

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 Knightsbridge And Belgravia	
Subject of Report	11 Grosvenor Crescent Mews, London, SW1X 7EU		
Proposal	Excavation of single storey basement under footprint of existing building, and part of the rear courtyard, including the creation of two rooflights within rear courtyard, amendments to front and rear fenestration, replacement of the front part of the existing mansard roof, three new skylights, and insertion of lightwell and green wall within the existing building.		
Agent	Leconfield Property Group		
On behalf of	Leconfield Property Group		
Registered Number	20/03326/FULL	Date amended/ completed	1 June 2020
Date Application Received	29 May 2020		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

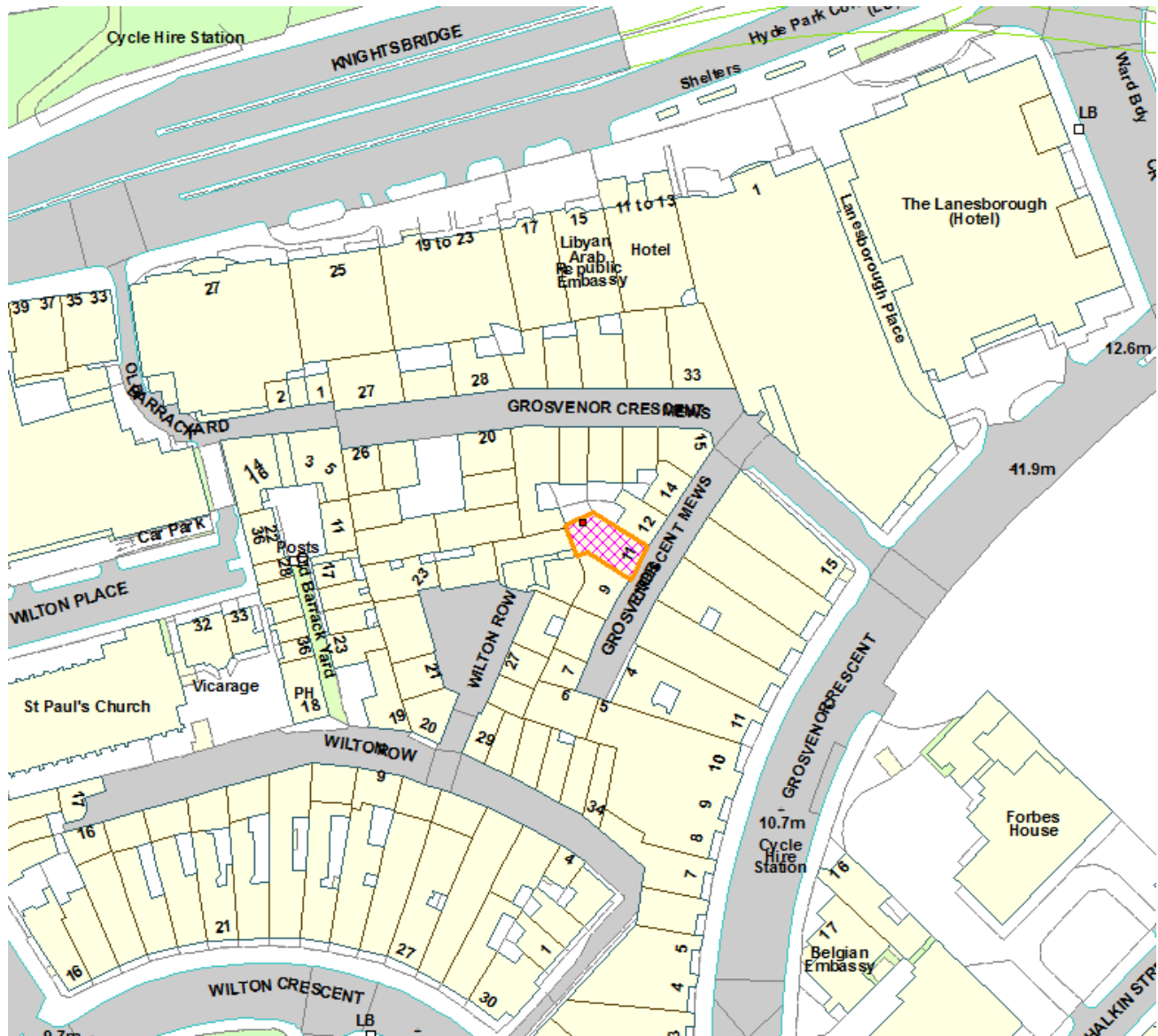
11 Grosvenor Crescent Mews is an unlisted building within the Belgravia Conservation Area. It is in use as a single family dwelling house. The applicant seeks permission for excavation to create a new basement with rooflights in the rear courtyard; alterations to fenestration; replacement of the front part of the existing mansard roof; alterations to rooflights and the insertion of a lightwell and green wall within the existing building.

The key issues in this case are:

- the impact of the proposed development on the character and appearance of the building and the Belgravia Conservation Area; and
- the impact on the amenity of neighbouring residents.

As set out in this report, the proposed development is considered to accord with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan) and is therefore acceptable in land use, design and amenity terms. As such, the application is recommended for approval subject to the conditions as set out on the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



View of front Elevation



View of rear roof from adjacent property



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View along Mews



Google 3D image of Mews

5. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION:

Any response to be reported verbally.

THE BELGRAVIA SOCIETY:

Any response to be reported verbally.

