

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 22 February 2022	<b>Classification</b> For General Release	
<b>Report of</b> Director of Place Shaping and Town Planning		<b>Ward(s) involved</b> West End	
<b>Subject of Report</b>	<b>6 Balfour Place, London, W1K 2AX</b>		
<b>Proposal</b>	Variation of Condition 1 of planning permission dated 29 July 2020 (RN: 20/04800/FULL) for, 'Erection of infill extension at basement level in order to enlarge existing office (Class B1), use of part ground floor on Mount Street elevation as a shop (Class A1) accessed from existing bay, erection of roof extension to enlarge existing flat (Class C3), insertion of new windows and doors on the north and east elevations, creation of a residential terraces at third floor level and provision of plant within existing vaults'; NAMELY, to insert a door in place of a window at basement floor level and alter the design of a dormer window at 5th floor level. (Application under Section 73 of the Act).		
<b>Agent</b>	Ascot Design		
<b>On behalf of</b>	Hughes Group		
<b>Registered Number</b>	21/07541/FULL	<b>Date amended/ completed</b>	3 November 2021
<b>Date Application Received</b>	3 November 2021		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Mayfair		

## 1. RECOMMENDATION

Grant conditional permission

## 2. SUMMARY

Works are currently ongoing on site implementing a permission granted in July 2020 for an infill side extension in a courtyard at basement level to provide additional office floorspace and a roof extension to enlarge a residential flat.

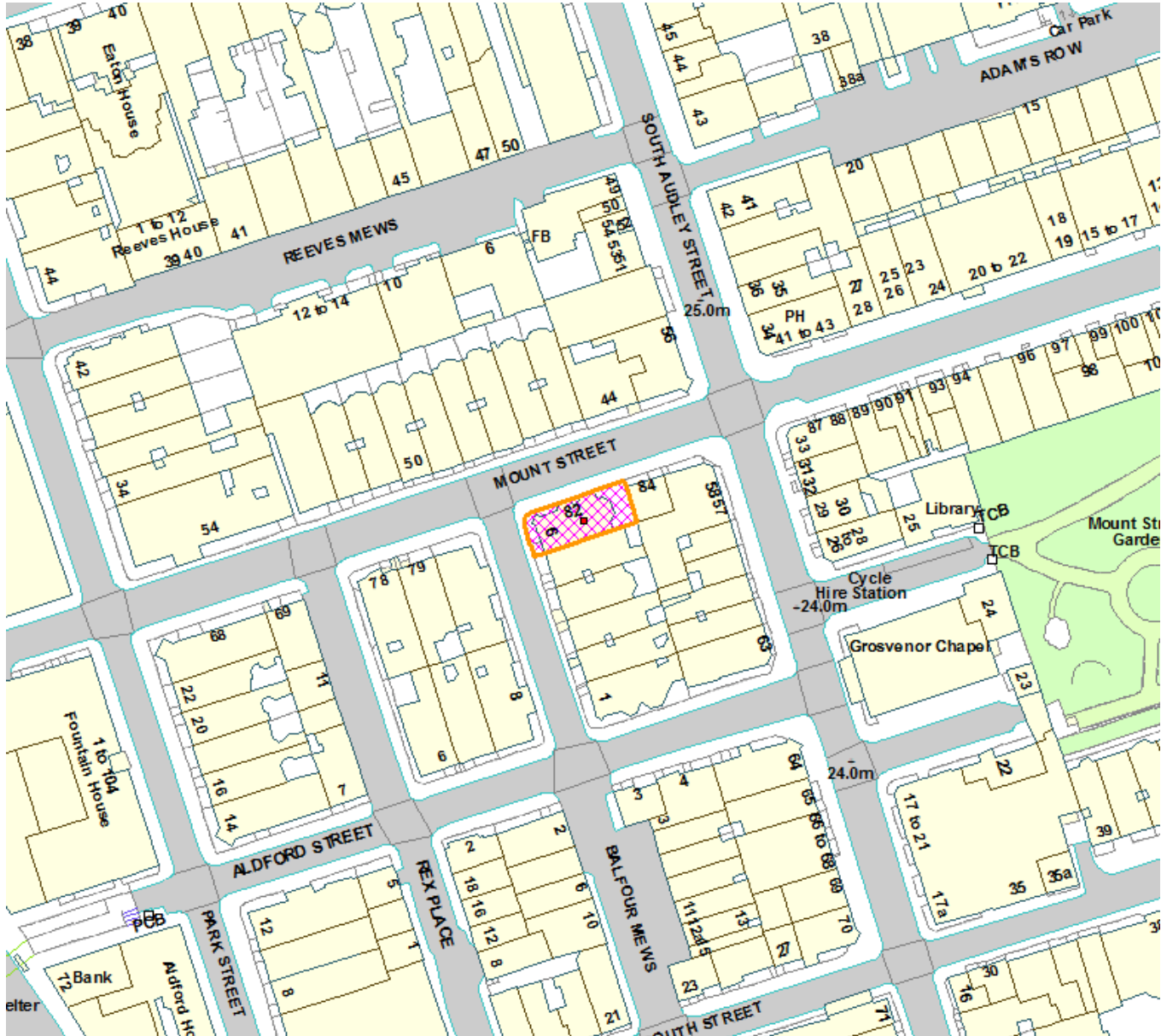
This application seeks to vary condition 1 on the permission granted on the 29 July 2020 (RN 20/04800/FULL) to vary the approved drawings to permit the replacement of a window with a door in the basement and alter the design of a dormer window in a 5<sup>th</sup> floor roof extension (under construction).

