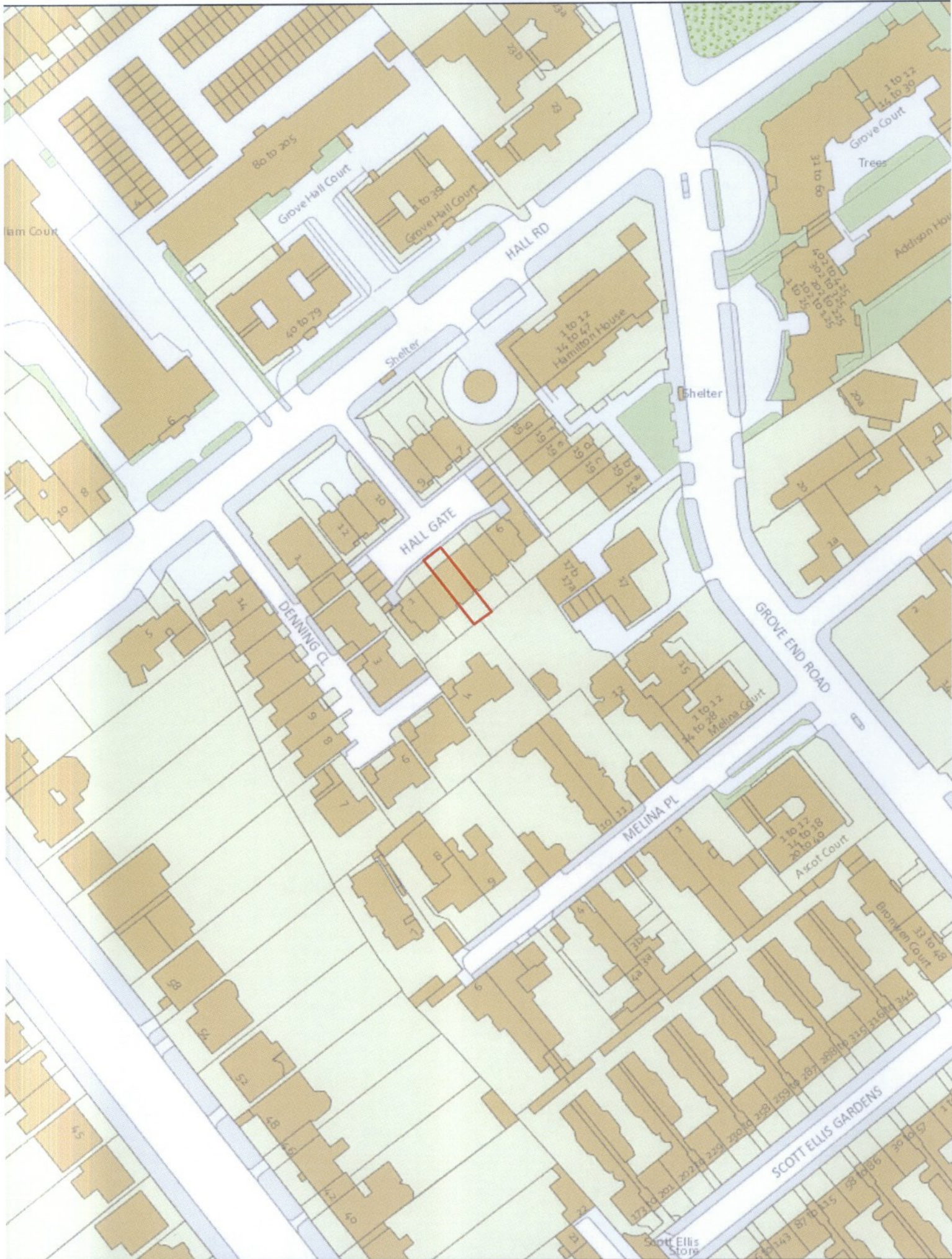


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 27 October 2015	Classification For General Release	
Report of Director of Planning		Wards involved Regent's Park	
Subject of Report	3 Hall Gate, London, NW8 9PG		
Proposal	Details of a construction management plan pursuant to Condition 3 of planning permission dated 06 January 2015 (RN: 14/10072).		
Agent	Savills		
On behalf of	Mr T Gousgounis		
Registered Number	15/05588/ADFULL	TP / PP No	TP/11208
Date of Application	22.06.2015	Date amended/ completed	24.06.2015
Category of Application	Non DCLG		
Historic Building Grade	Unlisted		
Conservation Area			
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Approve details.