BELGRAVIA NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

BUILDING CONTROL:

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The basement is to be constructed using underpinning with RC retaining walls which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

HIGHWAYS PLANNING TEAM:

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 39

No. of replies: 4 (excluding duplicates)

Four neighbouring residents (or their representatives) object on the following grounds:

Design

- Converting part of the garage to habitable accommodation could affect the appearance of the garage doors.

Amenity

- The increased roof bulk would harm the amenity of neighbours, including in terms of 'domination' of skyline and loss of light.
- The applicant has not submitted a daylight and sunlight report;
- Increased light pollution from the proposed rooflights which would harm neighbours because they would be too close;
- Mechanical plant could be required, which could be harmful and it should not be external to the buildings (should be in the basement).

Highways

- Reduction in the size of the garage could displace cars and/ or bicycles contrary to planning policy requiring the retention of car parking spaces and a condition attached to a previous permission to retain the garage for car parking.

Other

- Noise and disturbance from construction works would harm neighbouring residents;

- Mislabelling of drawings;
- Details of any flues should be provided; and
- The form of heating should be conditioned.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

11 Grosvenor Crescent Mews is an unlisted building within the Belgravia Conservation Area. It is in use as a single family dwelling house. The building is located within a terrace of similar mews buildings, also in use as single family dwelling houses. The draft Belgravia Conservation Area Audit (October 2013) identifies the building as an unlisted building of merit.

6.2 Recent Relevant History

On 20 March 2006, the City Council granted permission for the erection of a mansard roof extension at second floor level and alterations to the front elevation at ground floor level in connection with the use as a single-family dwelling house (Class C3).

7. THE PROPOSAL

The applicant seeks permission for excavation to create a new basement, including new rooflights in the rear courtyard; alterations to fenestration; replacement of the front part of the existing mansard roof; alterations to rooflights and the insertion of a lightwell and green wall within the existing building.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The application property is a single family dwelling house and the additional residential floorspace created would enlarge it. This would raise no land use implications.

8.2 Townscape and Design

11 Grosvenor Crescent Mews is an unlisted building within the Belgravia Conservation Area. The draft Belgravia Conservation Area Audit (October 2013) identifies the building as an unlisted building of merit. The audit notes that the mew consists of two linked stretches, and has consistent scale, proportions and detailing. Similar to 11, most properties are stock brick with red brick arches and detail. Almost every mews building has a modern roof extension, while differing in detailed design, this creates a consistency of a sort at roof level.

On the opposite side of the Mews to 11 is the rear of the grade II listed buildings of 11 – 15 Grosvenor Crescent. The rear of these properties have been redeveloped and so now has a modern façade facing into the Mews.

Policy and Legislation

The key legislative requirement in respect to Conservation Areas 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.”* 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.”*

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.

In terms of the Development Plan, policies S25 and S28 of the City Plan, policies DES 1, DES5, DES6, DES9 and DES10 of the UDP are most relevant to design and townscape.

Consideration

The proposals are considered to preserve the character of the Mews, as described in the draft Conservation Area Audit as outlined above, and would not harm the setting of the adjacent listed buildings.

To the front elevation, the proposals would introduce a Juliet balcony and door to the central first floor window which would not be opposed given that this follows the arrangement at adjoining No. 12, subject to the door being in timber with slimline double glazing. The proposals involve increasing the height and roof profile of the upper part of the mansard on the front elevation to bring it in line with the adjoining property at 12 (and at 14 and 15). The dormer windows would remain as existing. Subject to a condition to ensure the roof extension being finished in natural Welsh slate to match the existing, the building out of the front mansard to bring it in line with adjoining properties is considered a to have a negligible impact on the conservation area in terms of design.

To the rear, it is proposed to remove the existing wooden cladding from the wall at ground floor level and return this to brick and to install Crittall style doors in place of the existing sliding wood doors. Given the enclosed nature of the rear elevation the replacement doors are considered acceptable subject to details being secured by condition. At rear roof level the predominant roof element catslides into the hipped roof

of the connected but diagonally situated rear part of the mews property, in what is an unusual configuration in the conservation area. The works proposed involve the cutting out of a small part of the sloping roof situated alongside the boundary wall with No. 9 to create an open lightwell from first floor and above in the middle of the property.

The creation of a modest lightwell opening within what is already an unusual roof is considered acceptable in design terms given the existing non-traditional form of this part of the roof and as existing boundary walls, odd angles of the property and those surrounding it combine to make it unlikely to be a readily visible intervention from private views within the conservation area. Details of the Crittall doors and windows proposed within the lightwell are required by condition. Details of the lightwell green wall are also required, including an elevation drawing showing that this will not exceed the height of the lightwell opening. Similarly the proposed new rooflights are considered acceptable given the size of the existing glass roof part, subject to a condition requiring details (which should show them as flush conservation-style).

With regard to the basement, this will only be externally apparent to the rear where two rooflights are proposed in the courtyard area. Given that these rooflights would be set against the edge of the existing building in line with guidance they are also considered acceptable in terms of design and conservation.

Conclusion

As such, whilst being mindful of policies S25 and S28 of the City Plan, policies DES 1, DES5, DES6, DES9 and DES10 of the UDP, given the upgrading of the building, the proposal is considered acceptable in terms of its impact on the designated heritage assets, including the conservation area and adjacent listed buildings. Therefore, the recommendation to grant conditional permission is 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

The building is located within a terrace of similar mews buildings in use as single family dwelling houses. Immediately adjacent on either side are 9 and 12 Grosvenor Crescent Mews. To the rear of the site are further residential properties including 17, 18 and 19 Grosvenor Crescent Mews and 25 Wilton Row. Opposing the site to the front are flats within the rear part of 11 – 15 Grosvenor Crescent.

