

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 7 December 2021	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Maida Vale	
Subject of Report	Lower ground floor Flat, 172 Randolph Avenue, London, W9 1PE		
Proposal	Erection of a single storey rear extension with green roof and a glass side enclosure spanning the alleyway on the boundary with Elgin Mews North in connection with enlarging existing lower ground floor flat.		
Agent	David Stanley		
On behalf of	Miss Jenna Blaicher-Brown		
Registered Number	21/01871/FULL	Date amended/ completed	28 April 2021 & 12 October 2021
Date Application Received	24 March 2021		
Historic Building Grade	Unlisted		
Conservation Area	Maida Vale		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The application relates to a lower ground floor flat within an end of terrace building located on the northeast side of Randolph Avenue. The building is not listed but is located within the Maida Vale Conservation Area. To the south the property shares a boundary with properties on Elgin Mews North, whose rear wall forms the side boundary of the application site.

Planning permission is sought for the erection of a single storey rear extension and a glazed side extension which would infill the area adjacent to the boundary with Elgin Mews North. Revised drawings were submitted during the course of the application which now show that the proposed side infill extension will be wholly within the boundaries of the application property and will not be attached to the rear wall of Elgin Mews North. The revised drawings also showed a reduced height of the rear extension, and the incorporation of a green roof on new flat roof to rear extension. A further consultation to all neighbours was carried out on these revisions. The applicant also later realised that they had not served notice on all affected interested parties within the application building at 172 Randolph Avenue. This was subsequently done and a revised Certificate of ownership (Certificate B) was signed and submitted. A further re-consultation of only those affected neighbours within the application building was subsequently carried out.

Councillor Barraclough has commented on the application on behalf of residents of Elgin Mews North, and objections have also been received from residents Elgin Mews North, with respect to issues of access being blocked from the side of the application property affecting the ability to carry out any repairs and maintenance to the rear of Elgin Mews North; issues of noise and disturbance immediately adjacent to the shared boundary as a result of the side extension; and concerns that this application may prejudice any future proposals that residents of Elgin Mews North may have to insert windows in the rear elevations that would face the garden of 172 Randolph Avenue should not prevent such future opportunities for development. Other concerns raised were in respect of noise from construction works; structural impact to both the application building and the adjacent building including as a result of excavation work; the scale of the rear extension; would like a small patio to be accommodated; the sky light to the rear extension is a concern.

The key considerations relate to

- Impact of the development on the character and appearance of the Maida Vale Conservation Area
- Impact of the development on the amenity of adjacent occupiers

Despite the objections raised, for the reasons as set out in the report, the proposed extensions are considered to accord with the design and amenity policies in the of the City Plan 2019-2040 (adopted April 2021). The application is therefore recommended for approval, subject to the conditions set out in the draft decision letter appended to this report.

4. PHOTOGRAPHS

Front Elevation



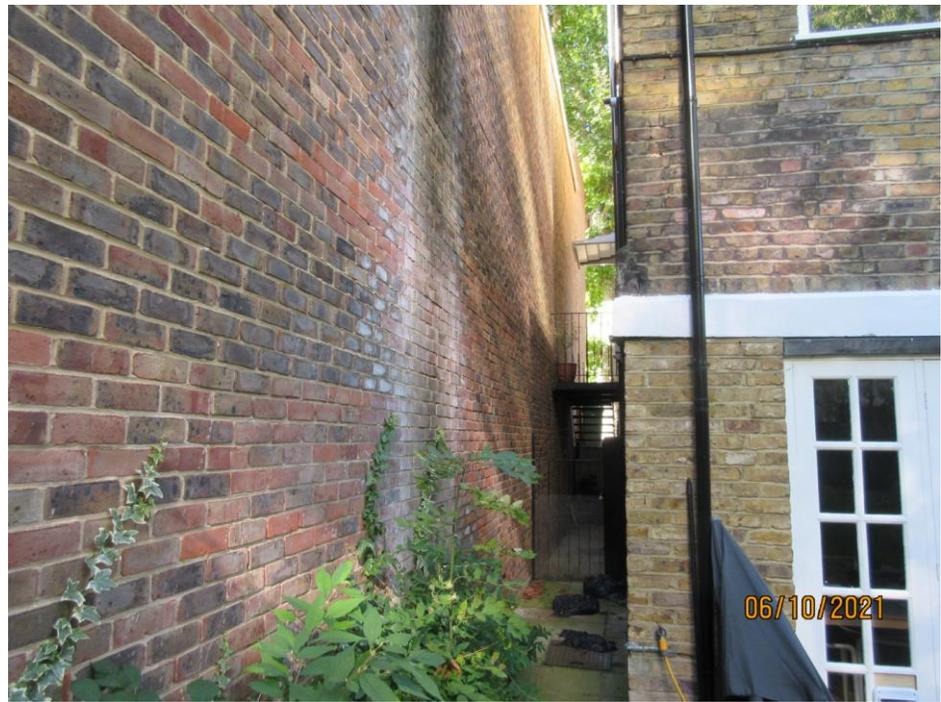
Front Elevation showing side boundary with rear wall of Elgin Mews North



Rear Elevation



Rear Elevation showing side boundary with rear wall of Elgin Mews North



ORIGINAL CONSULTATION 30 MARCH 2021

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY

Any response to be reported verbally.

