

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 18 August 2020	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Hyde Park	
Subject of Report	2 Park West Place, London, W2 2QZ		
Proposal	Use of basement car park as storage and distribution (Class B8)(self-storage facility). (0700-1900 Monday to Friday, 0700-1600 Saturdays and Sundays 1000-1600)		
Agent	Mr Geoff Watkins		
On behalf of	Mr Raman Thukral		
Registered Number	19/09911/FULL	Date amended/ completed	19 December 2019
Date Application Received	19 December 2019		
Historic Building Grade	Unlisted		
Conservation Area	N/A		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Park West is an unlisted estate located outside of a conservation area that fronts on to Edgware Road on its eastern side. This application relates to basement accessed via a ramp off Park West Place that runs through the building. Permission is sought to use the basement car park as a storage facility (Use Class B8). No external alterations are proposed with this application.

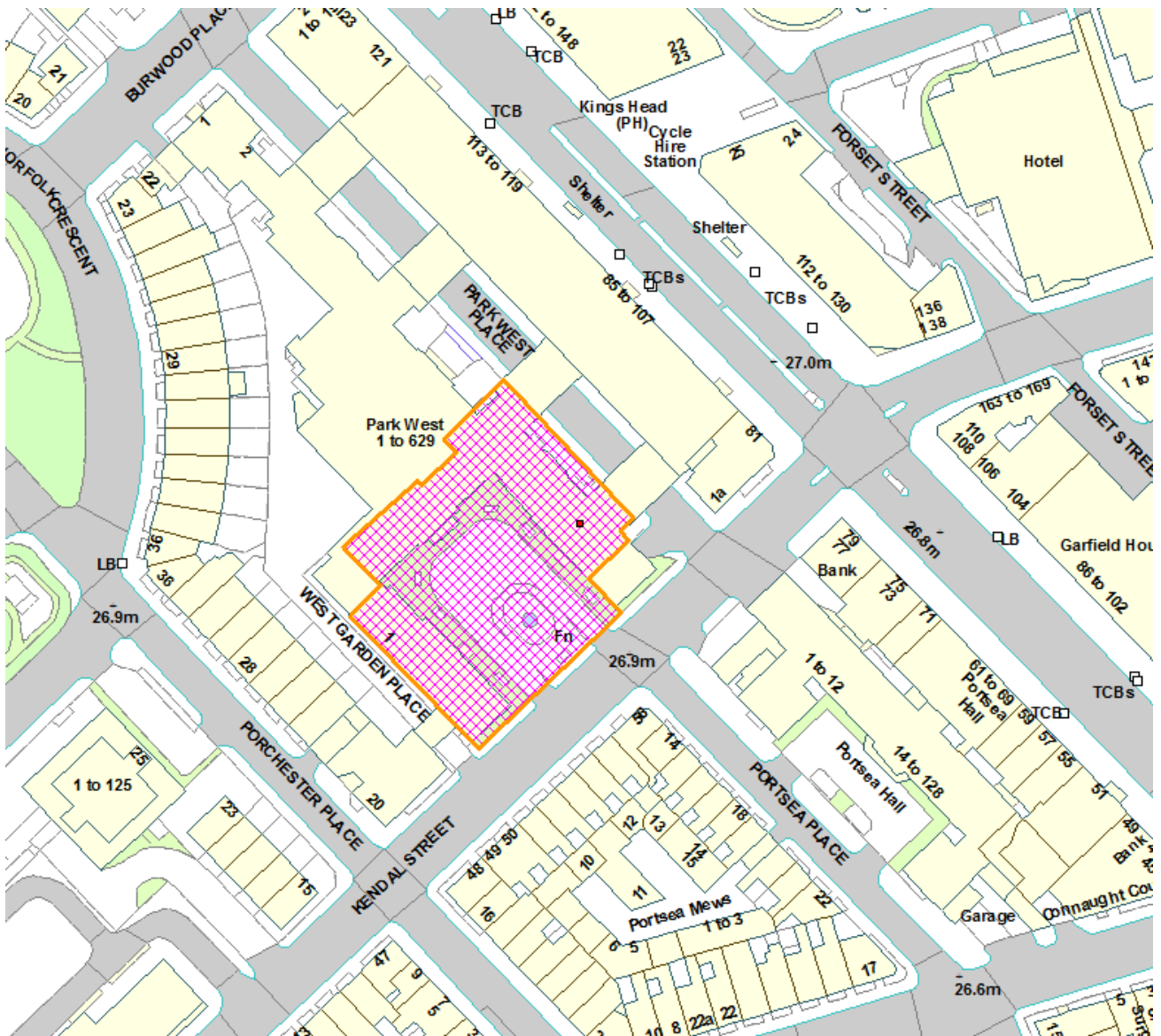
The application has received objections from residents in two rounds of consultation respectively as well as objections from the residents' association for the building and the local amenity society. The objections primarily raise concern about amenity impacts, fire risks and threats to public safety.