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

Additional Roof Bulk

Some objections have been received on the basis the additional roof bulk would harm the amenity of neighbouring residents through loss of sky and light, and that there is no daylight and sunlight report supporting the application. Some objectors have described the additional bulk as 'massive' which would affect those to the rear.

The roof alterations cannot reasonably be described as increasing the bulk of the roof significantly, rather it is a relatively modest alteration to the roof profile. Currently the front part of the mansard (facing onto the Mews) step downs at the highest point of the roof in a somewhat unusual way. The proposal is to alter this to bring the roof profile in line with the adjoining property at number 12 (and at 14 and 15). This involves increasing the front section of the roof to so that it matches the existing highest part of the roof and would require a maximum increase of approximately 0.8 metres. This would not have a significant impact on neighbours. Those in the buildings to the rear (where the objectors reside) would not be impacted by this because the relevant part of the roof is not visible from their properties. Nor would those either side be able to view the relevant part of the roof from their properties.

It is only those to the front of the Site, within the new flats at 11 – 15 Grosvenor Crescent, who would be able to view the relevant part of the roof from their homes. However, given the 10 metre gap between these properties and the Site; that the increase in bulk is modest; that the enlarged part would not rise higher than the existing highest part of the roof and that the new bulk would slope away from the front at a shallow angle, it is not considered that the development would impact on these residents in terms of loss of light or increased enclosure. A daylight and sunlight report would only be required if the development could potentially negatively impact on the existing daylight and sunlight levels of neighbours, that is not considered the case here.

Larger Rooflights

Objectors also raise concern that the increase in the size of the rooflights and the new lightwell would increase light spill causing harm to neighbours. The existing roof contains six rooflights, one large and five relatively ordinary in size. The proposed roof would contain three rooflights and one open section for a lightwell. One of the rooflights and the open section would be relevantly large, and would mean a greater proportion of the roof area could emit light over the existing arrangement. However, this is not considered unduly harmful because the increase in the area is relatively modest and there are not neighbours immediately above/ near these larger rooflights/ openings. Both neighbours to the front and rear are over 10 metres away and given the nature of these openings, direct views of the light sources are unlikely to be achievable from these neighbours, as such it is not considered that the neighbours would be unduly harmed.

Other Matters

The other alterations are to fenestration and the inclusion of rooflights for the new basement. Given the nature and locations of these alterations, these would not harm neighbouring residents in terms of loss of light, loss of privacy or increased sense of enclosure. The subterranean nature of the excavation means that once complete the basement itself would have no amenity impact on neighbouring properties. The impact of basement excavation and construction is discussed in section 8.7 of this report.

8.4 Transportation/Parking

Car Parking

The existing building contains an existing garage for off-street car parking, this is a large

garage and potentially could contain two small vehicles if parked close together. However, the recommended size for a double garage is 6 metres wide and this garage is below that. In fact, it is slightly below 5 metres, and so it would be unreasonable to consider this as a double garage – two ordinary sized vehicles would struggle to fit into it. An earlier planning permission relating to the building restricts the use of this garage to the parking of a vehicle.

Policy TRANS 23 of the UDP relates to off-street car parking for residential developments and states that one or two car spaces per residential unit comprising three or more bedrooms should be provided. An objector has raised concern that proposal would reduce the size of the garage.

The Highway Planning Manager raises no objection to the alteration of the garage. While it would be reduced in size so that the ground floor can contain additional storage areas, it would still allow a car to park within it. This would still accord with policy TRANS 23, and given the existing garage should not reasonably be considered a double garage, the proposal does not reduce car parking spaces on site. Conditions are recommended to ensure the garage continues to be used for car parking.

Cycle Parking

An objector has also raised concern regarding the lack of cycle parking. Given the proposals to do not create an additional unit, it is not reasonable to insist that the provision for secure cycle parking be made. However, the building can easily accommodate bicycle storage should the occupiers' cycle.

8.5 Economic Considerations

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

8.6 Access

Access to the building would be as existing.

8.7 Other UDP/Westminster Policy Considerations

Basement

Policy CM28.1 relates to all basement excavation in the City. The construction works associated with excavations can often have a serious impact on quality of life and often last longer than other developments with the potential to cause significant disruption to neighbours during the course of the works, and this is why the City Council adopted the basement policy which in part sought to reduce the impacts associated with this type of development. Part (B) and (C) of policy CM28.1 relates to the design and scale of development involving new basement levels. This includes limiting the extent and depth of basement developments so to reduce both the risks associated with basement development and to mitigate any negative environmental and amenity impacts. The policy limits basements to a single storey below the original ground level and the proposals comply with this aspect of the basement policy.

Of relevance to this application are the parts of the policy that consider structural impacts, construction impacts, ventilation, flood risk and archaeological impacts and these are discussed below.

Structural Impact:

The applicant has submitted a detailed structural methodology statement as required by the basement policy. The City Council's Building Control team have confirmed that the applicant's structural method statement is satisfactory and have raised no concerns. The applicant has investigated existing structures and geology and Building Control consider this to be of sufficient detail. The developer proposes to construct the basement using underpinning with RC retaining walls which Building Control confirm is appropriate, and so too are the plans to safeguard adjacent properties during construction. In these circumstances, there are no grounds to withhold permission because of the structural impacts on neighbouring properties.