3 HALL GATE, NW8

2. SUMMARY

The application seeks approval of a Construction Management Plan (CMP) pursuant to Condition 3 of the planning permission for excavation of a basement floor below the existing dwellinghouse with lightwells to front and rear elevations, as well as alterations at roof level and to the front and rear elevations, which was granted permission by the Planning Applications Committee on 6 January 2015.

The key issue in this case is the compliance of the CMP that has been submitted with the requirements of Condition 3 (a full copy of the submitted CMP is provided in the background papers). Condition 3 states that:

'Notwithstanding the construction management plan submitted with the application, no development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:

- i. a construction programme including a 24 hour emergency contact number;*
- ii. parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);*
- iii. locations for loading/unloading and storage of plant and materials used in constructing the development;*
- iv. erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);*
- v. wheel washing facilities and measures to control the emission of dust and dirt during construction; and*
- vi. a scheme for recycling/disposing of waste resulting from demolition and construction works.*

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.'

The CMP that has been submitted does not provide a 24 hour emergency contact number as the contractor has yet to be finalised; however, it does undertake to provide a 24 hour emergency contact number on the hoarding around the site for the duration of the construction works. This is considered to be an acceptable undertaking in response to (i) above. The construction programme is projected to be 47 weeks, of which the excavation of the basement and construction of the basement shell will take 21 weeks. These timescales are considered to be reasonable given the scope of the proposed works and the need to comply with the restrictions on hours of works imposed by Condition 2 of the 6 January 2015 permission. A monthly progress report is to be published to allow neighbouring residents to understand where in the construction programme the development has reached.

There is to be no on-site parking for site operatives and site operatives will be expected to access the site by public transport. The tracking diagram appended to the CMP demonstrates that construction vehicles of the size required to carry out the development will not obstruct vehicular access once they have been reversed into the site from Hall Road. Accordingly (ii) above has been satisfactorily addressed.

Materials are to be loaded and unloaded in the location shown on the tracking diagram appended to the CMP. As per the previous paragraph, in this location the loading and unloading of construction vehicles would not obstruct vehicular access to neighbouring properties for neighbouring residents. It is expected that 1 or 2 lorry movements per day will be required during the basement construction phase of the development (up to 21 weeks),

with the vehicles almost entirely being 8 metre long rigid lorries (as shown in the submitted tracking diagram). The applicant suggests that only a 'handful' of longer 10 metre lorries will be required for particular deliveries and that these will not occur before 10.00 to limit the impact on access for neighbouring residents. A banksman will be on hand to assist drivers of construction vehicles with their manoeuvres into and out of Hall Gate. Deliveries are to be timetabled to ensure only one vehicle is on-site at anyone time and construction vehicle drivers will be instructed not to wait in Hall Road if they need to wait to access the site for a scheduled delivery. The CMP confirms that deliveries will not be scheduled when householder waste and recycling collections in Hall Gate are carried out. Plant and materials to be used to construct the development are to be stored in the applicant's garage (also shown on the tracking diagram appended to the CMP). These measures are considered to be sufficient to address part (iii) of the condition.

Hoardings are to be erected around the front forecourt to contain debris and ensure the site remains safe. The spoil skip for excavated material will be located within the hoarded area. The skip is to be emptied by a grab lorry. The hoarding is to be alarmed to prevent unauthorised access to the site. In this case, given the small scale of the development, there is not a requirement for a decorative display or a viewing facility. The hoardings proposed accord with point (iv).

