations

Noise

One letter of objection has been received from Shaftesbury Chinatown Plc ("Shaftesbury") on the grounds that the proposed development would unduly fetter operations of the nearby Newport Sandringham servicing yard to the north.

The established service yard has received a number of recent permissions for commercial plant, new back-up generator plant and access doors to the facility, all of which were assessed 1m away from nearest noise sensitive window in accordance with the Council's noise criteria. However, there are concerns that the proposed glazing to the north elevation of the dwelling at first floor level would result in exceedance of current allowable noise levels and therefore fetter the operation of the servicing yard and other mechanical plant. Shaftesbury raise concerns that this could lead to justified complaint on the basis of the BS4142 standard on which their requirements are based and therefore has the potential to undermine and impose restrictions on the operations of the servicing facility as well as multiple commercial premises.

The Council's Environmental Sciences Department recommends that a condition is imposed to ensure that the design and structure of the development is of such a standard that it will protect residents within it from external noise. Subject to the imposition of this condition, the proposal is considered acceptable in this regard and the objection is not sustained.

Refuse /Recycling

A condition is recommended to secure adequate provision of waste and recycling storage in line with the Council's Waste Storage requirements as required by Policy 37 of the City Plan.

Fire Safety

The Environmental Sciences Officer originally raised an objection on the grounds that the floorplans would have 'remote rooms' (i.e. where the only means of escape is via another room) and as such would not protect the occupants in the event of a fire. The layout of both residential units has been reconfigured during the course of the application to comply with fire safety regulations.

8.8 Westminster City Plan

The City Plan 2019 - 2040 was adopted at Full Council on 21 April 2021. Therefore, in accordance with s.38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan adopted in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 8.9). As set out in s.38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

8.9 Neighbourhood Plans

None are relevant to the application site.

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan 2019 - 2040 (April 2021) policies referred to in the consideration of this application are considered to be consistent with the NPPF 2019 unless stated otherwise.

8.12 Planning Obligations

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

8.13 Environmental Impact Assessment

Not applicable.

8.14 Other Issues

Construction impact

Objections and concerns have been raised with regards to noise and disruption from construction works. Construction works in relation to development are temporary and therefore do not constitute a material planning consideration in which a development can be refused on this basis. A standard condition restricting the time of construction works shall be added and an informative minding the developer to keep neighbouring residents informed throughout the construction process will also be attached to any permission.

Consultation procedure

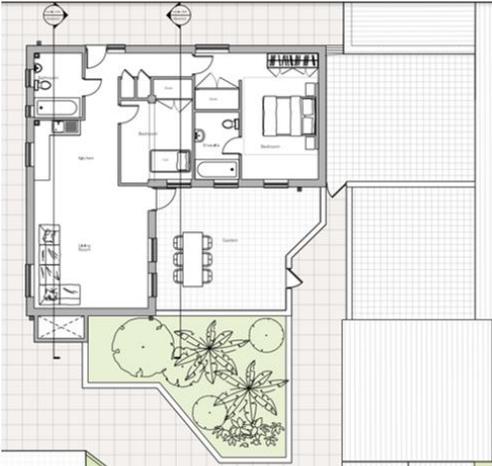
48 letters were sent out to neighbouring residents in relation to the proposal. A site notice was also placed on a lamppost at street level at the entrance to Newport Court from Charing Cross Road dated 24 February 2021 and a press notice was published on 3 March 2021. One representation states that the site notice is not visible anywhere on Vale Royal House and that some residents did not receive a letter notifying them of the

proposed development. The Council are satisfied in this instance that they have consulted correctly and notified occupiers/owners of adjoining properties that are likely to be impacted by the proposals.

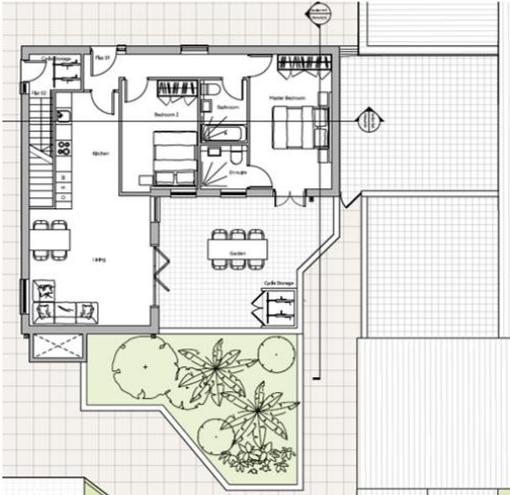
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT jasghar@Westminster.gov.uk