It should be noted that the purpose of the structural methodology report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the existing structural conditions and geology. It does not prescribe the engineering techniques that the developer must use during construction which may need to be altered once the site investigation/ excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act. Therefore, we are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the draft decision letter.

Construction Impact:

An objector has raised concern regarding the disruption the construction works would cause. The principal way the basement policy seeks to limit the disturbance to neighbours during construction is by limiting the size of the basement developments – this therefore limits the duration and harmful impacts associated with the works. The proposed single storey basement contained underneath the footprint of the dwelling and part of the rear courtyard accords with the size criteria with the basement policy.

The applicant has also submitted the required draft signed proforma Appendix A which demonstrates that the applicant would comply with the relevant parts of the council's Code of Construction Practice (CoCP). The CoCP strongly encourages early discussions between developers and those neighbouring the development site. It notes that the developer should carry this out if and when the City Council grants planning permission and throughout the construction process. By providing neighbours with information about the progress of a project, telling them in good time about when works with the potential to cause disruption will take place and being approachable and responsive to those with comments or complaints will often help reduce the impact of the development process.

The concerns of the neighbouring residents are at the heart of why the City Council has adopted the basement policy and created the new CoCP. While the comments from the neighbours are noted, it is considered that the CoCP will adequately ensure that the development is undertaken in such a manner as to ensure that the impact is mitigated as far as possible.

A condition is recommended requiring evidence to be submitted of compliance with the CoCP. This must be submitted before work starts on site, subject to which the proposals are acceptable.

Ventilation Equipment:

The basement policy states that new basements should use the most energy efficient means of ventilation, and wherever practicable natural ventilation should be used. An objector has raised concern about the potential need to mechanically ventilate the basement and that equipment would be located externally and may harm neighbouring residents. However, in this case the applicant is not proposing any external plant/equipment.

Flood Risk:

The site is located within Flood Risk Zone 1, which means there is a low probability of river or coastal flooding. Also, the site is not within a critical surface water location identified within Westminster's Strategic Flood Risk Assessment.

Archaeological Impact:

The site is outside of an Archaeological Priority Area.

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.

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.

During the course of this application a notice was served relating to the proposed imposition of a pre-commencement condition to secure the applicant's adherence to City Council's Code of Construction Practice during the demolition/excavation and construction phases of the development. The applicant has agreed to the imposition of the condition.

8.12 Planning Obligations

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

The development is not liable to pay the Community Infrastructure Levy (CIL).

8.13 Environmental Impact Assessment

Not relevant to this application.

8.14 Other Issues

Flues and Heating

Concern has been raised regarding the impact of flues, which could be required in connection with heating the building. An objector suggests the City Council should require details of how the building would be heated. An Energy Strategy (which would include details of heating) is not required for a development of this scale. Additional flues are not shown, and may not be required. An additional flue would only require planning permission if it materially affects the appearance of the building.

Mislabeled Drawings

Objectors noted that at basement level, one drawing described a basement level room as a treatment room and another drawing as a bedroom. The applicant since clarified it is to be a treatment room and the applicant provided updated drawings to show this.

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

Item No.
8

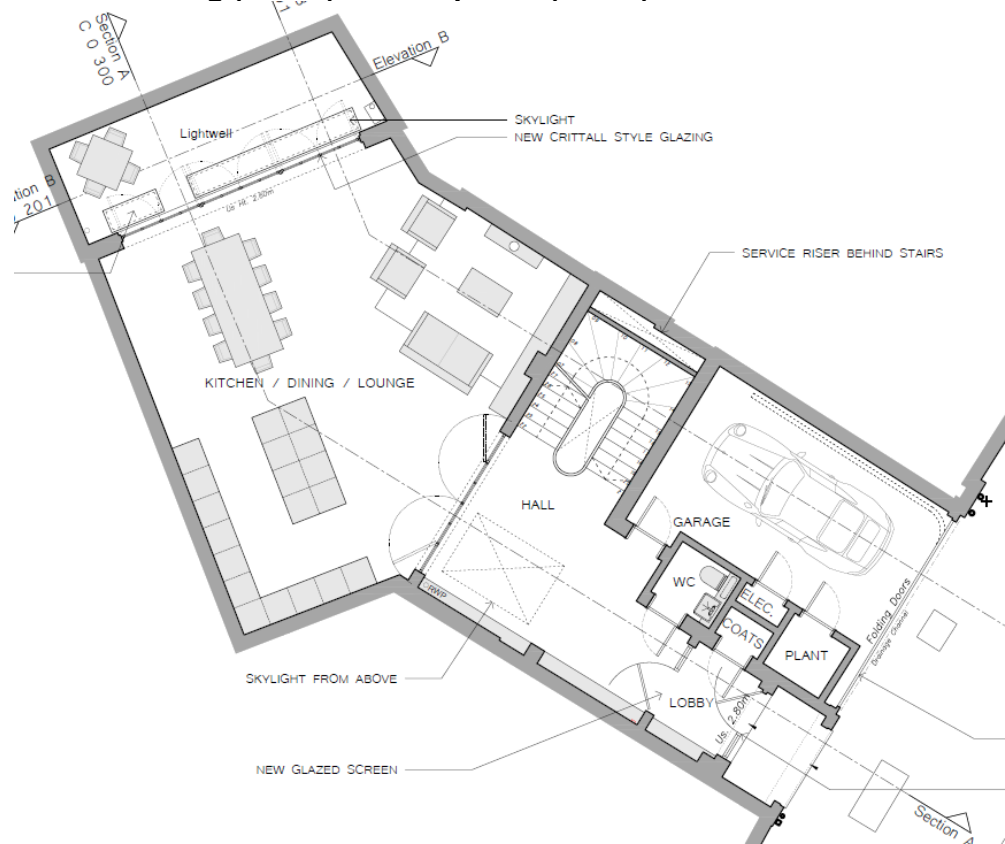
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT jasghar@westminster.gov.uk