The key issues are:

- The impact of the proposed use on the amenity of neighbouring residents.
- The impact of the loss of the basement car park on the surrounding highways and parking network.

Subject to the conditions as set out in the draft decision letter at the end of this report, the proposal is considered acceptable and satisfies the relevant planning policies in our Unitary Development Plan and City Plan. Accordingly, it is recommended that conditional permission is granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Entrance to the proposed self-storage facility



5. CONSULTATIONS

First Consultation (expired 23 January 2020)

HYDE PARK ESTATE ASSOCIATION

No response received.

PARK WEST RESIDENTS' ASSOCIATION

Objection –

- A commercial use would attract further anti-social activity on to Park West Place.
- The signage is inappropriate and out of keeping.
- Traffic, noise and congestion on Park West Place is already high.
- The emissions from the cars in the basement will permeate throughout the building.
- Will the items stored be inspected? They could create a fire risk.
- The basement is at risk from surface water flooding.

METROPOLITAN POLICE - DESIGNING OUT CRIME

- The inner and outer roller shutters should be floor to ceiling and security rating of LPS 1175 B3 and the shutter times should be as short as possible.
- Request that staff are on site during opening hours to deter unauthorised access and anti-social behaviour
- Although it is understood that the basement is fitted with a sprinkler system a fire strategy would be desired.

TRANSPORT FOR LONDON

No response received.

HIGHWAYS PLANNING

Further information required on the amount of individual storage units, vehicle headroom and cycle parking.

ENVIRONMENTAL HEALTH

Holding objection, additional information is required to demonstrate measures will be put in place to ensure that stored content would not compromise the safety of the residents above.

WASTE PROJECT OFFICER

No objection, subject to waste storage details being provided.

ADJOINING OWNERS / OCCUPIERS

No. of original consultees: 615

No. of objections: 2

No. of supports: 1

No. of neutrals: 0

In summary, the objectors raise the following issues:

Land use / amenity:

- There is already a storage facility nearby
- Commercial uses are not appropriate on a residential side street.

Design:

- Signage not appropriate on residential side street.

Highways:

- Increase in traffic; resulting in additional pollution, noise and will threaten pedestrian safety.

Other:

- What guarantees are there that a dangerous device is not stored in this storage facility?
- If flammable materials are stored it will increase the fire risk in the building.

In summary, the supporter raises the following issues:

Land use

- The application proposes a reasonable use of a basement
- There is demand for self-storage in the area

Amenity

- The car workshop did not cause disturbance.

Highways

- The basement stopped being a car park several years ago.

SECOND CONSULTATION (expired 29 July 2020).

WARD COUNCILLORS

No response received.

HYDE PARK ESTATE ASSOCIATION

Objection –

- The proposal will increase traffic and noise.
- There is already adequate storage facility nearby.
- The signage will significantly harm visual amenity and the appearance of the area.
- The area already suffers with fly tipping and this negatively affects property values

PARK WEST RESIDENTS' ASSOCIATION

Objection –

- The Operation and Management Plan (revised) fails to address any concern previously raised and there is no guarantee it will be adhered to.
- The loss of amenity caused by increased traffic, noise, pollution and fly-tipping cannot be accepted.