The key issues for consideration are:

- the impact on residential amenity;
- the acceptability of the proposed alterations in design terms on the appearance of the building and the character and appearance of the Mayfair Conservation Area.

As is detailed in the main section of this report, although there has been significant opposition to the application with 16 objections received, the proposed amendments to the permitted scheme are very minor. Both the proposed door at basement level and the redesigned dormer window in the roof extension would have no material impact on residential amenity and are acceptable in design terms, accordingly the application is recommended for approval.

### 3. LOCATION PLAN



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#### 4. PHOTOGRAPHS



View from the corner to Mount Street and South Audley Street looking towards the

No.6 Balfour Place and 82 Mount Street

No.84 Mount Street (Purdy)

Courtyard entrance



View from Mount Street looking towards the east elevation of No.82 and 6 Balfour Place



North elevation of No.82 Mount Street and 6 Balfour Place

No.82 Mount Street and 6 Balfour Place

Balfour Place

No.84 Mount Street (Purdy)

Courtyard



View from the corner of Mount Street and Balfour

## 5. CONSULTATIONS

### MAYFAIR RESIDENTS GROUP:

Objection on the following grounds:

Support objections made by local residents

### RESIDENTS SOCIETY OF MAYFAIR & ST. JAMES'S)

No response received

### ADJOINING OWNERS / OCCUPIERS

No consulted 49

Total No of replies 16

-

16 objections received on some or all of the following grounds:

Amenity

Overlooking/ loss of privacy

Nuisance from increased activity from the commercial units

Adverse impact from the cumulative impact of construction in the area

Design

Impact of the extensions on the building's historic features

Harmful change to the roof line

Additional windows unacceptable

Other

Nuisance from construction

Too many applications have been submitted, piecemeal alterations are harmful.

### SITE NOTICE

Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

6 Balfour Place and 82 Mount Street are two unlisted building located in the Mayfair Conservation Area. The buildings comprise basement, ground and four upper levels. The building was last occupied as four 2-bed residential units (Class C3) from first to fourth floor level. At part basement level there is a caretakers room; however, it is unclear whether the caretaker's room is ancillary to the residential accommodation, the office accommodation or both. The remainder of the basement and the ground floor were last in use as offices.

The existing building makes a positive contribution to the conservation area, as do the high quality of surrounding properties, which include significant numbers of listed buildings, notably those to the north and west of the site. Much of the area of Balfour Place was set out and developed at the same time in the 1892-94 by Balfour and Turner with distinctive large town houses in red brick and Portland stone dressings with slate roofs. The buildings are typically four storeys with basements and gabled attics. 6 Balfour Place, its block and relationship with neighbouring streets and buildings remains intact from this time.

