

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved St James's	
Subject of Report	Chimes Apartments, 99 - 105 Horseferry Road, London, SW1P 2DX		
Proposal	Variation of condition 1 of planning permission dated 28 July 2021 (RN 20/05512/FULL) (which varied permissions dated 1 May 2019 RN:18/09619/FULL, 1 February 2019 RN:18/00506/FULL and 29 April 2016 RN:15/11404/FULL) as amended by RN:21/03194/NMA for 'Demolition and redevelopment of the site to provide a residential complex comprising 39 units of apartments integrated with facilities including communal kitchen cafe, storage areas, wellness centre/spa, staff accommodation, staff offices, in two linked buildings of six storeys each, internal courtyard, roof terrace, excavation to create basement storage and 26 car parking spaces with access from Horseferry Road.' Namely, removal of the age restriction and alterations to the fifth floor layout to make four 3-bedroom apartments.		
Agent	Jones Lang LaSalle		
On behalf of	PegasusLife Development Limited		
Registered Number	21/04752/FULL	Date amended/ completed	13 July 2021
Date Application Received	13 July 2021		
Historic Building Grade	Unlisted		
Conservation Area	Outside		

1. RECOMMENDATION

<p>1. Grant conditional permission, subject to the completion of a Deed of Variation to the S106 legal agreement dated 26 October 2015 (14/09089/FULL) and subsequent deed of variations dated 29 April 2016 (15/11404/FULL), 1 February 2019 (18/00506/FULL), 1 May 2019 (RN: 18/09619/FULL) and 28 July 2021 (RN 20/05512/FULL) to secure the following in addition to the previously secured planning obligations:</p> <ul style="list-style-type: none"> i. £1.8 million towards the Council's affordable housing fund payable on first occupation of the development ii. Removal of age restriction on occupants of the development. <p>2. If the deed of variation has not been completed within eight weeks of the committee resolution, then:</p> <ul style="list-style-type: none"> a) The Director of Place Shaping and Town Planning shall consider whether the permission can be issued with additional conditions attached to secure the benefits listed above. If this is possible and appropriate, the Director of Place Shaping and Town Planning is authorised to determine and

- issue such a decision under Delegated Powers; however, if not;
- b) The Director of Place Shaping and Town Planning shall consider whether permission should be refused on the grounds that it has not proved possible to complete an undertaking within the appropriate timescale, and that the proposals are unacceptable in the absence of the benefits that would have been secured; if so, the Director of Place Shaping and Town Planning is authorised to determine the application and agree appropriate reasons for refusal under Delegated Powers.

2. SUMMARY

In April 2016, and as subsequently amended, planning permission was granted for the demolition and redevelopment of the site to provide a residential complex of 39 units of self-contained assisted living accommodation. Whilst the use was considered to fall within residential (class C3) use, the development was to meet the needs of older people (60+) with communal, wellness, care and support facilities provided. A clause was contained within the s.106 legal agreement that all residents be over the age of 60 with a requirement for them to have a baseline well-being service package. On this basis, the Council accepted a wholly 2-bed unit scheme and it was accepted (following an independent viability review) that an affordable housing contribution was not viable.

The development is now complete and ready for occupation. The residential units have been fully fitted out to a high specification, but are yet to be occupied. The applicant, PegasusLife, state that they are specialists in this type of housing and have appointed two central London residential sales specialists to market the units. Marketing of the units began in July 2019, however, no eligible offers within the restricted range have been forthcoming, and thus no apartments have been sold.

The applicant now seeks to remove the age restriction to allow a non-restricted Class C3 residential use. Whilst it is regrettable that the development will not be occupied as intended, it has been designed to aid mobility, adapt to changing health and facilitate the lifestyles of those in later life which will continue to characterise the development and benefit the future residents.

It is proposed to adapt the top/fifth floor to convert the four largest 2-bed apartments into 3-bed apartments to provide an element of family sized housing. The proposal will provide four 3-bed apartments (10%) which falls short of the Council's requirement of 25% of all new homes to be family sized as required by Policy 10 of the City Plan. However, In order to limit the wastage of materials and systems that have already been installed into the completed building, the applicant proposes to limit alterations to the fifth floor, where the third single bedrooms (7.5sqm) can be created from previous walk-in wardrobe areas with the least destructive interventions to walls, floors and ceilings and less changes to mechanical and electrical service installations. The applicant has explored other options to provide a policy compliant mix, however, this would require significant demolition and changes to the completed building. All residential units will meet the nationally described space standards.