- The proposal has not been subject to fire safety review by the London Fire Brigade and the Operation and Management Plan is silent on many fire safety procedures.
- There is already another self-storage facility on Burwood Place
- The applicant has not provided a flood risk assessment
- There is not any designated pedestrian access into the basement from the street.
- Park West Place already suffers with discarded waste and fly-tipping that blocks the pavement causing difficulties for pedestrians, the introduction of a commercial use would worsen this
- The bright orange signage is out of keeping with the architecture of the building.

DESIGNING OUT CRIME – METROPOLITAN POLICE

No response.

ENVIRONMENTAL HEALTH

No objection to the revised Operation and Management Plan.

HIGHWAYS PLANNG

No objection –

- Request the OMP undertakes that staff will advise customers of the height risk restrictions not just the sign at the entrance
- Request that cycle parking is secured by condition.

ADJOINING OWNERS / OCCUPIERS

No. of original consultees: 615

No. of objections: 2

No. of supports: 0

No. of neutrals: 1

In summary, the objectors raise the following issues:

Design:

- The signage is not in keeping with the style of the building

Highways:

- There is already another storage facility nearby, which has caused increased traffic and bad parking

Waste:

- The proposal will inevitably worsen the amount of waste that is currently discarded, and fly tipped around the building.

Other:

- Waste that is discarded around Park West decreases the property values and the appeal of the building

In summary, the neutral comment raised the issues:

- Storage facility should not incur any additional costs to residents of Park West.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION**6.1 The Application Site**

Park West is an unlisted large purpose-built apartment block that fronts on to Edgware Road, through the centre of the building is the road Park West Place. This application relates to a basement that measures approximately 2,300sq.m which is situated under part of the southern end of the building. The application site also includes an access ramp from basement level to Park West Place.

The site is located outside of but close to, the Central Activity Zone (CAZ), the Edgware Road Stress Area and the Bayswater Conservation Area.

Although no planning history can be found relating to the basement it is understood that the lawful use of the application site is a car park. The car park ceased operation and closed in approximately 2013, and since then it has been informally used as a car workshop Class B1(c) without permission.

6.2 Recent Relevant History

None.

7. THE PROPOSAL

Permission is sought for change of a car park to a self-storage facility (Class B8). The proposed opening hours are 07:00-19:00 Monday to Friday, 07:00-16:00 Saturdays and 10:00-16:00 Sundays (and Bank Holidays).

During the first consultation with the application the residents' association of Park West and two neighbours raised objections on design, amenity, highways and other grounds including fire safety.

During the second consultation in response to a revised Operation and Management Plan and revised description of development, the residents' association and three neighbours raised objections on design, amenity, highways and other grounds including fire safety.

This application was submitted during the lockdown in response to COVID-19. As such, the Case Officer has been unable to visit the application site in person.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The application was originally submitted stating that the lawful use of the application site was a car workshop. It came to light during the application that the lawful use of the application site was instead that of a car park. The operation of the application site as a car park is understood to have ceased in around 2014 when the operator NCP vacated the site. The car workshop that took over was never granted planning permission and has vacated the site.

In relation to the change of use of the basement, the development plan does not refer specifically to self-storage facilities. However, such a use could broadly be considered to fall within the remit of COM 11 of the Unitary Development Plan which relates to new general industrial or commercial warehouse floor space, albeit that the proposed use is on a smaller scale. The policy states that such uses will only be approved where they are located close to the strategic road/rail network, the accommodation is particularly suited to the proposed use, the servicing requirements can be adequately met within the site and there would be no adverse impact on residential amenity.

In this case the proposed storage use would serve the local population of this part of the City. It is located in a position that is highly accessible through being close to a main road and close to those who are likely to want to use a storage facility. Subject to the recommended conditions and given the proposed location of the self-storage facility at basement level, it is not considered that the nature of the use would generate noise or activity that would be disruptive to the residential floors above of Park West. The loss of the existing public car park use is addressed later in this report in the 'Highways' section.