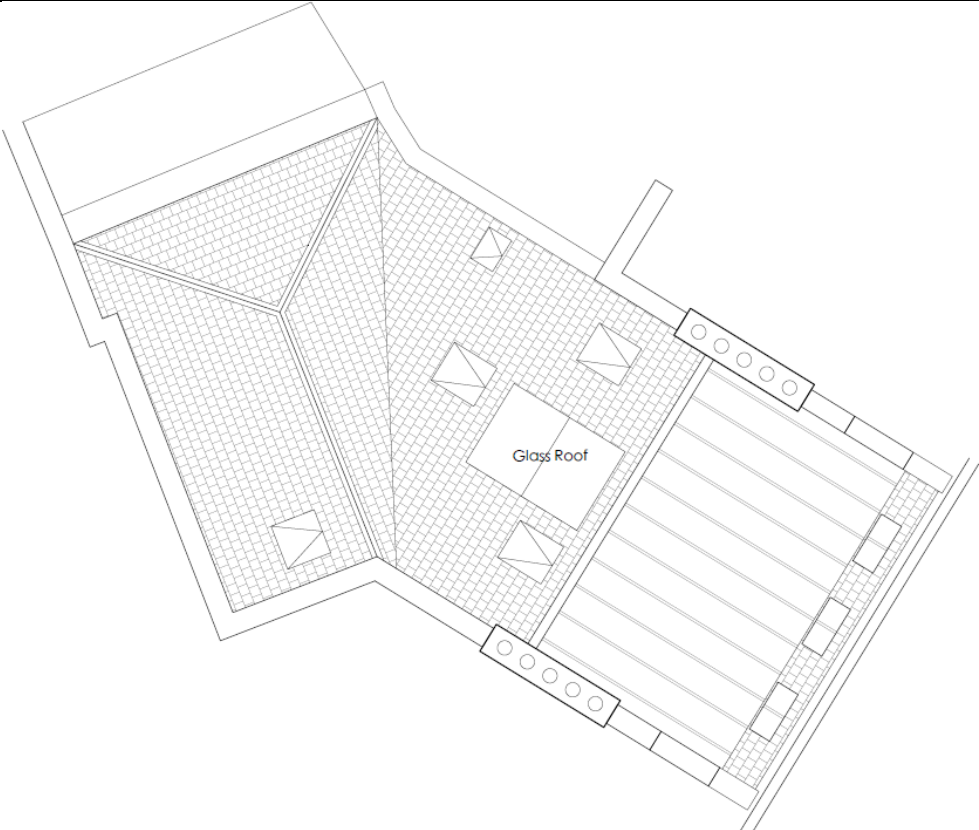
9. KEY DRAWINGS



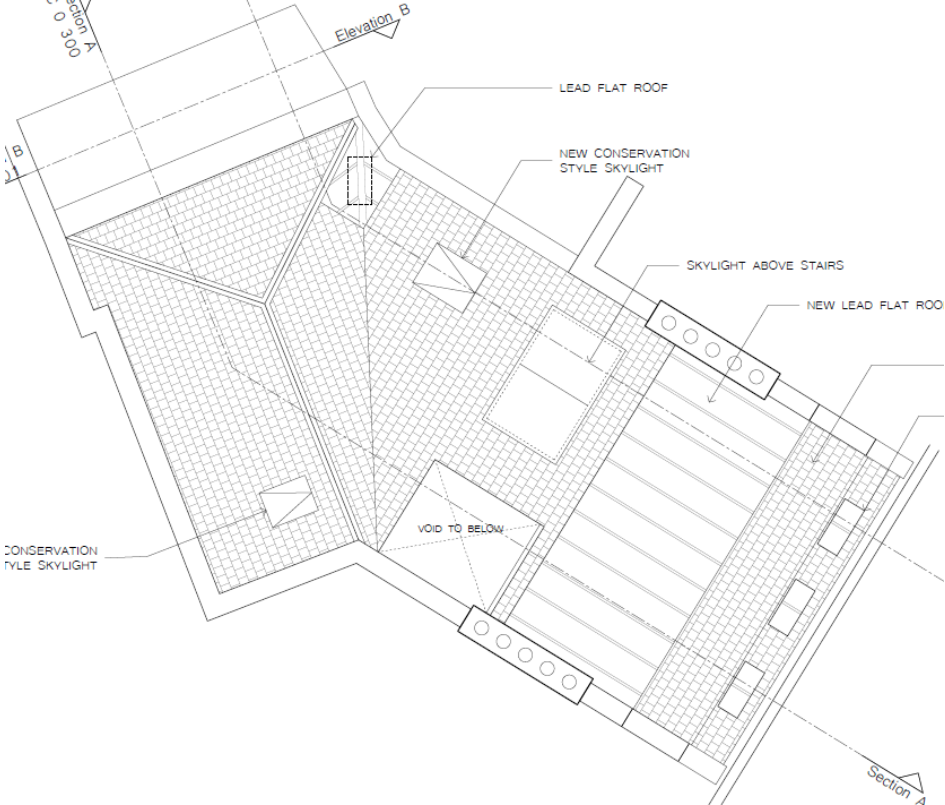


Existing (above) and