## 6.2 Recent Relevant History

Planning permission was granted on 15 May 2020 (RN: 19/09635) for the 'Erection of infill extension at basement level in order to enlarge existing office (Class B1), use of part ground floor on Mount Street elevation as a shop (Class A1) accessed from existing bay, erection of roof extension to enlarge existing flat (Class C3), insertion of new windows and doors on the north and east elevations, creation of a residential terraces at third floor level and provision of plant within existing vaults. This permission has been implemented.

Planning permission was granted on 25 September 2020 (RN: 20/04800) to vary condition 1 (approved drawings) of the above permission to allow changes at fifth/roof level to create a roof level terrace and associated internal re-configuration at fourth and fifth floor level; alterations to roof pitch and roof valley guttering. This permission has been implemented.

A minor material amendment to the above permission was agreed on 28 September 2021 (RN: 21/04699) to planning permission dated 25th November 2020 (RN 20/04800/FULL) to allow the addition of roof windows to southern elevation and to enclose fifth floor lightwell.

Planning permission was refused on 22 December 2020 (RN: 20/06389) for the 'erection of extension to create a duplex residential unit (Class C3) at roof level, erection of extension within the existing courtyard at lower ground and ground floor level to create a new retail unit (Class E), installation of new windows and doors on the north and east elevations, creation of terraces at roof and third floor level and the installation of seven condenser units within existing vaults.' Permission was refused on design grounds, infilling the townscape gap was considered unacceptable. An appeal against this decision is currently pending

determination.

Planning permission was refused on 27 September 2021 (RN:21/05016) for the 'erection of extension to create a duplex residential unit (Class C3) at roof level, erection of extension within the existing courtyard at lower ground and ground floor level to create a new retail unit (Class E), installation of new windows and doors on the north and east elevations, creation of terraces at roof and third floor level and the installation of seven condenser units within existing vaults.' This application was also refused on design grounds, infilling the townscape gap was again considered unacceptable.

## 7. THE PROPOSAL

This application is made under Section 73 Act, seeking to vary condition 1 on planning permission dated 25 September 2020 (RN 20/04800/FULL). Permission is sought for the following alterations:

- i) changing a window to a door at basement level on the front western side of the building, allowing access into a lightwell on the Mount Street frontage and
- ii) amending the design of a dormer window permitted on the side eastern frontage in the approved roof extension.

## 8 DETAILED CONSIDERATIONS

### 8.1 Land Use

The proposed amendments to the scheme approved on 25 September 2020 as outlined above raise no land use issues.

Objections have been received that increased commercial activity could result nuisance. The approved uses are however unaltered by this application.

### 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."*

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39 of the Westminster City Plan 2019-2040 (April 2021) requires that where development will have a visibly adverse effect upon a conservation area's recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area, it will not be permitted.

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 proposed door to lower ground floor would be in the place of an existing window and the detailed door design reflects the prevailing design of the doors and windows to the host building and is considered acceptable in design terms, subject to condition requiring further detailed construction drawings.

The proposed alteration to the consented dormer creates a slightly smaller dormer however the window would be elongated behind the parapet. The applicant is proposing six over six sliding sash windows, however the window is too small for this to be appropriate in design terms and an amending condition is recommended that the window is two over two to better reflect the adjacent dormer windows at 5th floor level and the prevailing detailing at roof level.

There have been a substantial number of objections from residents and the Mayfair Residence Group on the impact of extension on historical features, bulk, height and insertion of additional windows and the changing the roof line.

As detailed above, subject to conditions the Council's specialist design and conservation team considers that the proposal is acceptable and would not negatively impact any of the building's historic features. The principle of a dormer window has already been agreed in this location, and arguably the current configuration is visually an improvement subject to an amending condition requiring the window to be two over two.

The application does not seek permission for any addition height, bulk or additional windows beyond what has previously been consented nor is there a



change to the permitted roofline.

As such, the proposal is considered acceptable, mindful of policies 38, 39 and 40 of the City Plan and MD2 and MD3 of the Mayfair Neighbourhood Plan 2018 - 2038; and therefore, a recommendation to grant conditional permission would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **8.3 Residential Amenity**

Policy 7 of the City Plan 2019-2040 seeks to protect and, where appropriate, enhance amenity by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.