A number of objections have raised that there is already a storage facility nearby, whilst the one supporting comment stated that there is a demand for self-storage in the area. Though it is noted that a self-storage facility recently opened within the former car park beneath the Water Gardens on Burwood Place at the north end of Park West Place, it is not considered that the introduction of a similarly functioning business would be harmful to this part of the city for permission to be refused on these grounds.

A further objection comment stated that the introduction of commercial use is not appropriate on a residential side street. Though it is noted that Park West Place is primarily residential except for the existing car park, the application site is located at the very end of the road, close to the junction with Kendall Street where there is currently a sizeable car washing garage. The application site is also only 40m from Edgware Road, which is of a highly commercial nature. The application site is therefore not on a residential street.

8.2 Townscape and Design

There are not any external alterations proposed within this application. The applicant did submit an indicative image showing a potential location where a sign could be located above the entrance and a further sign standing in the adjacent planting bed. The images attracted objects from neighbours stating that it was inappropriate for a residential side road. It should be noted that no signage is formally being proposed within this application, and if permission is granted, a separate application for advertising consent will be required which the applicant will be reminded of via informative.

8.3 Residential Amenity

The relevant policies are ENV 6 and ENV 13 of the UDP and S29 of the City Plan.

The opening hours of the car park when in operation by NCP are not known. However, it is thought likely to have been 24 hours a day, like their other car parks that are still in operation in this part of the city. It is proposed that the self-storage facility will be also be open each day of the week but from 07:00-19:00 Monday to Friday, 07:00-16:00 Saturdays and 10:00-16:00 Sundays (and Bank Holidays). The hours proposed are well aligned within those of many local businesses and as such are regarded as being acceptable through not allowing for activity late at night which would be more likely to cause disturbance to residents. The applicant agreed in their revised Operation and Management Plan to state that customers will not be permitted to enter the storage facility outside of these hours. If permission is to be granted, a condition is to be included requiring that this, and the proposed hours are adhered to by the operator.

The proposed storage facility would be completely enclosed through being at basement level, reducing opportunity for noise to escape. It is proposed within the Operation and Management Plan that all loading and unloading would take place within the basement and transferring goods from the street by hand into the facility would not be permitted, which is supported through minimising the amount of noise that can generated by customers outside of the application site. The measures proposed within the Operation and Management Plan and the storage facilities' location and arrangement would therefore provide adequate attenuation from noise generated by customers from activity on-site. A condition is recommended to ensure compliance with the Operation and Management Plan.

The residents' association in their objection state that fumes from the cars in the basement will permeate through the building and may affect the residential areas of the building. The proposed drawings show that there will be five car park spaces made available in the basement. Given the basement has been used as a car park in the past and that there are only five car parking spaces, it is not considered that the fumes generated by these vehicles that would be of an intensity that would impact the amenity of nearby residents nor materially different from those generated by the existing car workshop.

The residents' association also stated that the proposed use would increase traffic noise on Park West Place which they say is already high. However, only five spaces are provided which is considerably less than the existing lawful car park. Accordingly, and subject to a condition requiring adherence to the Operation and Management Plan submitted, the comings and goings of cars in this already busy area would not result in an increase in traffic noise that would be unacceptable for residents.

8.4 Transportation/Parking

Policy TRANS 25 of the UDP controls public off-street parking. Part C of the policy states that the Council will usually permit the loss of off-street parking, subject to the need to reduce traffic levels and encourage more sustainable transport modes, the average peak usage of the car park, availability of alternative parking nearby and its

impact on residential amenity.

There were not any floor plans available of the application site when it was in use as a car park and as such it is not known how many car parking spaces the application would have contained when it was in operation. Approximate calculations suggest that the figure may have been around 55 car parking spaces when at full capacity. The City Council's Highways Planning Manager raised no objection to the principle of the application. Through the car park closing around six years ago, of which it is understood to have been due to a lack of use, it is considered that any demand by the cars that would have previously used the car park have now long been absorbed into the surrounding road network. It is therefore considered that the loss of the car park would now no longer have any impact on current parking availability in the area or demand, and as such its loss is not contentious in highways terms.