ARBORICULTURAL OFFICER

Comment: Further information required, including a trial excavation to check for roots from the Bay tree on adjacent land; a Preliminary Method Statement and a finalised Tree Protection Plan.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 26

Total No. of replies: 5; including 2 from the same resident raising the same issues;

No. of objections: 4

Neutral: 1

No. in support: 0

In summary, the objections and comments received raise the following issues:

AMENITY

- Concerns regarding noise; conversations that take place in the alleyway and on the patio near the back walls of the mews houses can be heard through the walls as can noise coming from people using the metal staircase in the alleyway (it vibrates when it is walked on). Worried that the proposed glazed side extension in this area will add to the issues of noise already experienced.
- I will not consent to the extension as currently proposed as it is so large as to be overbearing; however if planning permission can be obtained for a small patio to be accommodated on part of it then the length would be acceptable; If the patio is unsuccessful the Sky light butting up just below the above flats windows is of concern. (this is also in 'other' section below)

OTHER

- Issues of Access; enclosing the alleyway would cut off access to the back of the mews houses should any need arise for emergency or regular maintenance
- The proposed glass enclosure spanning the alleyway on the boundary with Elgin Mews North would involve the enclosure of the back wall of the houses in Elgin Mews North; the applicant has been informed that they will not be granted permission to enclose the walls of these houses
- Interested to know how long the work will take and what will be the working hours; concerned due to construction noise impacting on them whilst they work from home
- Worried about any structural impact to the adjacent building
- Worried about potential damage to the rear walls of dwellings on Elgin Mews North, as a result of excavation works to the side alleyway.
- Concerns that any neighbouring rights for development could be negatively affected by any permission granted for development of the garden flat at 172 Randolph Avenue, such as any future proposal to install windows on the rear wall

- of dwellings at Elgin Mews North.
- I own 4 flats in this building and would like to see the Structural Engineer's report to assess the impact the extensions will have on the house
 - I will not consent to the extension as currently proposed as it is so large as to be overbearing; however, if planning permission can be obtained for a small patio [use of flat roof to the rear for sitting out] to be accommodated on part of it then the length would be acceptable; If the patio is unsuccessful the Sky light butting up just below the above flats windows is of concern.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

CONSULTATION FOLLOWING REVISED DRAWINGS; 18 MAY 2021

WARD COUNCILLORS (MAIDA VALE)

COUNCILLOR BARRACLOUGH

Raised the issues on behalf of residents of Elgin Mews North which should be addressed:

- Noise - the proposal to build close, if not touching, the rear wall to the mews risks causing significant noise nuisance. The applicant needs to be able to demonstrate that noise nuisance (considerable already) will not increase from today's level.
- Access - any proposal needs to ensure that the owners of the houses on Elgin Mews North can get access to their wall for necessary repairs and maintenance. If the alleyway is built over and/or closed off, then it's hard to see how this would be achieved
- Development rights - the residents of Elgin Mews North tell me that they would like to put windows on the wall facing North across the garden of number 172. While these might need to be frosted to prevent overlooking, they would certainly bring much needed daylight to the houses. This application should not prevent such future opportunities for development.

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY

Any response to be reported verbally,

ARBORICULTURAL OFFICER

No objection subject to a condition requiring tree protection measures being implemented following the submission of further details, including root investigations and a revised Arboricultural Impact Assessment.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 26

Total No. of replies: 3

No. of objections: 3

No. in support: 0

In summary, the objections and comments received raise the following issues:

AMENITY

- The glass would still amplify sounds
- Noise from the alleyway currently comes through the mews wall very clearly.
- Likewise, privacy for those living in the mews would be affected by those living in the garden flat being able to hear them through the rear wall if the two spaces were connected in the proposed manner.