Proposed (below) Ground Floor Plan





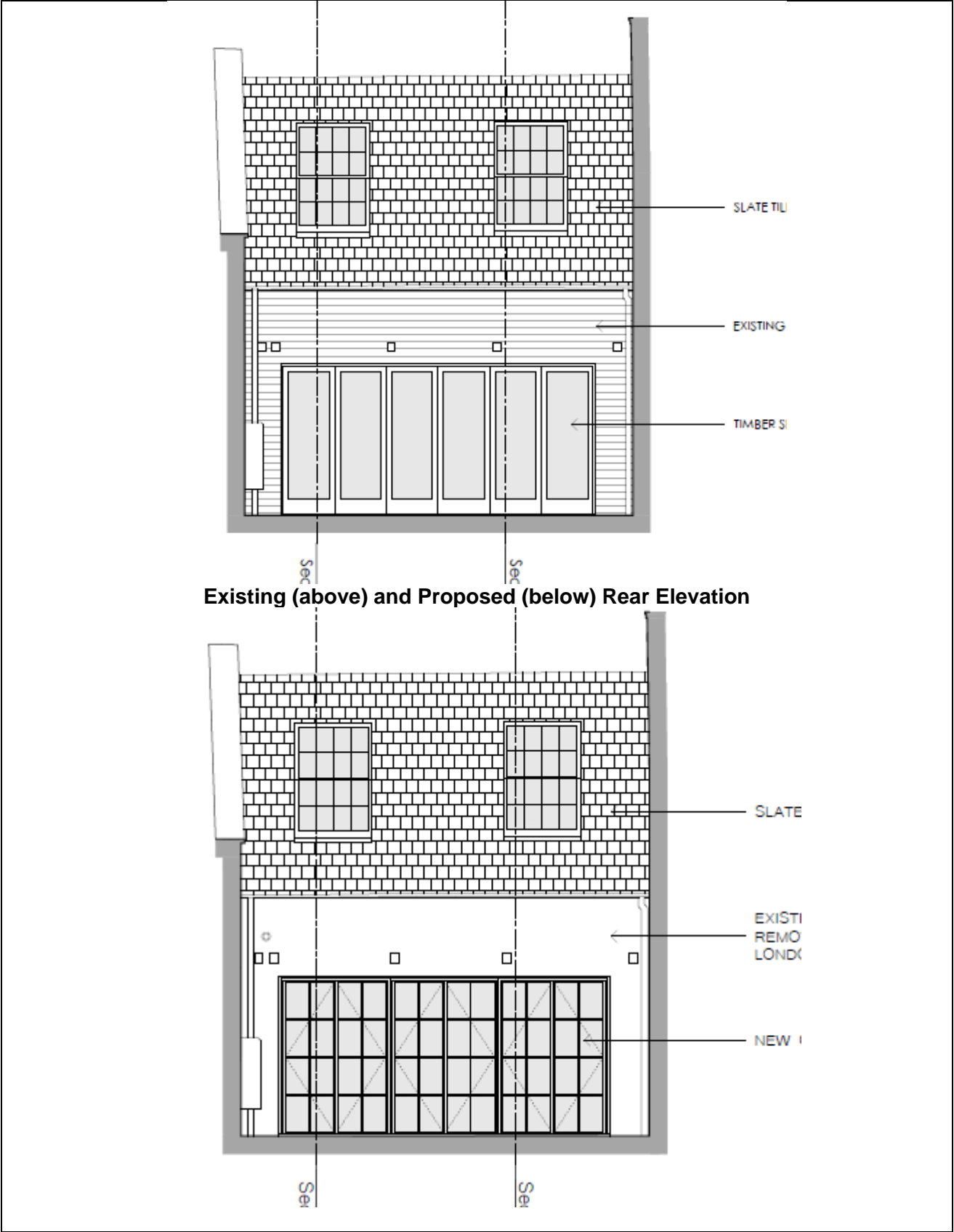
Existing (above) and Proposed (below) Roof Plan