The site is a residential part of Mayfair. Objections have been received on the grounds that additional windows would result in a loss of privacy. The application does not introduce any new windows. The design of a permitted dormer window is to be altered by elongating the window behind a parapet as such this will not result in any additional overlooking or loss of privacy.

The application does not alter the permitted bulk or massing of the permitted schemes and would not have any impact on daylight, sunlight or sense of enclosure to any of the surrounding properties. .

### **8.4 Transportation/Parking**

Not applicable.

### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size

### **8.6 Access**

An additional door is proposed at basement level to improve the fire strategy for the future occupants.

### **8.7 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.

## **8.8 Neighbourhood Plans**

The Mayfair Neighbourhood Plan includes policies on a range of matters including character, heritage, community uses, retail, offices, housing, cultural uses, transport and the environment. It has been through independent examination and supported at referendum on 31 October 2019, and therefore now forms part of Westminster's statutory development plan. It will be used alongside the council's own planning documents and the Mayor's London Plan in determining planning applications in the Mayfair Neighbourhood Area. The application is in accordance with policies in the Mayfair Neighbourhood Plan.

## **8.9 London Plan**

This application raises no strategic issues.

## **8.10 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 are proposed.

## **8.11 Planning Obligations**

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

## **8.12 Other Issues**

### **Construction impact**

Objections have been received to noise nuisance from construction works including the cumulative impact of construction in the vicinity of the site. The

basement and roof extensions are permitted, this application involves very minor works altering the approved development. Whilst concerns relating to potential disturbance from construction works are understood permission could not reasonably be withheld on this basis.

It is recommended that an informative is included on the decision notice encouraging the applicant 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.

### **Procedural issues**

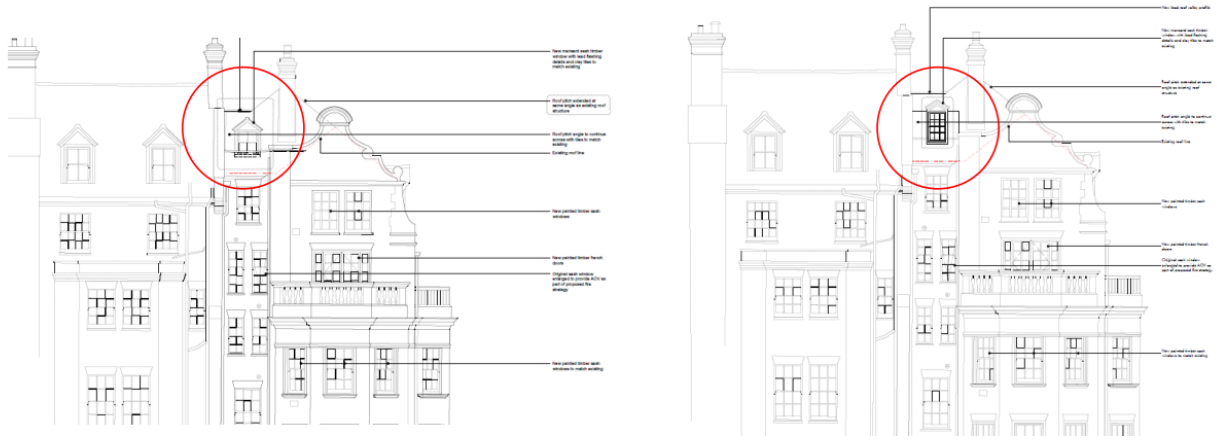
A number of the objectors refer to the involved planning history and express concerns at piecemeal changes proposed and the number of applications made on this site. Whilst these concerns are duly noted it is not uncommon for certain aspects of schemes to be refined after initially obtaining permission and amendments to be made by applications made under Section 73 of the Act.

(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: MIKE WALTON BY EMAIL AT  
[MWALTON@WESTMINSTER.GOV.UK](mailto:MWALTON@WESTMINSTER.GOV.UK).