9. KEY DRAWINGS



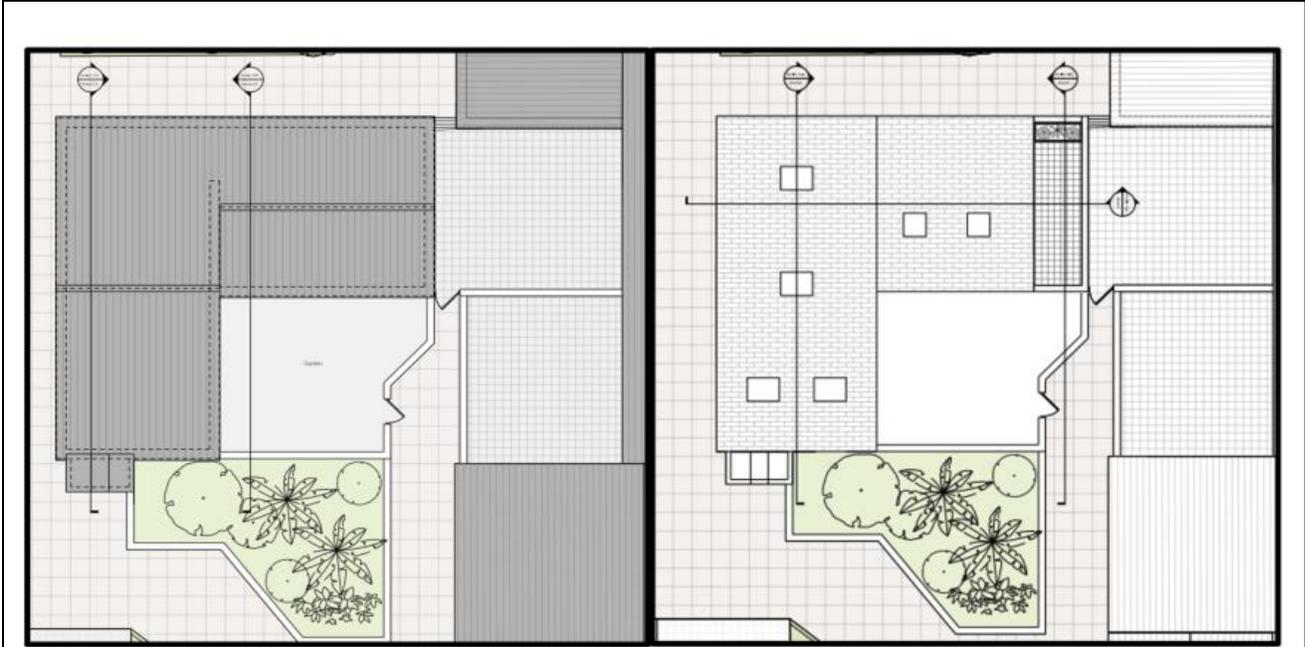
Existing ground floor



Proposed ground floor



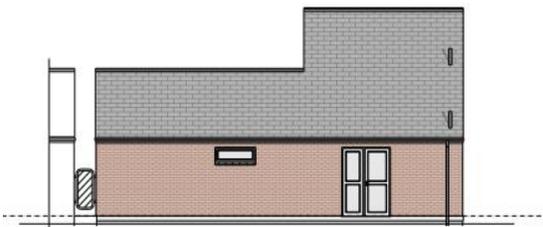
Proposed first floor



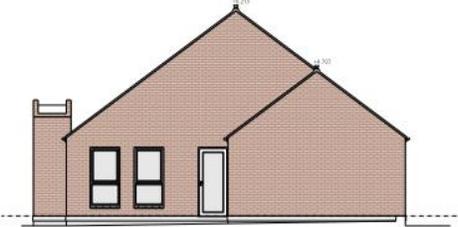
Existing roof plan

Proposed roof plan

Existing Elevations



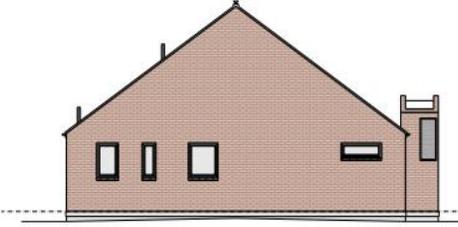
02 NORTH ELEVATION
1/8"