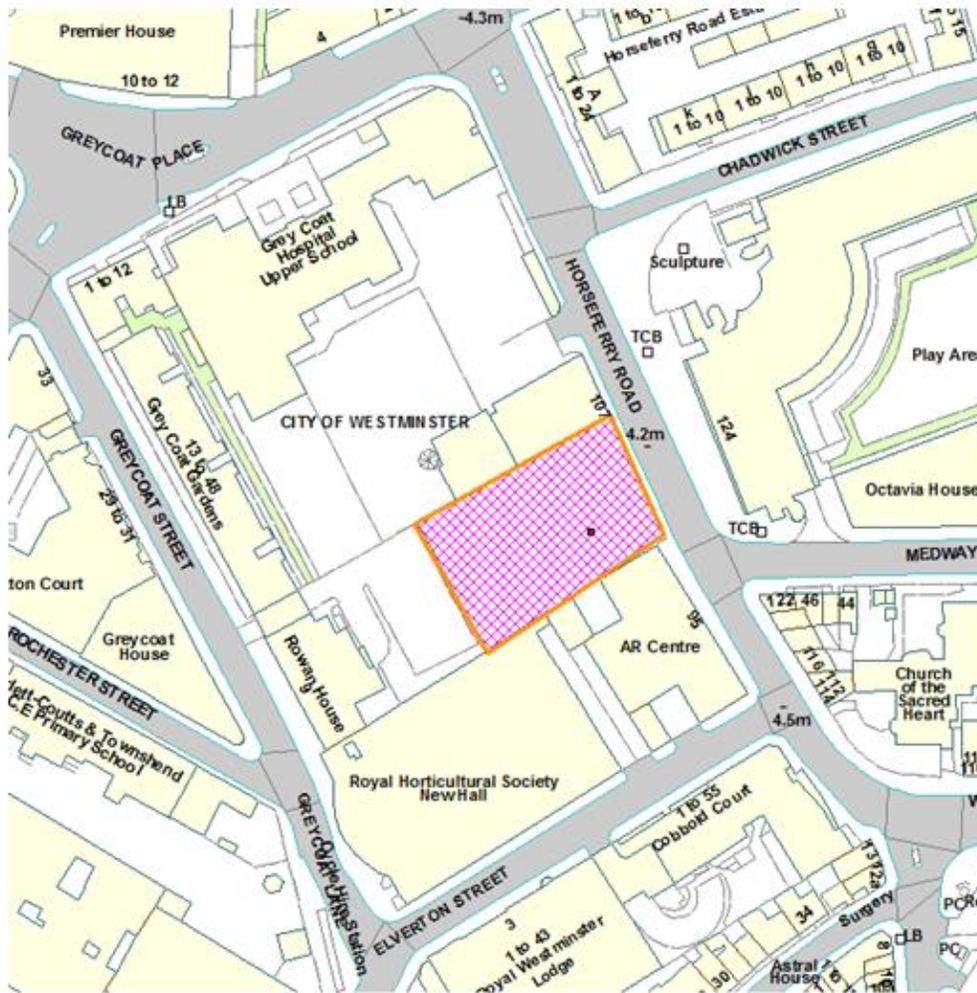
A further viability review has been undertaken to assess if a non-age restricted residential scheme can support affordable housing. The applicant has submitted a financial viability assessment, which they state shows that the real uplift in value of the development is £394,828, however, as an offer of goodwill for their proposed alternative approach they will pay £1,000,000 towards the Council's Affordable Housing fund.

The Council has employed Gerald Eve as an independent consultant to review the applicant's

financial viability assessment. They have concluded that the conversion of the existing development to an unrestricted residential scheme could viably support an affordable housing contribution of £1.8million to which the applicant has agreed. It is recommended that this is secured by a section 106 legal agreement.

Design changes are limited to a fixed blank panel, made of back painted insulated glass, where there is currently a window, to accommodate the new partitions for the single bedrooms. The four replacement panels will be in the same plane as the existing glazing to retain the current rhythm of the fenestration and will not harm the appearance of the building.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

WESTMINSTER SOCIETY

Any response to be reported verbally.

THORNEY ISLAND SOCIETY

No objection.