# 9 KEY DRAWINGS

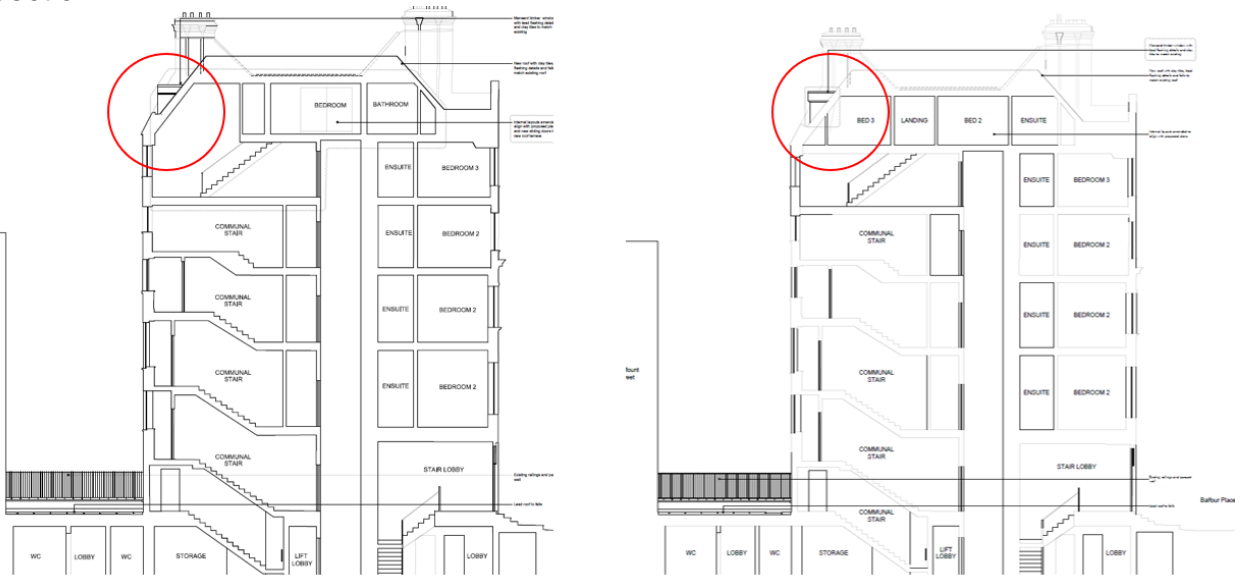
## Eastern Elevation



Consented

Proposed

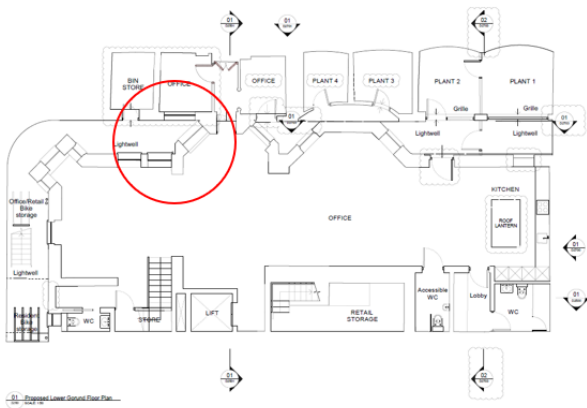
## Section



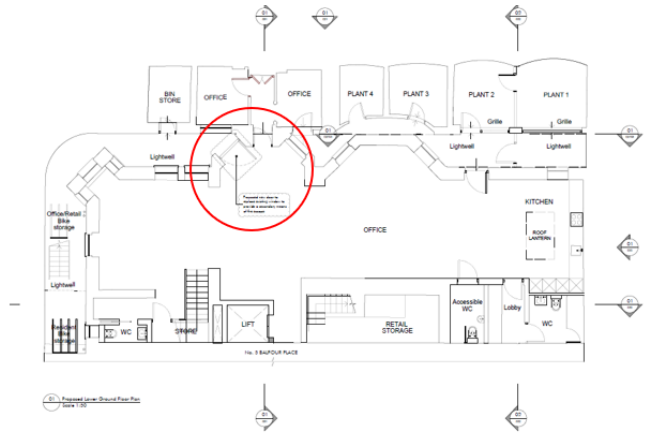
Consented

Proposed

Lower ground floor plan



Consented



Proposed

**DRAFT DECISION LETTER**

**Address:** 6 Balfour Place, London, W1K 2AX,

**Proposal:** Variation of Condition 1 of planning permission dated 29 July 2020 (RN: 20/04800/FULL) for, 'Erection of infill extension at basement level in order to enlarge existing office (Class B1), use of part ground floor on Mount Street elevation as a shop (Class A1) accessed from existing bay, erection of roof extension to enlarge existing flat (Class C3), insertion of new windows and doors on the north and east elevations, creation of a residential terraces at third floor level and provision of plant within existing vaults'; NAMELY, to insert a door in place of a window at basement level and alter the design of a dormer window at 5th floor level. (Application under Section 73 of the Act).

**Plan Nos:** 19/09635/FULL  
D1299 00, D1200 00, D1201 00, D1202 00, D1203 00, D1204 00, D1205 00, D1206 00, D1600 00, D1601 00, D1700 01, D1800 00, D1801 00, D1802 00, D2100 01, D2101 00, D2102 00, D2103 00, D2104 00 D2105 01, , D2106 01, D2100 01, D2500 01, D2501 01, D2700 01, D2701 02, D2702 02, D2703 00.

20/04800/FULL  
D2703 01, D2104 01, D2105 02, D2106 02, D2500 02, D2501 02, D2700 02, D2701 03, D2702 03.

21/04699/NMA  
21-J3552-001-B, 21-J3552-015-A, 21-J3552-016-B, 21-J3552-017-B, 21-J3552-032-B

21/05722/ADFULL  
LW-BS-001; LW-026 REVISION A; 21 - J3552 - 040 Rev A; 21 - J3552 - 041 Rev A; An Illustrated Guide to Sash Windows 2018; Rosemary Clay Classic Product Data Sheet Edition 08.2019/v1.

As amended by:  
21 - J3552 - 010 B, 21 - J3552 - 016 C, 21 - J3552 - 017 C, 21 - J3552 - 020 B, 21 - J3552 - 021 B, 21 - J3552 - 030 B.

**Case Officer:** Damian Lavelle

**Direct Tel. No.** 07779431364

**Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:**

- 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 (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 LA90, 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:

(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 in writing 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 in writing 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 written 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 LA90, 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.

(C46AC)

- 4 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)

- 5 The three bedroom residential units shown on the approved drawings must be provided

and thereafter shall be permanently retained as accommodation which (in addition to the living space) provides three separate rooms capable of being occupied as bedrooms.

Reason:

To make sure that the development is completed and used as agreed, and to make sure that it meets Policy 8 of the City Plan.