Although the Highways Planning Manager raised no objection to the application, they did note that the applicant had not advised what the headroom for vehicles in the entrance to the facility is. They advised that headroom should be publicised, in order to avoid vans visiting the facility that are unable to enter resulting in them stopping in the highway and transferring goods in and out by hand, which will impact on traffic flows and pedestrian safety. In response the applicant provided a section drawing through the entrance and revised their Operation and Management Plan stating that signage will be installed advising customers of the headroom and that it will also be stated on the website associated with the facility as well as over the phone, where necessary.

It was raised in an objection by a neighbour that the proposed self-storage facility would result in an increase in traffic, additional pollution and threaten pedestrian safety. With regard to traffic movements the Highways Planning Manager advised that in their experience with such a development they do not generate as many vehicular movements as people may think and that once customers have deposited their goods they do not visit very often. They went on to raise no objection to the revised floor plan that indicates how many storage units were proposed. Given that the proposal is not considered to generate a significant increase additional traffic and that precautions are to be taken to protect pedestrian safety it is not considered that this objection is sustainable.

The residents' association in their objection stated that there is not any designated pedestrian access into the basement. Though this is noted, it is not considered a reason why permission should not be granted, as people requiring access to the facility by foot are expected to be uncommon given the nature of the use and there appears to be no reason why pedestrians could not enter via the main roller shutters. As the roller shutters will be in their closed position, other than when vehicles enter or exit, it is highly likely that vehicles will be travelling at low speeds therefore posing a low threat to pedestrian safety on the rare occasions when the facility is accessed on foot.

The proposed floor plan indicates that six cycle parking spaces will be provided within the facility. The City Council is supportive of the provision of cycle parking. It is recommended that a condition is included requiring that the cycle parking is secured by condition. The application is located approximately 30m away from Transport for London's route network (TLRN). Transport for London were consulted on this application. However, no response was received.

8.5 Economic Considerations

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

8.6 Access

The proposal raises no access issues.

8.7 Other UDP/Westminster Policy Considerations

8.7.1 Waste

The proposed floor plan indicates that there will be a segregated waste storage area. However, it does not indicate the capacity of the bins it will provide. The City Council's Waste Project Officer raised no objection to the application but requested that a condition is included requiring that further information is provided before the development is completed.

It was raised in a number of objections that the proposed storage facility will worsen existing levels of waste that is discarded around the Park West. However, there is no evidence to suggest that this facility will increase waste on-street and this objection is not sustainable.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Formal consultation on Westminster's City Plan 2019-2040 was carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019 and on the 19 November 2019 the plan was submitted to the Secretary of State for independent examination. In the case of a draft local plan that has been submitted to the Secretary of State for Examination in Public, under Regulation 22(3) of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 Neighbourhood Plans

None relevant to this application.

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the City Council cannot impose a pre-commencement condition (a condition which must be discharged before works can start on site) on a planning permission without the written agreement of the applicant, unless the applicant fails to provide a substantive response within a 10 day period following notification of the proposed condition, the reason for the condition and justification for the condition by the City Council.

No pre-commencement conditions are proposed.

8.12 Planning Obligations

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

8.13 Environmental Impact Assessment

No environmental impact assessment was required for this application.

8.14 Other Issues

8.14.1 Safety and Fire Risks

The resident's association raised concern over fire risks and asked in their objection whether the items being stored will be inspected, namely if flammable or explosives were to be stored in the facility. During consultation with the Metropolitan Police they raised no concerns about this matter. However, the City Council's Environmental Health department originally raised a holding objection to the application on the grounds that they required measures to be put in place to ensure that goods stored would not compromise the safety of residents.

In response to this the applicant agreed to revise the Operation and Management Plan to allay these concerns. The revised Operation and Management Plan now states that harmful substances including those that are flammable, corrosive, explosive or toxic will not be permitted to be stored in the facility and that customers will be reminded of this as well as there also being signage advising this within the facility. The City Council's Environmental Health department reviewed the revised plan and then raised no objection.