The front and rear elevations are to be covered in a sheeted scaffold and a 2.5 metre high sheeting screen is to be erected around the rear garden and these measures, in tandem with the proposed hoarding, will lessen dust dispersal to neighbouring buildings and gardens. Wheel washing is not proposed and is not necessary given that construction vehicles will not leave the paved surface within Hall Gate. The applicant has confirmed that the contractor will be required to clear up any debris from the development that may be dropped in Hall Gate. The contractor is to be required to be a member of the Considerate Contractors scheme and this will compel the contractor to comply with good construction practice. Accordingly it is considered that the requirements of part (v) of the condition have been met.

Given the limited space available on site, the waste from the site is to be removed from site and disaggregated off site into different waste and recycling streams by a registered waste management contractor. Given the constraints of the site, this approach is considered to be acceptable and the requirements of (iv) have been met.

A number of the objections received question who is responsible for any future damage to the road surface and other communal parts of Hall Gate. As Hall Gate is a private road and not part of the public highway this is a private legal matter between the applicant and the owners of Hall Gate and not a matter that is relevant to the CMP, which deals with the impact of the carrying out of the development on the amenity of neighbouring residents and the operation of the local public highway network.

One objector queries the definition of what constitutes a 'large vehicle' and this is a legitimate concern given that vehicles over 8 metres in length may obstruct vehicular access for neighbouring residents. The applicant has clarified this section of the CMP to confirm that a 'large vehicle' (in Section 2 of the CMP) refers to vehicles over 8 metres in length. Given this clarification by the applicant, the CMP would prevent vehicular obstruction for neighbouring residents prior to 10.00am throughout the construction period as larger vehicles which may block the private road within Hall Gate would only be permitted to visit the site after 10.00am. In light of this, it is not considered that the request for construction vehicles to be banned from visiting the site prior to 10.00 is reasonable.

Concern has been expressed regarding noise disturbance from the proposed construction works. Noise disturbance from construction works cannot be wholly avoided; however, the applicant has committed to appointing a contractor who is a member of the Considerate Constructors Scheme and therefore the contractor would be compelled to seek to minimise noise pollution during construction works. The applicant has confirmed that measures will be

taken, such as use of noise suppression devices on power tools, to minimise noise disturbance. Furthermore, the hours of noisy basement excavation and construction works would be limited to between 08.00 and 18.30 Monday to Friday and not at all at weekends.

Significant concern has also been expressed by one neighbour in terms of dust suppression. However given the scale of the development, it is considered that the measures proposed, which are described earlier in this report, are sufficient in combination with on site dust suppression techniques such as damping down, to prevent the spread of a significant proportion of the dust generated by carrying out the development.

In conclusion, having regard to the size of the proposed basement development, for the reasons set out in this report, the proposed CMP is considered to be acceptable and addresses the requirements of Condition 3 of the planning permission dated 6 January 2015. It is therefore recommended that the approval of details application is approved.

3. CONSULTATIONS

COUNCILLOR RIGBY

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER

No objection, provided the applicant works with Highways Licensing to obtain the requisite highways licenses.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 14; Total No. of Replies: 3.

Three email raising objection on all or some of the following grounds:

- No reference in the CMP to common property or insurance (note that pots along shared entrance driveway may be damaged).
- Works to implement 'ill conceived project' will cause noise and disruption to neighbours.
- CMP does not specify what constitutes a 'large vehicle' and this could result in vehicles blocking Hall Gate early in the morning when vehicular access is required.
- CMP should prevent construction vehicles from visiting the site prior to 10.00am.
- Dust spread prevention should be guaranteed and measures proposed are not considered to be adequate.
- Dust spread could harm the health of neighbouring residents.
- Applicant should undertake to clean Hall Gate.
- Maximum noise levels should be quantified and limited.
- 11 month construction programme seems ambitious.
- Appended drawing does not show larger lorries, grabbers and skip lorries in and out of Hall Gate.
- Dirt and noise will be difficult for neighbours to cope with.
- The general traffic jams for this do seem to need a timetable.
- Lorries will damage kerb stones and not clear who will repair this damage.

ADVERTISEMENT/ SITE NOTICE: Yes.

