

# **WESTMINSTER CITY COUNCIL**

## **STATEMENT OF DECISION**

### **SUBJECT: ADOPTION OF THE CODE OF CONSTRUCTION PRACTICE**

Notice is hereby given that the Cabinet Member for Built Environment, Cabinet Member for City Management and Customer Services, has made the following executive decision on the above mentioned subject for the reasons set out below.

#### **Summary of Decision**

1. Considered the responses to the Code of Construction Practice (summarised at section 5 below and in full at Appendix 1 to the report) and endorsed the officers' comments thereon and the resulting changes proposed to the Code.
2. Recommend the adoption of the Code of Construction Practice (Appendix 2 to the report), and its application by condition to new applications for basements with immediate effect, and for other major development (Level 1 and Level 2 schemes granted after 1<sup>st</sup> September 2016).
3. Agreed to delegate to the Director of Policy, Performance and Communications, power to make minor modifications to the Code of Construction Practice subject to consultation with the Cabinet Members.

#### **Reasons for Decision**

1. Adoption of the new Code, and the associated new service to implement this, is essential to the successful management of amenity impacts arising from construction sites. In the context of a growth agenda a managed approach to construction impacts is essential. The shift to a funded service, rolled out to all 'major' schemes as well as all residential basements will build capacity within the council enabling a proactive response, which can also be funded sustainably. The Code requires more from developers themselves in terms of neighbour liaison, and coordination with other construction sites to minimise disruption. The increased oversight that the Code will bring about will enable the new Code 'team' to better manage these impacts.
2. Central to the success and effectiveness of the council's new basement planning policy is a requirement that these are subject to the Code of Construction Practice. This will facilitate monitoring and inspections and efficient arrangements in respect of construction site traffic and deliveries, and other aspects, arising from basement developments, that can impact amenity for neighbouring uses. An Article 4 Direction, due to come into effect on 31 July 2016, will suspend permitted development rights with regard to basements beneath dwellinghouses, ensuring that these sites, which until now have been outside the planning process, are also subject to the provisions of the basements policy, including the Code of Construction Practice. The Code has been carefully drafted to mitigate harmful construction and other impacts on residents and on the residential character of the City of Westminster.

## Additional comment from the Cabinet Member for the Built Environment

In taking the decision about the Code of Construction Practice, I have requested that changes are made to the Code of Construction Practice, to ensure that comments about construction management, made either directly to the developer, in response to a planning application, or by planning committee or other decision maker, are addressed as part of the Site Environmental Management Plan or Construction Management Plan. Minor changes have been made to chapter two, at paragraphs 2.3 and 2.4 to the code to reflect this, with corresponding amendments to Appendices A, F and G to ensure consistency throughout

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**Implementation Date:** 26 July 2016

**Reference:** CMfBE/8/2016  
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