During consultation with the residents association on the revised Operation and Management Plan they stated that the absence of an objection from the City Council's Environmental Health department did not allay their concerns and they requested that a fire safety strategy is provided and that it is reviewed by the London Fire Brigade. However, fire safety is a building control matter, rather than a planning one and the fit out of the basement would be subject to building regulations should permission be granted. Given the basement is already fitted with a sprinkler system and that the applicant has agreed to take precautions to control the nature of the items to be stored in the facility, further review by the London Fire Brigade is not necessary at this stage.

8.14.2 Crime and Security

The Metropolitan Police were consulted on this application and raised no objections. However, they did request that the shutters over the entrance to the facility should always be in their closed position and only be opened when customers key in a code. The revised Operation and Management Plan adhered to this request as well as also stating that the shutter timer should be as short as possible to minimise the opportunity for unauthorised persons to enter the facility through tailgating.

8.14.2 Other

It was raised in an objection that the basement is at risk from surface water flooding and that this makes its use as a storage facility inappropriate. The City Council's GIS shows that the building is located well within Flood Risk Zone 1 - the area of lowest flood risk and is approximately 500m away from the nearest surface water hotspot. Given this the basement is at very low risk from flooding and this objection is not sustainable.

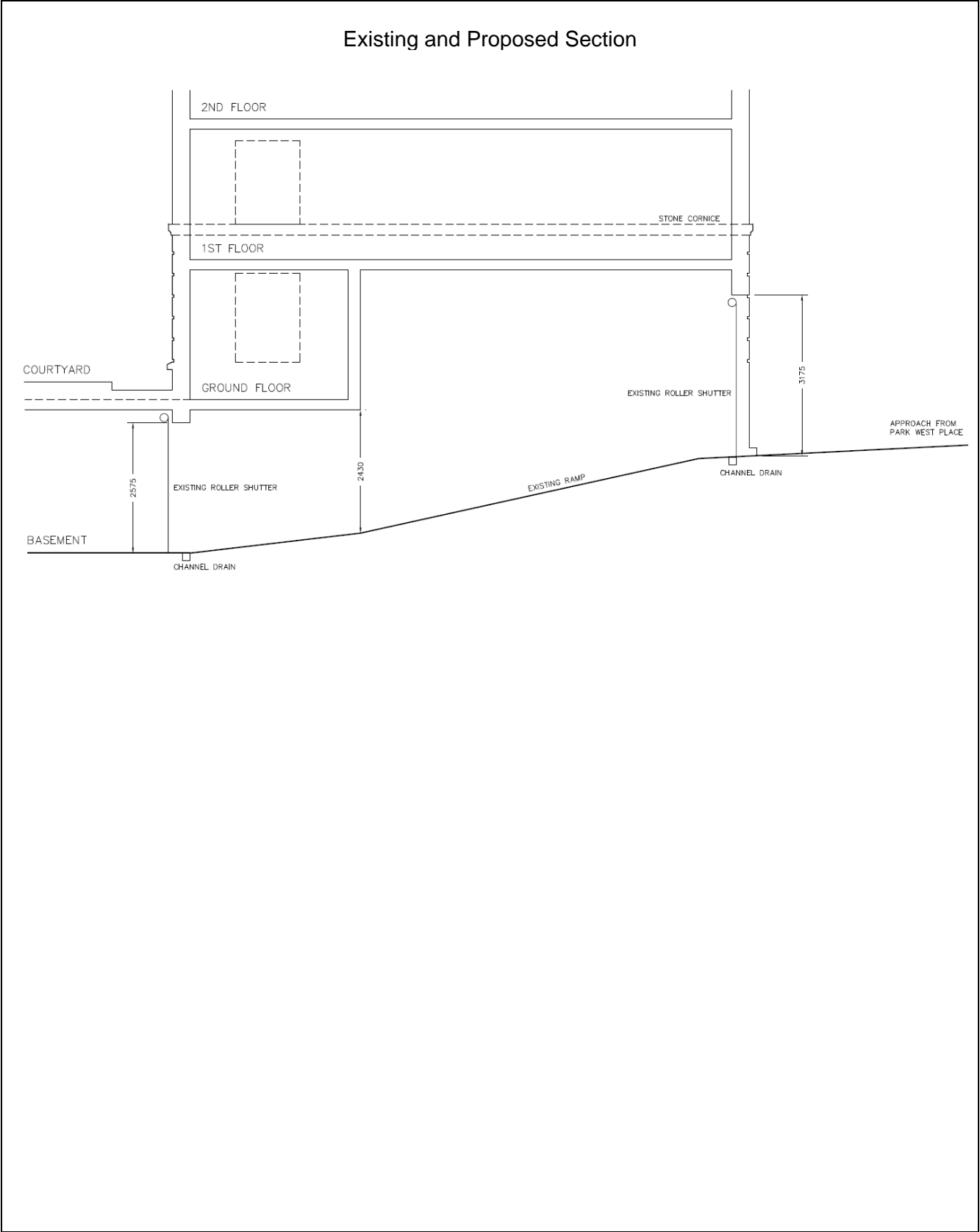
It was also raised in an objection that the waste discarded by residents within Park West around the building decreases property values and the appeal of the building. Though the City Council regrets that some residents do not dispose of their waste in the correct way, its impact on property values is not regarded as a material planning matter and as such it cannot be taken into consideration. Similarly, in the neutral comment received a resident expressed concern whether the proposed self-storage facility would cause any additional costs to residents, which is also not a material planning matter and beyond the City Council's control.