OTHER

- The revised plans rightly acknowledge that the back wall of the mews houses is not a party wall; however, there is no indication of how the new wall is to be constructed, its dimensions and depth
- The objection on the basis of structural integrity and excavation risk, thus, remains.
- None of the other objections have been taken into consideration.
- These very serious issues, as described in the previous objections made to the original plan, also remain.
- Very real access concerns, described in previous objections, remain the same, as do those about a neighbour's right to development.
- I am still keen on having a small balcony on this extension to offset the large proportion of the build despite it being reduced in height. There is one placed on a similar extension further along Randolph Avenue.
- This would then move the glass skylight away from the windows of the Ground Floor Rear Flat above reducing evening light into this flat and preventing the skylight attachment to the wall of the flat.
- If the green roof is grass who will take care of this? I envisage it dying and being covered in leaves in time turning it grey.
- Can the main house drains still be accessed after the side extension is built? The one closest to the garden had to be rebuilt after collapsing from tree root damage.
- Still awaiting engineers report to see if the removal of load bearing walls will affect the main building.

CONSULTATION FOLLOWING REVISED CERTIFICATE B; 26 OCTOBER 2021

ADJOINING OWNERS/OCCUPIERS

No. Consulted: 6

Total No. of replies: 1

No. of objections: 0

No. in support: 0

Neutral comment: 1

OTHER

- I am still waiting on the structural engineers report as to how these works will affect the building. On asking the owners I have been told to wait for a solicitor's pack which will include this report so I cannot comment further till this is received.

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site contains an end of terraced building located on the north-east side of Randolph Avenue. The building is not listed but is located within the Maida Vale Conservation Area. The building has historically been subdivided and this application relates to the flat occupying the lower ground floor level. The flat is accessed on the side elevation, which sits lower than pavement level. To the south lies a high solid flank wall serving the rear of Elgin Mews North. Adjacent to the site lies two Grade II listed buildings, 17 and 19 Elgin Mews North. There are trees within the application site and on adjacent land.

6.2 Recent Relevant History

12/04735/FULL

Alterations to existing metal staircase to basement level and installation of stairlift.
Granted 19 June 2012

83/03550/FULL

Modernisation and Extension of Basement Flat
Granted 3 January 1984

7. THE PROPOSAL

Planning permission is sought for a single storey rear extension and a glazed side infill extension to the lower ground floor flat at 172 Randolph Avenue. The proposed rear extension is to have a living green roof.

Revised drawings have been submitted during the course of the application that now show that the proposed side extension will no longer be attached to the rear wall of Elgin Mews North. As revised, it will have a separate side wall, which will be wholly within the land of no 172 Randolph Avenue. The revised drawings also showed a reduced height of the rear extension and the incorporation of a green roof on new flat roof to rear extension, to address design and biodiversity issues. A further consultation to all neighbours was carried out on these revisions.

The applicant also submitted further details and revised documents in response to address issues and queries raised by the Arboricultural Officer, including further tree root investigations, a revised Arboricultural Impact Assessment and an updated certificate of ownership, with notice served on additional occupiers on 12 October. The 21 notice on the certificate therefore expired on 2 November. A further consultation to all six neighbours within the application building was carried out as a result of the revised Certificate of Ownership (Certificate B).

8. DETAILED CONSIDERATIONS

8.1 Land Use

The provision of additional floor space to the existing house is in line with Policy 8 of City Plan 2019-2040 (April 2021).

8.2 Townscape and Design

The building is not listed but is located within the Maida Vale Conservation Area; and adjacent to the site lies two Grade II listed buildings, at 1&2 Elgin Mews North (formerly 17 and 18 including 170 Randolph Avenue).

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

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66 of the same Act requires that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 72 of the same Act 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. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

The City Council aims to have special regard to the desirability of preserving listed buildings or its setting or any features of special architectural or historical interest which it possesses, and to preserve or enhance the character and appearance of a conservation area, this is in accordance with Section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Additionally, section 16 of the NPPF requires great weight to be placed on the preservation of designated heritage assets (listed buildings and conservation areas). The relevant policies for consideration of this case are 34, 38, 39 and 40 of the City Plan 2019-2040.

The rear extension is proposed to be approximately 4 metres deep, aligning with the rear extension on no.174 Randolph Avenue. It would have a solid outer frame with large amounts of glazing, which wraps around the inner corner. The proposed depth of the extension to the application site does not seem excessive in relation to the host building or given the depth of the garden. During the course of the application the height of the

extension has been reduced and there is now considered to be a comfortable gap between the addition and the ground floor windows above. As such the scale of the extension is considered to accord with policies 38 and 40.

In considering the detailed design, the contemporary approach to the extension is accepted and it is recommended that the materials are secured by condition to ensure they complement the host building. A flat roof with rooflights, which are concealed behind the parapet are accepted and the inclusion of a living green roof is fully supported in accordance with policy 34 and will be secured by condition. A concern has been raised about the green roof and if this is grass that this may die. Green roofs do require some maintenance, however they are not lawn grass and therefore do not require such frequent maintenance.