ADJOINING OWNERS/OCCUPIERS

No Consulted: 62

No. Replies: 0

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The recently constructed Chimes Apartments are located on the west side of Horseferry Road and comprise two linked buildings of basement, ground and five upper floors with an internal courtyard. The building sits between Greycoat Hospital School to the north, the territorial Army Centre and Royal Horticultural Society Buildings to the south, and the Channel 4 building opposite. The building is not listed and falls outside of a conservation area.

6.2 Recent Relevant History

Planning permission was granted for the demolition and redevelopment of the site to provide a residential complex comprising 36 units of self-contained assisted living accommodation integrated with facilities including communal kitchen-cafe, storage areas, wellness centre/spa, guest accommodation, staff accommodation, staff offices, in two linked buildings of six storeys each, internal courtyard, roof terraces, excavation to create basement storage and 36 car parking spaces with access from Horseferry Road on 29 April 2016.

Planning permission was granted for the variation of Condition 1 and 23 of planning permission dated 29 April 2016 (RN: 15/11404/FULL) for demolition and redevelopment of the site to provide a residential complex comprising 36 units of self-contained assisted living accommodation integrated with facilities including communal kitchen-cafe, storage areas, wellness centre/spa, guest accommodation, staff accommodation, staff offices, in two linked buildings of six storeys each, internal courtyard, roof terraces, excavation to create basement storage and 36 car parking spaces with access from Horseferry Road. Namely, rearrangement at roof level including provision of amenity access to the Horseferry Road roof terrace only and revised location and enclosure of access stair at roof level to Horseferry Road building; amendments to Rowan House, Horseferry Road and Courtyard façades; and removal of PV's due to revised energy strategy on 1 February 2019.

Planning permission was granted for the Variation of Condition 1 of planning permission dated 1 February 2019 (RN:18/00506/FULL) which varied planning permission dated 29 April 2016 (RN: 15/11404/FULL) for demolition and redevelopment of the site to provide a residential complex comprising 36 units of self-contained assisted living accommodation integrated with facilities including communal kitchen-cafe, storage areas, wellness centre/spa, guest accommodation, staff accommodation, staff offices, in two linked buildings of six storeys each, internal courtyard, roof terrace, excavation to create basement storage and 36 car parking spaces with access from Horseferry Road; namely, replacement of duplex units at ground and first floor level with flats resulting in an increase in unit numbers from 36 to 39; rearrangement of ground floor communal facilities; and increase in car parking spaces from 36 to 38 on 1 May 2019.

A non-material amendment application was approved on 27 January 2021 for amendment to planning permission dated 01 May 2019 (RN: 18/09619/FULL), namely, to amend the description of development to read as follows: "Variation of Condition 1 of planning permission dated 1 May 2019 which varied planning permissions dated 1 February 2019 (RN:18/00506/FULL) and 29 April 2016 (RN:15/11404/FULL) for the demolition and redevelopment of the site to provide a residential complex comprising 39 units of self-contained assisted living accommodation integrated with facilities including communal kitchen-cafe, storage areas, wellness centre/spa, guest accommodation, staff accommodation, staff offices, in two linked buildings of six storeys each, internal courtyard, roof terrace, excavation to create basement storage and car parking spaces with access from Horseferry Road."