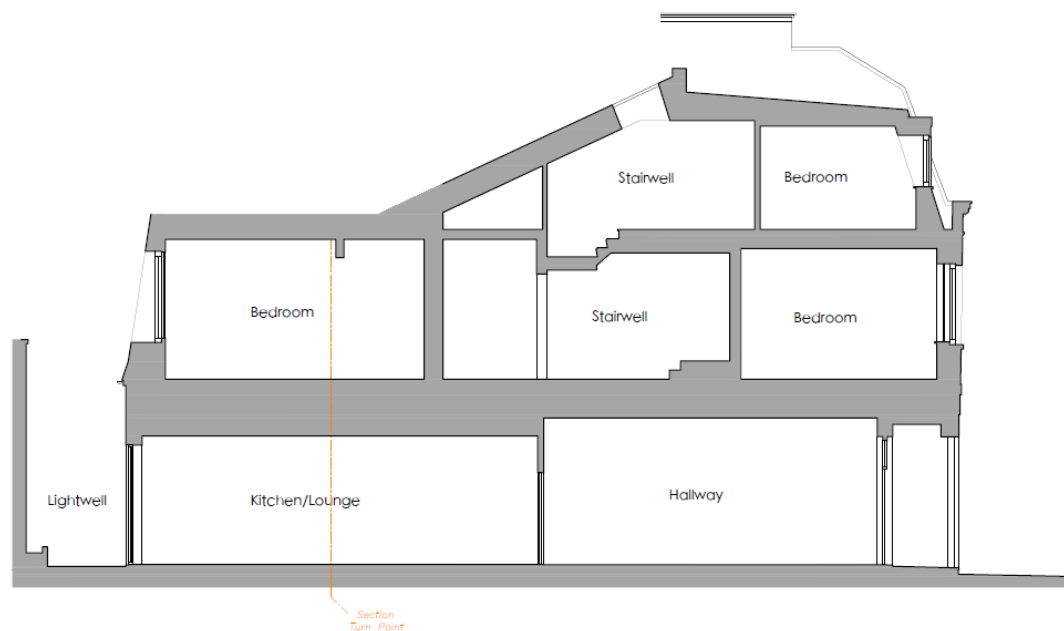




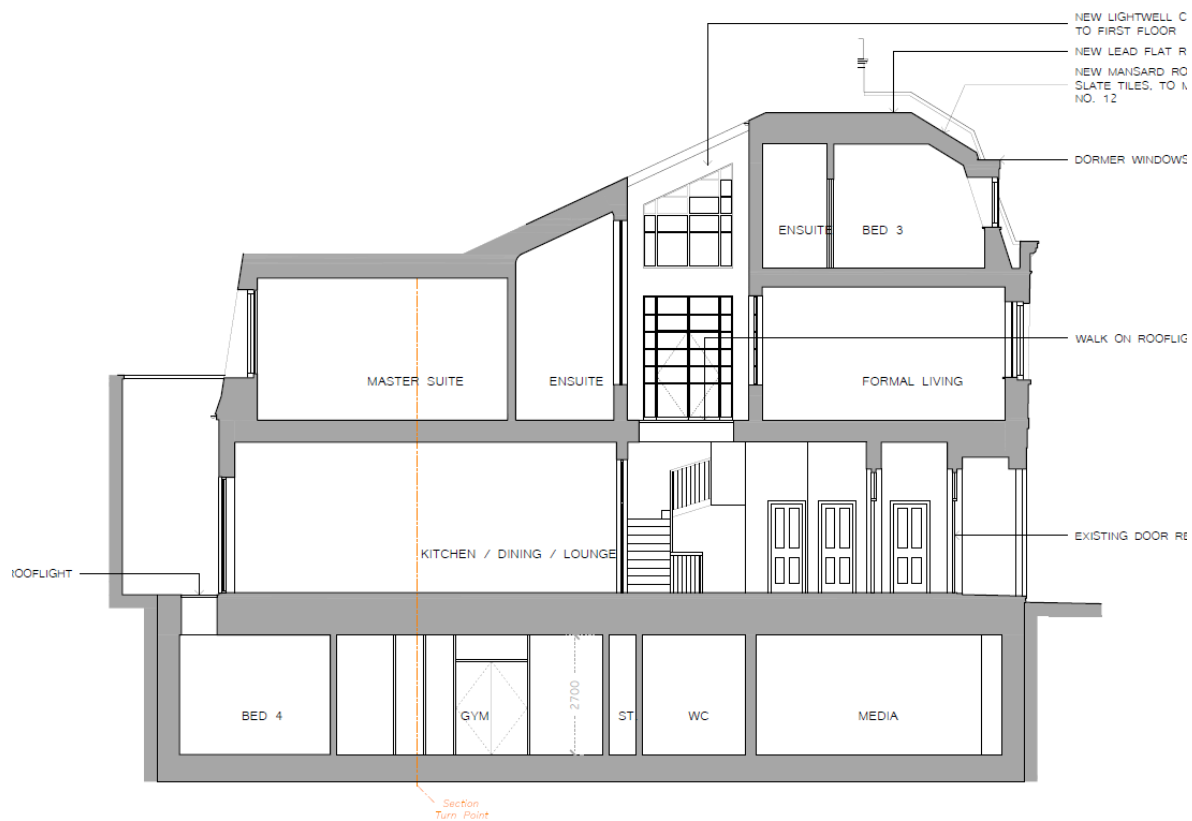
Existing (above) and Proposed (below) Front Elevation