Between the host building and side boundary wall it is proposed to infill the gap with a glazed structure. This occupies the rear part of the building and is recessed from the rear elevation. The lightweight structure is considered to allow for the visual separation between the buildings to remain. Owing to its scale and detailed design, the structure will not be highly visible in public or private views and is not considered to detract from the host building. As such the infill is considered to accord with policies 38 and 40 of the City Plan.

The proposal is considered to accord with the identified policies and will preserve the character and appearance of the conservation area. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990, notably Section 72 and the requirements set out in Chapters 12 and 16 of the NPPF.

8.3 Residential Amenity

The relevant policies within the City Plan 2019-2040 (April 2021) are policies 7, 33 and 38.

Part A of Policy 7 states that development will be neighbourly by protecting and where appropriate enhancing amenity, by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.

8.3.1 Sunlight, Daylight and Sense of Enclosure

The proposed side extension does not cause any issues of loss of sunlight or daylight, or result in an increase in sense of enclosure to any adjoining properties as there are no affected windows which have an outlook to it.

The proposed rear extension will be adjacent to the boundary with no. 174 Randolph Avenue. There is a high boundary wall between these two properties and the proposed rear extension will be built in line with the existing rear extension at no. 174 Randolph Avenue. It is therefore considered that the proposed rear extension would not have an adverse impact on this adjoining property in terms of loss of sunlight and daylight or an increase in sense of enclosure.

8.3.2 Privacy

The proposed rear extension will be adjacent to the boundary with no. 174 Randolph Avenue. It is to have a flat roof which will be a green roof. There is also a rooflight proposed on this roof close to the windows of the flat directly above.

An objection has been received on grounds that the rooflight is too close to the upper floor windows which serve other flats within the building. It is not clear on what grounds this objection has been raised, as other issues are also raised by this objector which relate to other matters. However, it is considered appropriate to attach a condition which requires the glazing to this rooflight to be obscured and fixed shut, with further details of the glass installed secured by condition. This should reduce any issues of privacy and reduce light spill that may arise from the rooflight. A condition not permitting sitting out on this roof is also recommended to ensure there are no issues of privacy to neighbouring properties, particularly to the flats above and adjoining neighbours at 174 Randolph Avenue. It is noted that the owner of the flat above wished to use the roof of this extension as a 'patio'. Should a terrace be proposed on the flat roof in the future, this would need to be secured through a separate planning application.

8.3.3 Noise

The application is for domestic extensions to a domestic property and there is no plant equipment proposed. Objections have however been raised on grounds that the proposed side extension, being adjacent to the rear wall of Elgin Mews North, may result in issues of noise in that area. This proposed extension, which will include a solid side wall (as amended during the course of the application), and a glazed roof, would require building regulations, including adequate sound insulation. Whilst objections raised with regards to concerns of noise in this area, it is considered that permission could not be withheld on these grounds for this development. Accordingly, it is not considered that there would be an adverse impact on adjoining neighbours in terms of noise disturbance.

Overall, the proposed development would be consistent with policies 7, 33 and 38 of the City Plan.

8.4 Transportation/Parking

There are no transportation or parking issues raised by this development.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

No change to existing arrangements. Issues relating to access via the side of the application property, adjacent to the rear wall of Elgin Avenue North, raised by objectors, is discussed in section 8.14 on 'Other Issues' in this report.

8.7 Other Westminster Policy Considerations

8.7.1 Trees

There are trees within, and adjacent to, the application site that would be affected by the proposed extensions. During the course of the application, the Council's Arboricultural Officer requested further details to be submitted, including root investigations and a revised Arboricultural Impact Assessment. The Arboricultural Officer is satisfied that, subject to a condition requiring the recommended tree protection measures, there would be no adverse impact on trees in the proximity as a result of the proposal. The development is therefore considered to be in accordance with Policies 34, 38 and 39 of the City Plan 2019 - 2040 (April 2021).

8.7.2 Biodiversity

The proposed rear extension is to have a living green roof, which is in accordance with Policy 34 part B of the City Plan 2019 - 2040 (April 2021) on Green Infrastructure which requires development wherever possible to contribute to the greening of Westminster. A condition is recommended to secure the installation of this green roof.

8.8 Westminster City Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. 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 relevant to this application.

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.

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 have been recommended.

8.12 Planning Obligations

Planning obligations are not relevant in the determination of this application. In addition, the development is not liable for CIL given the small scale of the extension.

8.13 Environmental Impact Assessment

Not applicable to a development of this scale.