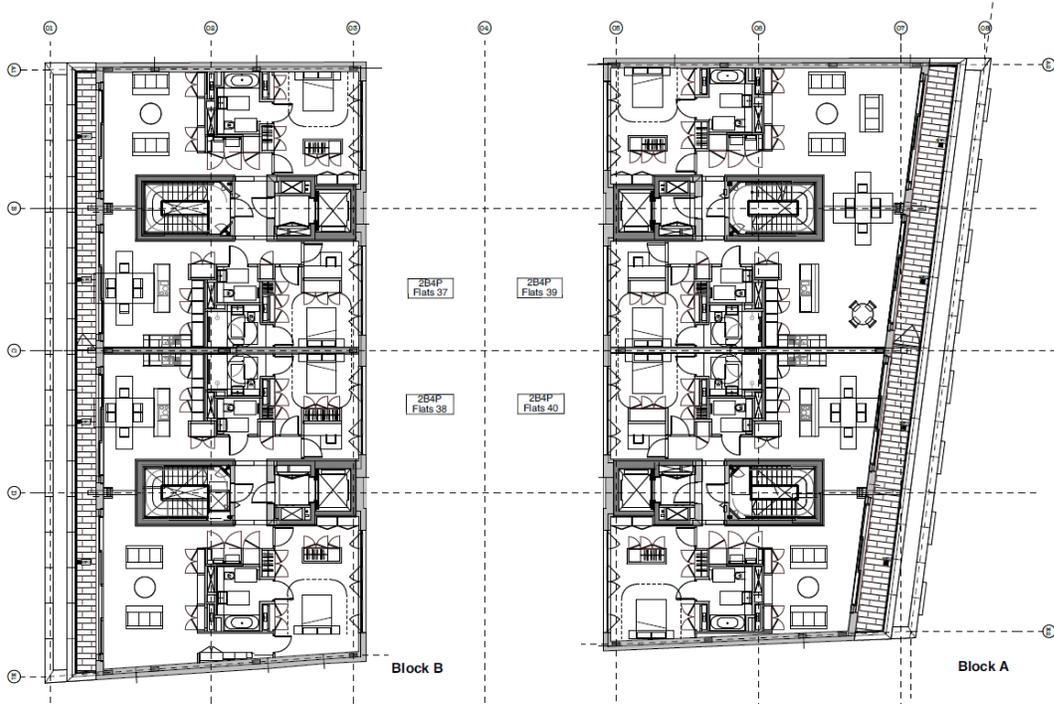
Planning permission was granted for the variation of conditions 1, 14 and 17 of planning permission dated 1 May 2019 (RN: 18/09619/FULL) (which varied permissions dated 1 February 2019 RN:18/00506/FULL and 29 April 2016 RN: 15/11404/FULL) for 'Demolition and redevelopment of the site to provide a residential complex comprising 39 units of self-contained assisted living accommodation integrated with facilities including communal kitchen-cafe, storage areas, wellness centre/spa, guest accommodation, staff accommodation, staff offices, in two linked buildings of six storeys each, internal courtyard, roof terrace, excavation to create basement storage and 38 car parking spaces with access from Horseferry Road'. Namely, to allow amendments including removal of car parking stacking system, revised new basement floor layout, reduction in car parking spaces to 26, and provision of 5 electric charging points on 28 July 2021.

A non-material amendment application was approved for amendments to planning permission dated 28 July 2021 (RN: 20/05512/FULL) (which varied permissions dated, 1 May 2019 RN: 18/09619/FULL, 1 February 2019 RN:18/00506/FULL and 29 April 2016 RN: 15/11404/FULL) namely, to amend the description of development to read as follows: 'Demolition and redevelopment of the site to provide a residential complex comprising 39 units of apartments integrated with facilities including communal kitchen cafe, storage areas, wellness centre/spa, staff accommodation, staff offices, in two linked buildings of six storeys each, internal courtyard, roof terrace, excavation to create basement storage and 26 car parking spaces with access from Horseferry Road'.

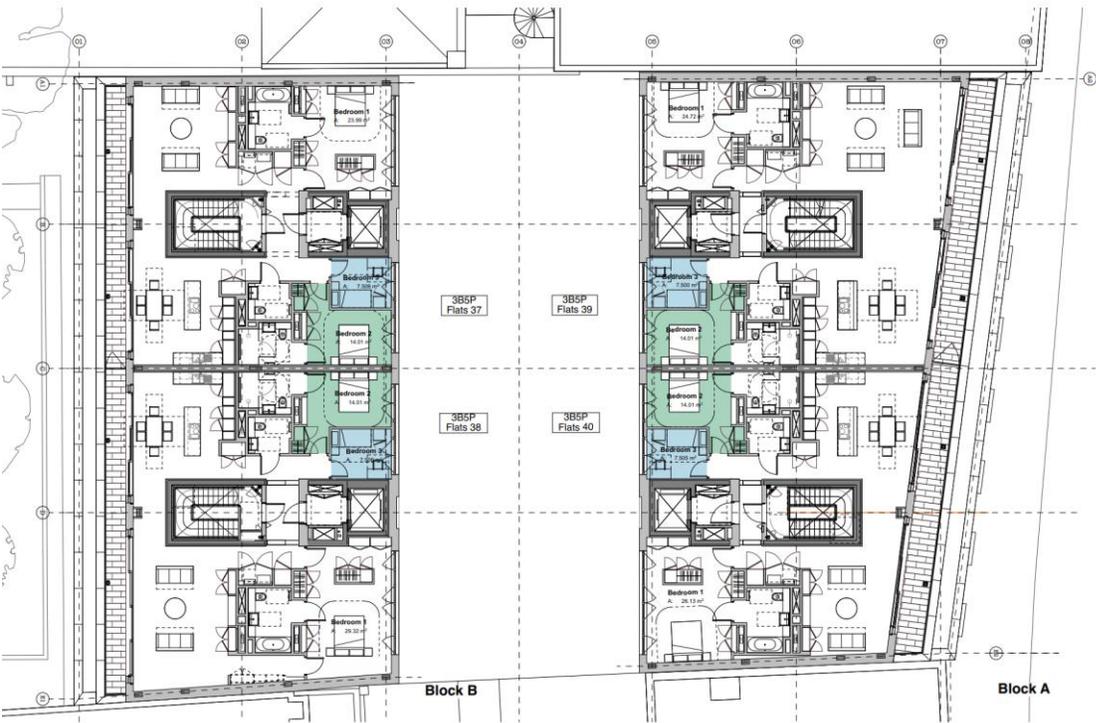
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT jasghar@westminster.gov.uk