02 EAST ELEVATION
1/8"



04 SOUTH ELEVATION
1/8"

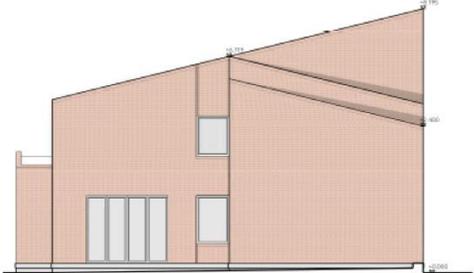


04 WEST ELEVATION
1/8"

Proposed Elevations



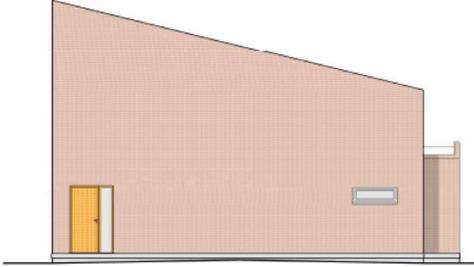
02 NORTH ELEVATION
1/8"



02 EAST ELEVATION
1/8"



04 SOUTH ELEVATION
1/8"



04 WEST ELEVATION
1/8"

DRAFT DECISION LETTER

- Address:** Flat 17, Vale Royal House, 36 Newport Court, London, WC2H 7PS
- Proposal:** Erection of single storey roof extension with terrace at first floor and conversion of existing single-family dwelling into 2 x self-contained residential flats (Use Class C3).
- Reference:** 21/00889/FULL
- Plan Nos:** APPROVED:
 SITE LOCATION PLAN 0001 P01; BLOCK PLAN 0002 P01;0010 P02 EXISTING SITE PLAN;0011 P02 EXISTING SITE PLAN;0012 P02 PROPOSED SITE PLAN;0013 P02 PROPOSED SITE PLAN;0201 P02 EXISTING GROUND FLOOR PLAN;0202 P02 EXISTING ROOF LEVEL;0210 P01 EXISTING ELEVATIONS;0211 P02 NORTH & SOUTH ELEVATION;0212 P01 EAST & WEST ELEVATION; 0220 P02 EXISTING SECTION A-A & B-B;2001 P02 PROPOSED GROUND FLOOR PLAN;2002 P03 PROPOSED FIRST FLOOR;2003 P01 PROPOSED ROOF LEVEL;2010 P02 PROPOSED ELEVATIONS;2011 P01 PROPOSED NORTH & SOUTH ELEVATION;2012 P01 EAST & WEST ELEVATION; 2020 P02 PROPOSED SECTION A-A & B-B; 2030 P03 ACCESSIBLE AND ADAPTABLE FLOOR PLANS;0301 P02 EXISTING GROUND FLOOR DEMOLITION;0302 P01 EXISTING ROOF DEMOLITION;0306 P02 EXISTING ELEVATIONS DEMOLITION;

INFORMATION ONLY

PLANNING STATEMENT DATED FEBRUARY 2021;
 DRAWING ISSUE SHEET DATED 21 JUNE 2021;
 DESIGN AND ACCESS STATEMENT;
 SUNLIGHT AND DAYLIGHT REPORT BY ECOSTUDIO XV LTD DATED 12 FEBRUARY 2021.

Case Officer: Hayley White

Direct Tel. No. 07866038640

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 neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 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 this part of the Chinatown Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 4 You must apply to us for approval of a photographic sample panel of the actual facing and roofing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located; demonstrating that they match the existing materials in the host building and on the Estate. 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. (C26BC).

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 Chinatown Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 5 You must apply to us for approval of detailed drawings (plans and elevations at 1:20 or 1:10 and sections at 1:10 of the following parts of the development: (a) the treatment to the roof edge; and, (b) any proposed external doors, windows and rooflights, , You must not start any work on these parts of the development until we have approved in writing what you have sent us. You must then carry out the work according to these approved details. (C26DB),

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 Chinatown Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 6 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

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 Chinatown Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 7 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. (C49AA)

Reason:

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 as set Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Noise Technical Guidance Note (November 2019). (R49AB)

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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 HIGHWAYS LICENSING:, Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please visit our website at www.westminster.gov.uk/guide-temporary-structures.

CONSIDERATE CONSTRUCTORS:, You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

BUILDING REGULATIONS:, You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/contact-us-building-control

- 3 The construction manager should keep residents and others informed about unavoidable

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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, for example by issuing regular bulletins about site progress.

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.