8.14 Other Issues

8.14.1 Construction impact

Concerns were raised by a neighbouring resident on grounds of noise and disturbance that will arise from construction works. Refusal of permission on this ground would not be sustainable. A standard condition restricting the hours of noisy construction works has been recommended. The restricted hours would be between 08:00 hours and 18:00 hours Mondays – Fridays; between 08:00 hours and 13:00 hours on Saturday and not at all on Sundays, Public Holidays and Bank Holidays. If noisy work is carried out outside of these hours, then this should be reported to the Planning Enforcement Team to investigate.

8.14.2 Structural Impact

Issues raised by objectors in relation to the structural impact of the proposed development on both the application building and adjoining properties are matters that are dealt with under building regulations and are not a material planning consideration.

8.14.3 Party Wall and Other Private/Civil Matters

Issues raised by adjoining residents of Elgin Mews North in relation to access via the side alleyway to enable repairs and maintenance is a private and legal matter between the applicant and these adjoining neighbours. This should not prejudice this the outcome of this planning application, and planning permission cannot be withheld for this reason. The proposed side extension, which would be adjacent to the rear wall of Elgin Mews North, is to be wholly within the curtilage of no. 172 Randolph Avenue, and will not be attached to the rear wall of Elgin Mews North. As discussed above, any structural impact is a matter for Building Control. This includes any matters relating to building surveyance reports requested by one of the objectors. Although planning permission may be granted for this development, the applicant will still be required to ensure any other permissions are sought, including Building Regulations and any other agreements between private parties as relevant which are not material planning considerations.

Another matter which is a private matter between neighbours is issues relating to obtaining the permission of other owners of the building on whether they would permit

the rear extension to be built if it was not permitted for them to use the roof of the extension as a terrace. However, permission cannot be withheld on grounds that another affected owner may not permit the extension to go ahead. This is a private matter between these parties and not a material planning consideration.

8.14.4 Concerns over future applications to insert windows to the rear of Elgin Mews North

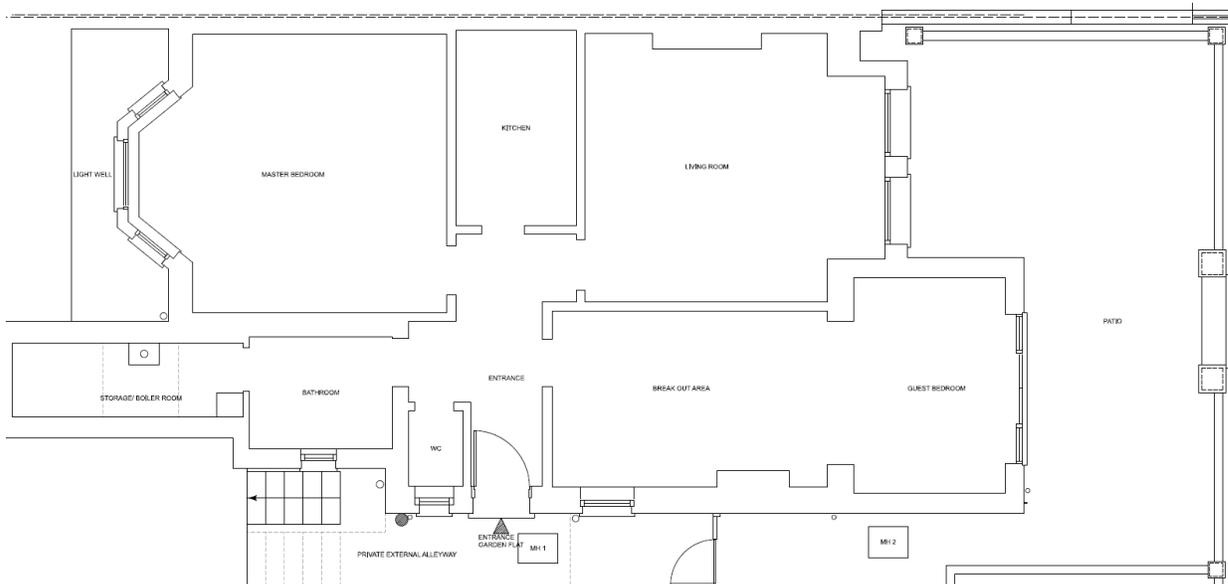
Issues have also been raised in relation to whether this application would prejudice any future development, such as inserting windows to the rear of Elgin Mews North that would face the application property. This application does not affect any permitted development rights that adjoining properties at Elgin Mews North may or may not have, and also the right of adjoining residents to submit any planning applications for any proposal. It should be noted however, that the City Council would not ordinarily permit the construction of windows on the boundary with another property or protect these windows should development come forward on a neighbouring site