7. KEY DRAWINGS

Fifth Floor Plan - Existing/As Built



Fifth Floor Plan - Section 73 MMA Proposed (October 2021)



DRAFT DECISION LETTER

Address: Chimes Apartments, 99 - 105 Horseferry Road, London, SW1P 2DX

Proposal: Variation of condition 1 of planning permission dated 28 July 2021 (RN 20/05512/FULL) (which varied permissions dated 1 May 2019 RN:18/09619/FU February 2019 RN:18/00506/FULL and 29 April 2016 RN:15/11404/FULL) as amended by RN:21/03194/NMA for Demolition and redevelopment of the site to provide a residential complex comprising 39 units of apartments integrated with facilities including communal kitchen cafe, storage areas, wellness centre/spa, accommodation, staff offices, in two linked buildings of six storeys each, internal courtyard, roof terrace, excavation to create basement storage and 26 car parking spaces with access from Horseferry Road. Namely, removal of the age restricted and alterations to the fifth floor layout to make four 3-bedroom apartments.

Reference: 21/04752/FULL

Plan Nos: As approved under permission dated 1 February 2019 RN:18/00506/FULL: P2MMA_112, 113, 114, 115, 116 rev2, 117 rev2, 200 rev 1, 320 rev1, 321 rev1 rev 1, 323 rev1, 324 rev1 and 325 rev1. Energy Statement WBS-REP-100/P02 dated January 2018. Samples board containing green glazed hand thrown facing brick; light coloured textured clay facing brick Ref: white handmade; Dark bronze coloured PPC aluminium, colour ref: 8080 matt; and light champagne bronze coloured PPC aluminium, colour ref: XDCC 030.

As approved under permission dated 1 May 2019 RN:18/09619/FULL:, P2001; P2MMA_109_Revisions; P2MMA_110_Revisions and P2MMA_111_Revisions.

As approved under permission dated 28 July 2021 (RN:20/05512), P3NMA_109 JNY10657-05 A., For information only: Car Parking Management Plan and Car Maintenance Plan TN01 Rev C dated 22.01.2021., Plan TN01 Rev C dated 22.01.2021.

Non-Material Amendment application dated 27 January 2021 RN:20/07112/NM 1313_P2001 and Covering Letter from JLL dated 9 November 2020.

Non-Material Amendment application RN:21/03194/NMA: 1313_P2001 and Covering Letter from JLL dated 14 May 2021.

Condition Discharges:

Condition 3 RN:19/03387/ADFULL and 19/05300/ADFULL

Condition 4 RN:19/08105/ADFULL

Condition 6 RN:15/09092/ADFULL and RN:17/02145/ADFULL

Condition 19 and 21 RN:19/08216/ADFULL

Condition 20 RN:19/08226/ADFULL

As amended:

Site location plan; P2MMA-130/P2, 131/P2, 132/P2 and 133/P2, For information only: Design and Access Statement dated October 2021.