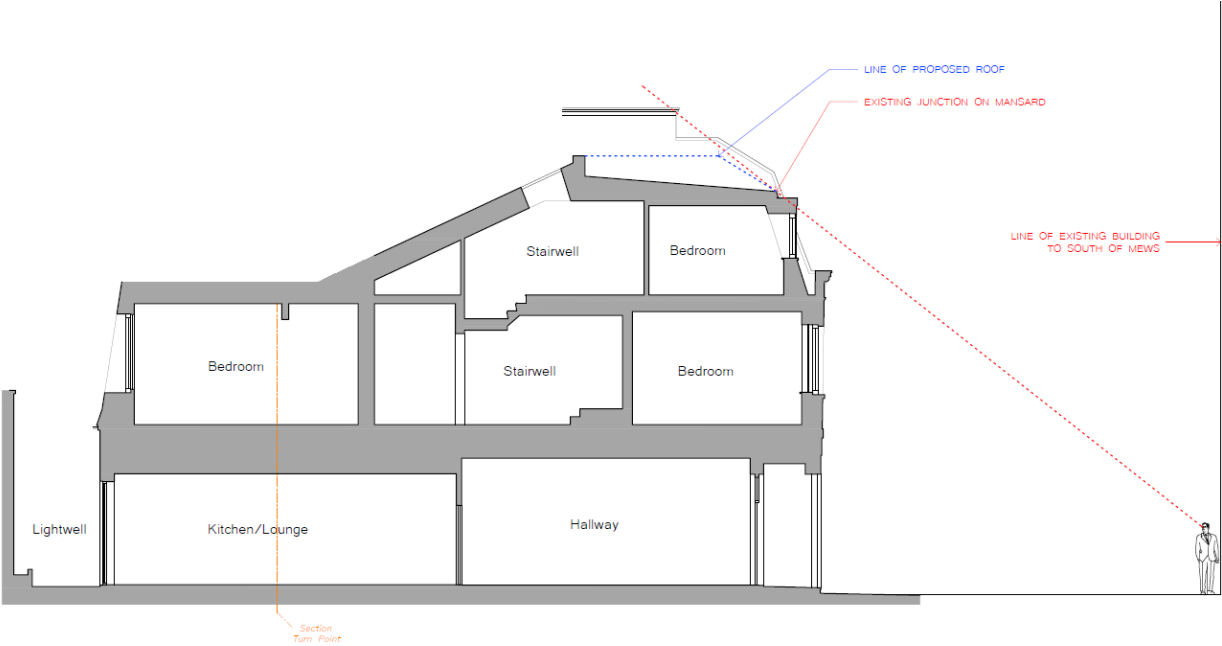






Existing (above) and Proposed (below) Section





Proposed Section with Sight Line and Comparison

DRAFT DECISION LETTER

Address: 11 Grosvenor Crescent Mews, London, SW1X 7EU

Proposal: Excavation of single storey basement under footprint of the existing building, creation of two rooflights within rear courtyard, amendments to front and rear fenestration, replacement of part of roof to match neighbouring roofline along with three new skylights, and insertion of lightwell and green wall within the existing building.

Reference: 20/03326/FULL

Plan Nos: Existing Drawings:
Site and Location Plans; 1843 - 3 - A - 0: 100; 101; 102; 103; 200; 201; 300; 301.

Demolition Drawings:
1843 - 3 - B - 0: 100; 101; 102; 103; 300; 301.

Proposed Drawings:
1843 - 3 - C - 0: 099; 100; 101; 102; 103; 200; 201; 300; 301.

For Information Only:
Structural Engineering Notes Including Construction Method Statement dated May 2020; Letter from Structural/ Civil Engineer dated 28 May 2020; Drainage and Flood Risk Statement dated 27 May 2020; Cover Letter (including design statement) dated 29 May 2020; Appendix A Checklist (draft) dated 29 May 2020.

Case Officer: Joshua Howitt

Direct Tel. No. 07866038007

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 Pre Commencement Condition. Prior to the commencement of any:

- (a) Demolition, and/or
- (b) Earthworks/piling and/or
- (c) Construction

On site you must apply to us for our written approval of evidence to demonstrate that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through submission of details prior to each stage of commencement. (C11CD)

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),

4 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 Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

5 You must apply to us for approval of detailed drawings at 1:10 (and sections at 1:5, as appropriate) of the following parts of the development:-

- (i) new windows;
- (ii) new external doors;
- (iii) new skylights;
- (iv) the green wall (including full elevation in context, details of fixings, planting and maintenance regime).

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 details. (C26DB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 The mansard roof must be finished in natural Welsh slate to match the existing.

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 Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 7 You must not use the garages for trade or business purposes. (C22DA)

Reason:

Any other use of the garage would harm the environment of residents and the area generally. This is as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R22DC)

- 8 You must only use the garage for people living in this property to park their private motor vehicles. (C22EB)

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

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 With reference to condition 3 please refer to the Council's Code of Construction Practice at (www.westminster.gov.uk/code-construction-practice). You will be required to enter into an agreement with the Council appropriate to this scale of development and to pay the relevant fees prior to starting work.

Your completed and signed Checklist A (for Level 1 and Level 2 developments) or B (for basements) and all relevant accompanying documents outlined in Checklist A or B, e.g. the full Site Environmental Management Plan (Levels 1 and 2) or Construction Management Plan (basements), must be submitted to the City Council's Environmental Sciences team (environmentalsciences2@westminster.gov.uk) **at least 40 days prior to commencement of works** (which may include some pre-commencement works and demolition. The checklist must be countersigned by them before you apply to the local planning authority to discharge the above condition.

You are urged to give this your early attention as the relevant stages of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval of each of the relevant parts, prior to each stage of commencement., , Where you change your plans after we have discharged the condition, you must re-apply and submit new details for consideration before you start work. Please note that where separate contractors are appointed for different phases of the project, you may apply to partially discharge the condition by clearly stating in your submission which phase of the works (i.e. (a) demolition, (b) excavation or (c) construction or a combination of these) the details relate to. However please note that the entire fee payable to the Environmental Sciences team must be paid on submission of the details relating to the relevant phase.

Appendix A must be signed and countersigned by Environmental Sciences prior to the submission of the approval of details of the above condition.

- 3 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 and to apply online please visit www.westminster.gov.uk/suspensions-dispensations-and-skips.

- 4 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.
- 5 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.
- 6 You are advised that all glazing to new and replacement windows and doors should be slim line double glazed and where glazing bars are proposed these should be true dividing.
- 7 You are advised that in relation to the green wall this must be set below and not exceeding the height of the lightwell opening.

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.