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

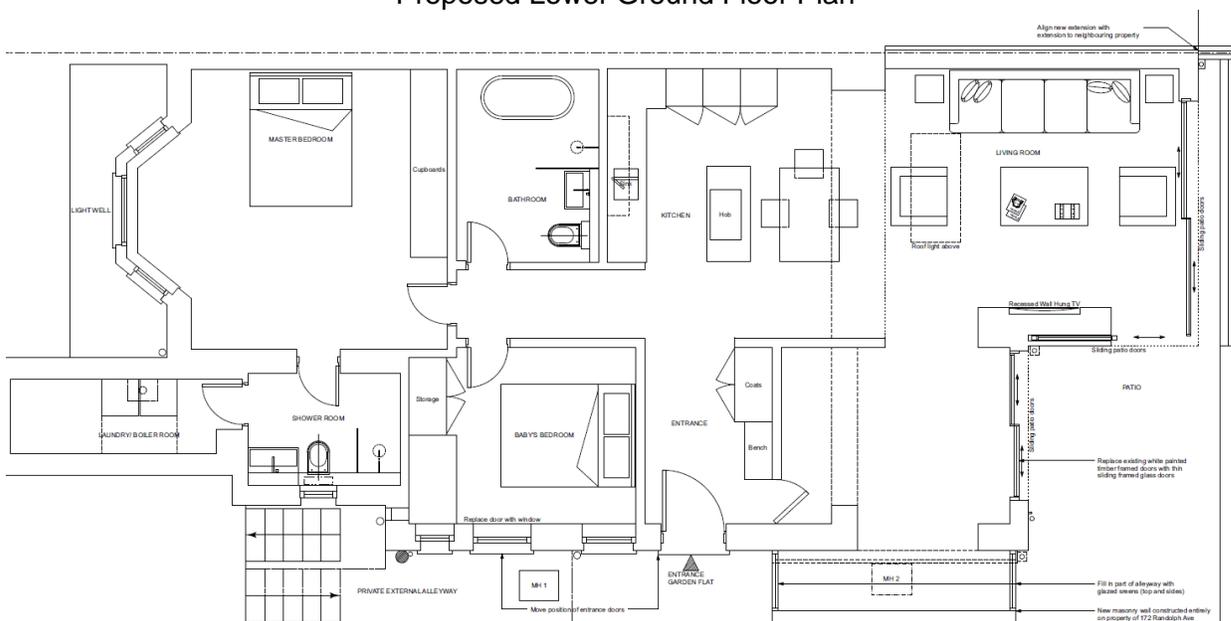
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: NATHAN BARRETT BY EMAIL AT nbarrett@westminster.gov.uk