- 6 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the building. (C14EC)

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)

- 7 You must not use the roof of the lower ground floor extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

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)

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

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

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 Mayfair Conservation Area. This is as

set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 10 You must carry out the development in accordance with the samples(photographs) and specification details of the facing materials approved on 01 September 2021 (RN: 21/05722) or alternatively you must apply to us for approval of samples(photographs) and specification details of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. In the event that you do not use the facing materials approved on 01 September 2021 (RN: 21/05722), you must not start work on the relevant part of the development until we have approved in writing what alternate material details. 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 Mayfair Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

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

- 12 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building facing the street unless they are shown on drawings we have approved. (C26MA)

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

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

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

- 14 You must apply to us for approval of detailed drawings (scale 1:20 and 1:5); of the following parts of the development -
- 1, New windows, including key details with adjacent fabric
  - 2, new external doors including key details with adjacent fabric
  - 3, extended chimney
  - 4, new dormer
  - 5, new roof lights and roof construction
  - 6, new lantern light, including key details with adjacent fabric
  - 7, new stone panel
  - 8, section through lead roof and north wall at lower ground floor, including light well

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved documents. (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 Mayfair Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 15 You must apply to us for approval of detailed drawings showing the following alteration to the scheme proposed dormer sash to be '2 over 2' as those adjacent. You must not start on these parts of the work until we have approved in writing what you have sent us. You must then carry out the work according to the approved drawings. (C26UC)

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

### **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 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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).