Case Officer: Julia Asghar

Direct Tel. No. 020 7641
07866037964

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 , o between 08.00 and 18.00 Monday to Friday; and , onot at all on Saturdays, Sunday 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 8 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 3 You must carry out the development in accordance with the samples board submitted containing green glazed hand thrown facing brick; light coloured textured clay facing brick; white handmade; Dark bronze coloured PPC aluminium, colour ref: 8080 matt; and light champagne bronze coloured PPC aluminium, colour ref: XDCC 030; and the samples approved under RN:19/03387/ADFULL and RN:19/05300/ADFULL; or in accordance with other samples subsequently submitted to and approved by the City Council.

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 Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26CE)

- 4 You must carry out the development according to the details approved under RN: 19/08105/ADFULL or in accordance with other detail subsequently submitted to and approved by the City Council, in relation to: i) Windows, ii) Typical Front elevation bay detail, including associated neighbouring vents, iii) Balustrades, iv) Doors, v) Bronze ground floor screen

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 Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26CE)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26CE)

- 6 You must carry out the archaeological work and development according to the Written Scheme of Investigation for Archaeological Excavation dated 11 September 2015 approved under RN:15/09092/ADFULL. The written report of the archaeological investigation and findings approved 12 April 2017 under RN:17/02145/ADFULL shall be sent to Historic England, and to the Greater London Sites and Monuments Record, 1 Waterhouse Square, 138-142 Holborn, London EC1N 2ST.

Reason:

To avoid damage to any archaeological remains on site as set out Policy 39 of the City Plan 2019 - 2040 (April 2021). (R32AD)

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

Reason:

To 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 Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26CE)

- 8 You must provide the communal facilities/uses at ground floor level as shown on drawing number P2110 and they shall be maintained for the lifetime of the development, unless otherwise agreed in writing by us.

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets Policy 8 and 10 of the City Plan 2019 - 2040 (April 2021). (R07AC)

- 9 You must provide the waste store shown on drawing P2MMA_110_Revisions before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

- 10 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:; (a) A schedule of all plant and equipment that formed part of this application; ; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; ; (c) Manufacturer specifications of sound emissions in octave or third octave detail; ; (d) The location of most affected noise sensitive receptor location and the most affected window of it; ; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; ; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; ; (g) The lowest existing L A90, 15 mins measurement recorded under (f) above; ; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; ; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AC)

- 11 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.
- Reason:
To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R48AB)
- 12 The design and structure of the building 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 Environmental Supplementary Planning Document (May 2021). (R49AB)
- 13 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.
- Reason:
To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development, as set out Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R49BB)
- 14 No more than ten residential units shall be occupied until the car parking spaces are provided and they shall thereafter be permanently retained. Each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development.
- Reason:
To provide parking spaces for people using the development as set out in Policy 27 of the City Plan 2019 - 2040 (April 2021). (R22AC)
- 15 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021). (R22FB)

- 16 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021). (R24AD)

- 17 You must provide 20% active and 20% passive electric vehicle charging points.

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021). (R44AD)

- 18 You must implement the tree protection measures and carry out any tree surgery in accordance with the details set out in your Arboricultural Method Statement dated 7 October 2015 as revised January 2016.,

Reason:

To protect trees and the character and appearance of the site as set out in Policies 34 and 38 of the City Plan 2019 - 2040 (April 2021). (R31CD)

- 19 You must carry out the hard and soft landscaping scheme approved under RN: 19/08216/ADFULL or in accordance with other detail subsequently submitted to and approved by the City Council, within one planting season of completing the development (or within any other time limit we agree to in writing)., , If you remove any trees or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in Policy 34 of the City Plan 2019 - 2040 (April 2021). (R30AD)

- 20 You must carry out the water irrigation system for the soft landscaped areas approved under RN: 19/08226/ADFULL or in accordance with other detail subsequently submitted to and approved by the City Council. You must not occupy the development until you have implemented these measures.

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in Policy 34 of the City Plan 2019 - 2040 (April 2021). (R30AD)

- 21 You must carry out the green/sedum roof at main roof level to both blocks approved under RN: 19/08216/ADFULL or in accordance with other detail subsequently submitted to and approved by the City Council, within one planting season of completing the development (or within any other time limit we agree to in writing).

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in Policy 34 of the City Plan 2019 - 2040 (April 2021). (R30AD)

- 22 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application., - Air source heat pumps, , You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021). (R44AD)

- 23 This permission must be commenced no later than 29 April 2019.

Reason:

This permission authorises amendments to the original planning permission granted on 29 April 2016 (RN: 15/11404/FULL) which must be commenced no later than the above date. (R03HA)

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 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons

Item No.

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& Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.