9. KEY DRAWINGS

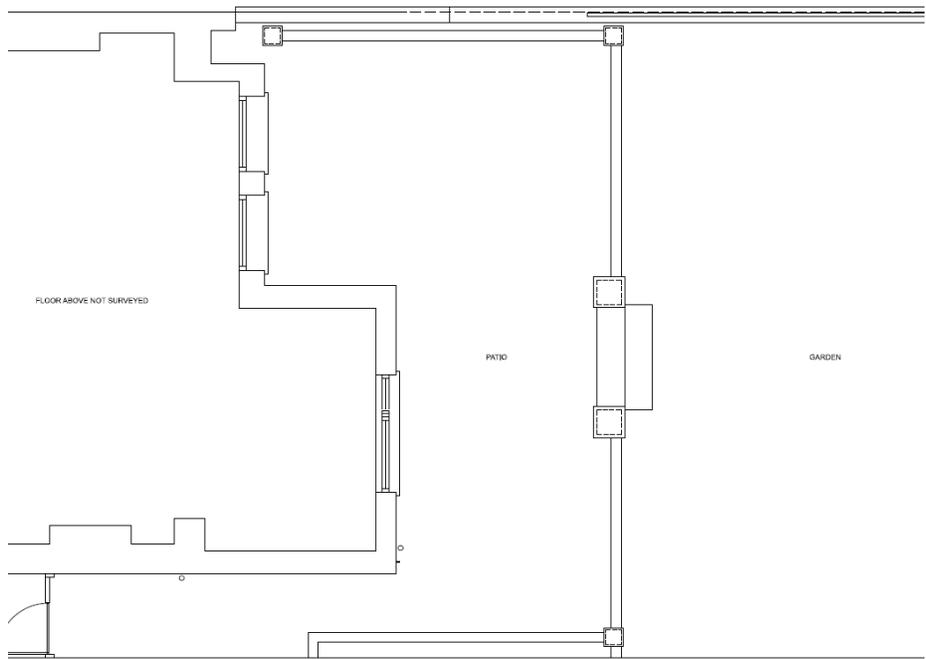
Existing Lower Ground Floor Plan



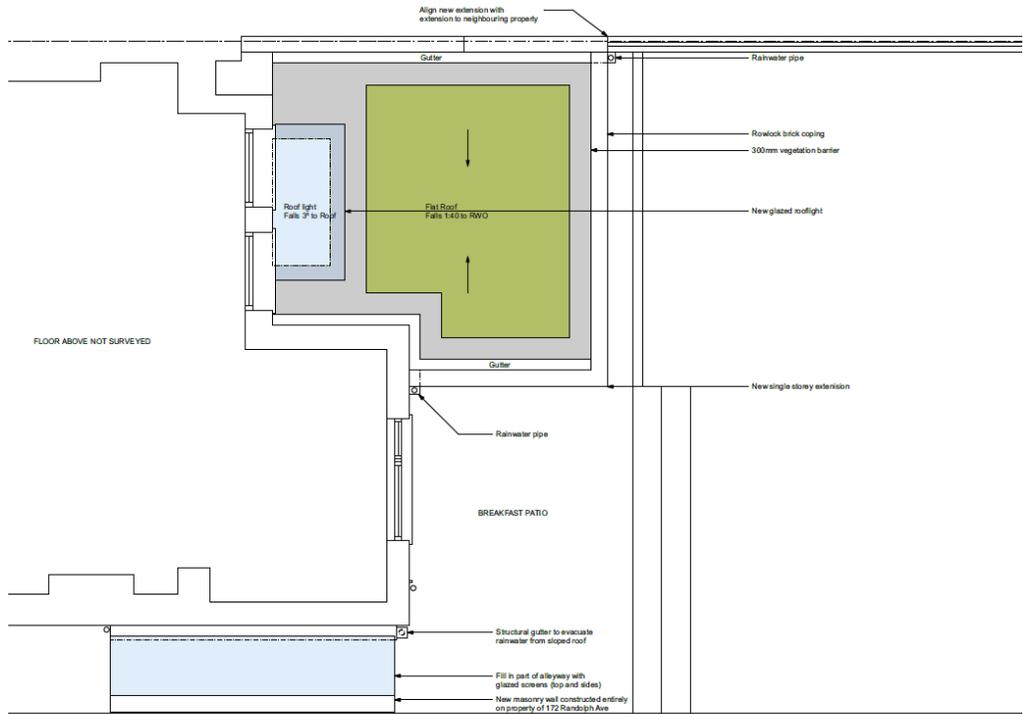
Proposed Lower Ground Floor Plan



Existing Upper Ground Floor Plan



Proposed Upper Ground Floor Plan



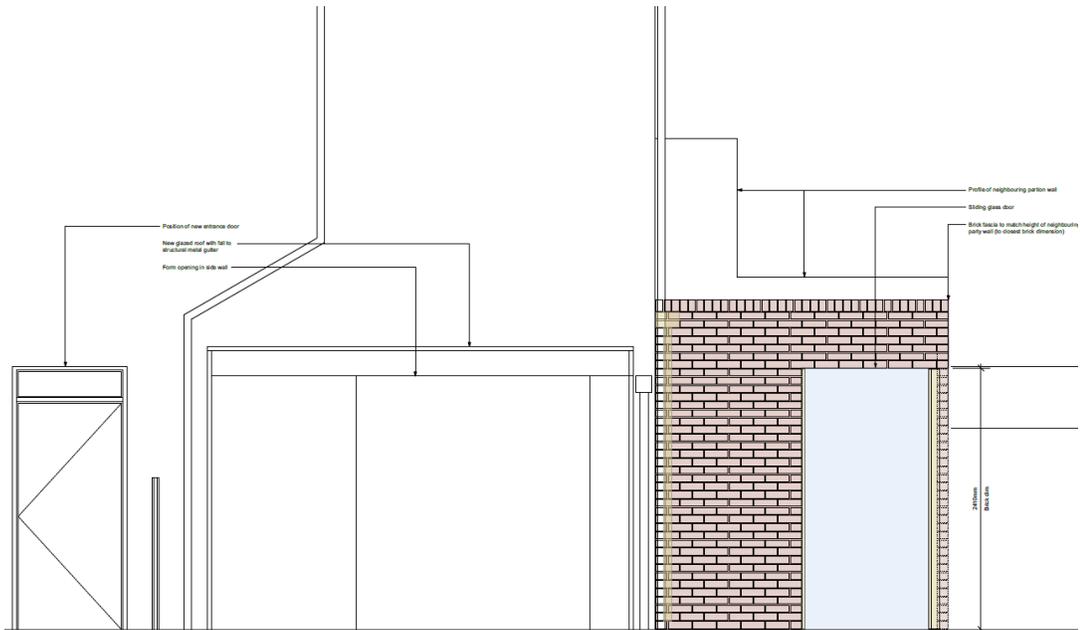
Existing Rear Elevation



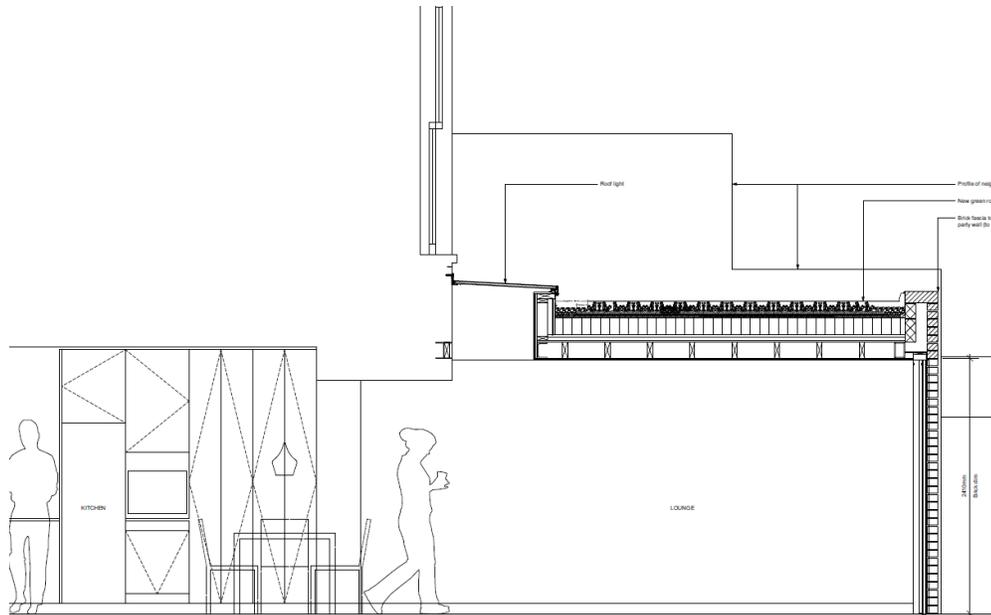
Proposed Rear Elevation



Proposed Side Elevation Showing Proposed Rear Extension



Proposed Section



DRAFT DECISION LETTER

Address: Basement , 172 Randolph Avenue, London, W9 1PE

Proposal: Erection of a single storey rear extension and a glass enclosure spanning the alleyway on boundary with Elgin Mews.

Reference: 21/01871/FULL

Plan Nos: Site Location Plan; 2004-PL-001 P02; 2004-PL-002 P02; 2004-PL-003 P02; 2004-PL-004 P02; 2004-PL-005 P02; 2004-PL-006 P03; 2004-PL-007 P05; 2004-PL-008 P05; 2004-PL-009 P05; 2005-PL-010 P05; 2004-PL-011 P04; 2004-PL-012 P04; Planning Statement; Sustainability Statement; Root Investigation Report by Artemis Tree Services Dated 16 June 2021; Tree Survey Assessment by Indigo Surveys Ltd Dated July 2021;

Case Officer: Avani Raven

Direct Tel. No. 07866037313

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:
 - between 08.00 and 18.00 Monday to Friday;
 - between 08.00 and 13.00 on Saturday; and
 - not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- between 08.00 and 18.00 Monday to Friday; and
- 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 Maida Vale 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 photographs and specifications of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Maida Vale 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 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.

Green roof to rear extension.

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

Reason:

To increase the biodiversity of the environment, as set out Policy 34 of the City Plan 2019 - 2040 (April 2021). (R43FC)

- 6 You must protect the trees according to the details, proposals, recommendations and supervision schedule set out in your Arboricultural Method Statement and Tree Protection Plan (ref: 21806/A1_AIA). The proposed tree protective fencing must be installed according to the examples given on these plans and you must undertake the special methods of working and arboricultural supervision according to these details. If you need to revise any of these tree protection provisions, you must apply to us for our approval of the revised details, and you must not carry out work the relevant part of the development until we have approved what you have sent us. You must then carry out the work according to the approved details

Reason:

To protect the trees and the character and appearance of this part of the Maida Vale Conservation Area. This is as set out in Policies 34, 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R31DD)

- 7 You must not use the roof of the extensions for sitting out or for any other purpose. You can however use the roof to escape in an emergency, and for maintenance of the green roof. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)

- 8 The glass that you put in the rooflight in the proposed rear extension must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have given our written approval for the sample. You must then install the type of glass we have approved and must not change it without our permission. (C21DB)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

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, sitenquiries@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

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.