(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

Existing Floor Plan





[illegible]

DRAFT DECISION LETTER

Address: 2 Park West Place, London, W2 2QZ,

Proposal: Use of basement car park as storage and distribution (Class B8) (self-storage facility). (0700-1900 Monday to Friday, 0700-1600 Saturdays)

Reference: 19/09911/FULL

Plan Nos: Existing Floor Plan, 300 03, 300 04, Operation and Management Plan revised 28 July 2020, Construction Management Plan Rev A and Location Plan.

Case Officer: Harry Berks

Direct Tel. No. 07866037030

Recommended Condition(s) and Reason(s)

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
 - o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and ,
 - o not at all on Sundays, bank holidays and public holidays.

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

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 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 the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must only use this part of the basement car park as self-storage facility use. You must not use it for any other purposes, including any within Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any equivalent class in any order that may replace it).

Reason:

We cannot grant planning permission for unrestricted use within Class B8 because it would not meet COM 11 of our Unitary Development Plan that we adopted in January 2007 and because of the special circumstances of this case.

- 5 Customers shall not be permitted within the self-storage facility premises before 07:00 or after 19:00 on Monday to Saturday (not including bank holidays and public holidays) and before 10:00 or after 16:00 on Sundays, bank holidays and public holidays. (C12BD)

Reason:

To protect the environment of people in neighbouring properties, as set out in S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13BC)

- 6 The self-storage facility use hereby approved shall be carried out in accordance with the Operation and Management Plan dated 28th July 2020.

Reason:

To protect the environment of people in neighbouring properties, as set out in S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13BC)

- 7 The five car parking spaces for the self-storage facility shown on drawing no. 300 03 dated June 2020 must only be used by customers of the self-storage facility and shall be retained for the lifetime of the development. The car parking spaces shall not be used for staff car parking.

Reason:

To provide parking spaces for people using the development as set out in STRA 25 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

- 8 All servicing, loading and unloading associated with the self-storage use hereby approved must occur from within the site and shall not be carried out on the highway.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and

STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 9 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 self-storage facility. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 10 You must apply to us for approval of details of secure cycle storage for the use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016 (R22FA)

Informative(s)

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, neighbourhood plan (where relevant), supplementary planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

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

CONSIDERATE CONSTRUCTORS:

You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well

as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

BUILDING REGULATIONS:

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

- 3 With regards to condition concern with waste matters, you are required to provide a revised floor plan clearly indicating the storage provision for general waste and recyclable materials labelled (W) and (R) along with the capacity of the proposed bins. For further information please see the City Council Recycling and Waste Storage Requirements available at - <https://www.westminster.gov.uk/waste-storage-planning-advice>
- 4 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, for example by issuing regular bulletins about site progress.
- 5 You may need to get separate permission under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 if you want to put up an advertisement at the property. (I03AA)

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.