BACKGROUND PAPERS

1. Application form.
2. Copy of Construction Management Plan dated May 2015 (as amended on 16 October 2015).
3. Memo from the Highways Planning Manager dated 15 July 2015.
4. Email from the occupier of 6 Hall Gate dated 26 July 2015.
5. Email from the occupier of 4 Hall Gate dated 3 August 2015.

6. Email from the occupier of 10 Hall Gate dated 4 August 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT SARAH WHITNALL ON 020 7641 2929 OR BY E-MAIL – swhitnall@westminster.gov.uk.

DRAFT DECISION LETTER

Address: 3 Hall Gate, London, NW8 9PG

Proposal: Details of a construction management plan pursuant to Condition 3 of planning permission dated 6 January 2015 (RN: 14/10072).

Plan Nos: Construction Management Plan dated May 2015 (as amended on 16 October 2015 by email from Joe Haines - Savills).

Case Officer: Oliver Gibson

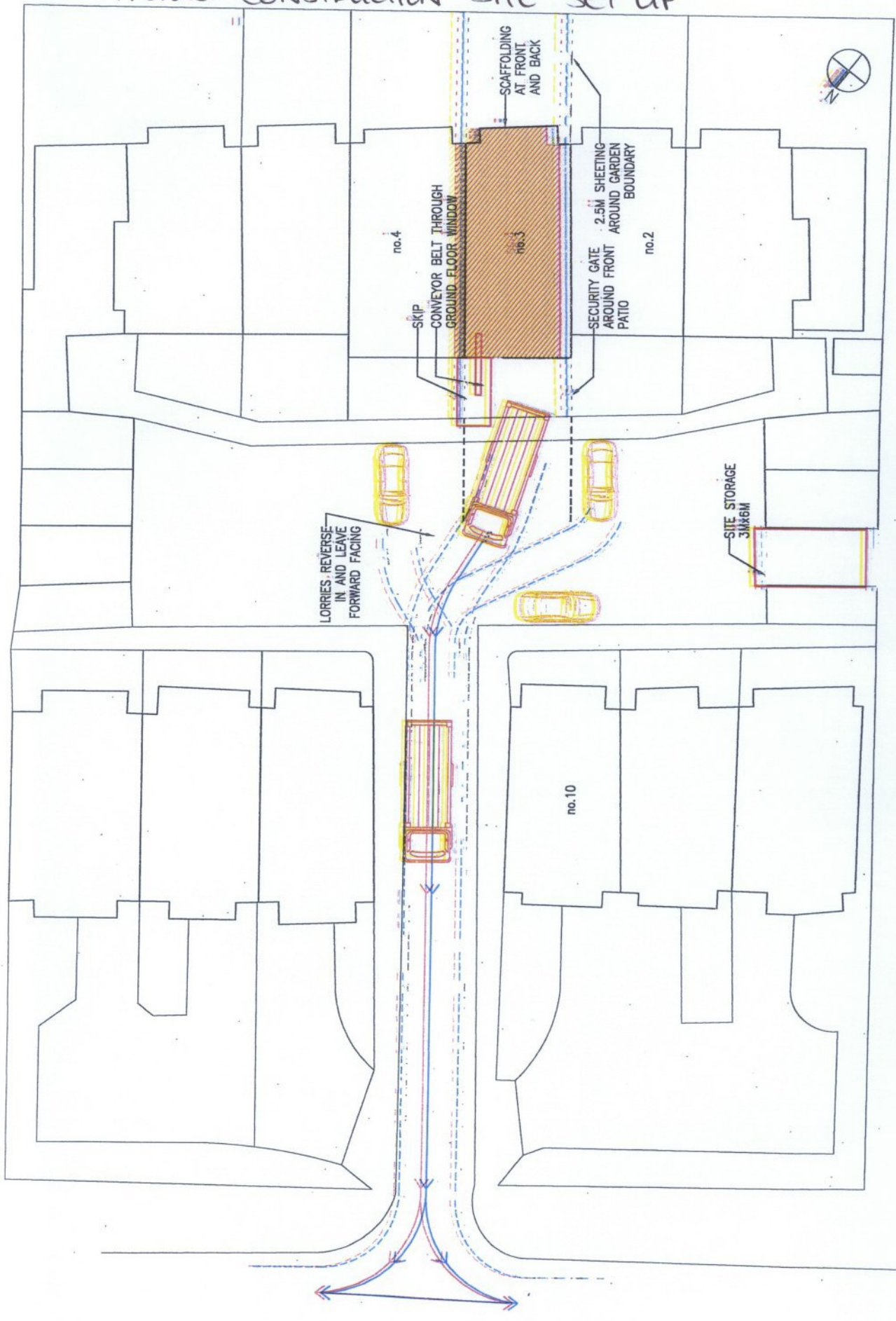
Direct Tel. No. 020 7641 2680

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

- 1 This permission fully meets condition 3 of the planning permission dated 6 January 2015. (111AA)
- 1 You are reminded of the need to comply with the Construction Management Plan throughout the construction period. In particular, you have undertaken to display a 24 hour emergency contact number on the site hoarding at all times and provided a monthly update to neighbours, which provides an update on progress on the development. You have also undertaken to ensure that the contractor that is appointed to carry out the development is a member of the Considerate Contractors scheme.

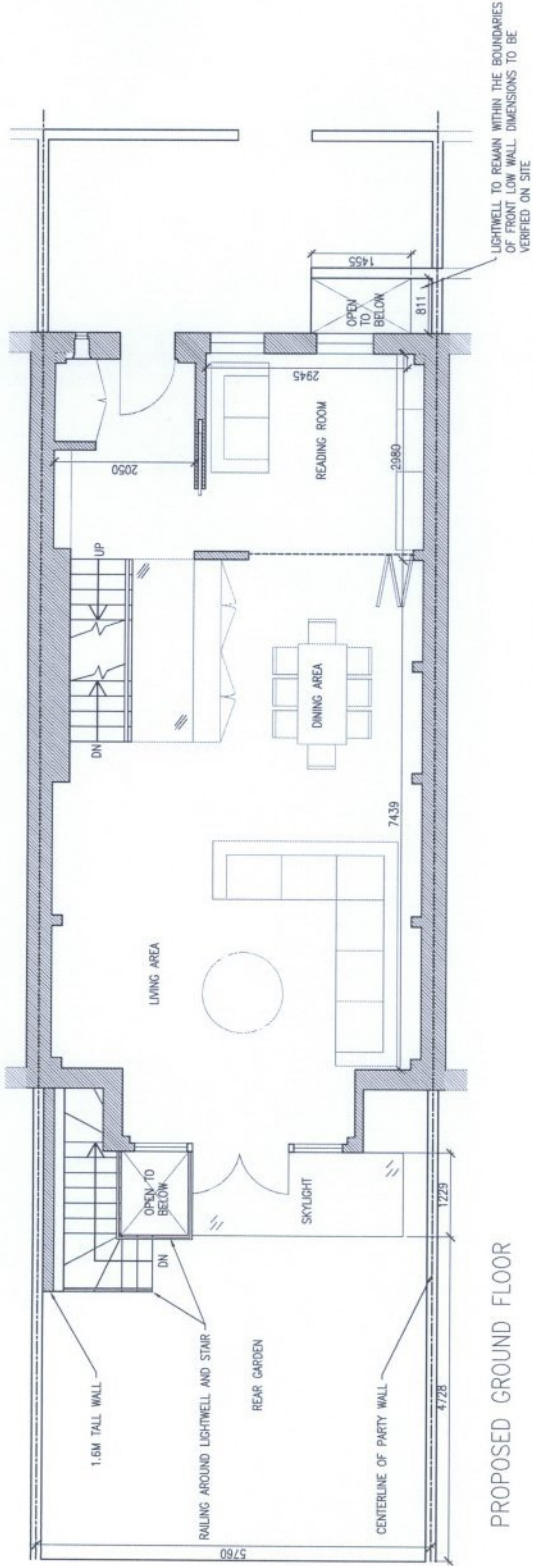
DRAFT

PROPOSED CONSTRUCTION SITE SET UP

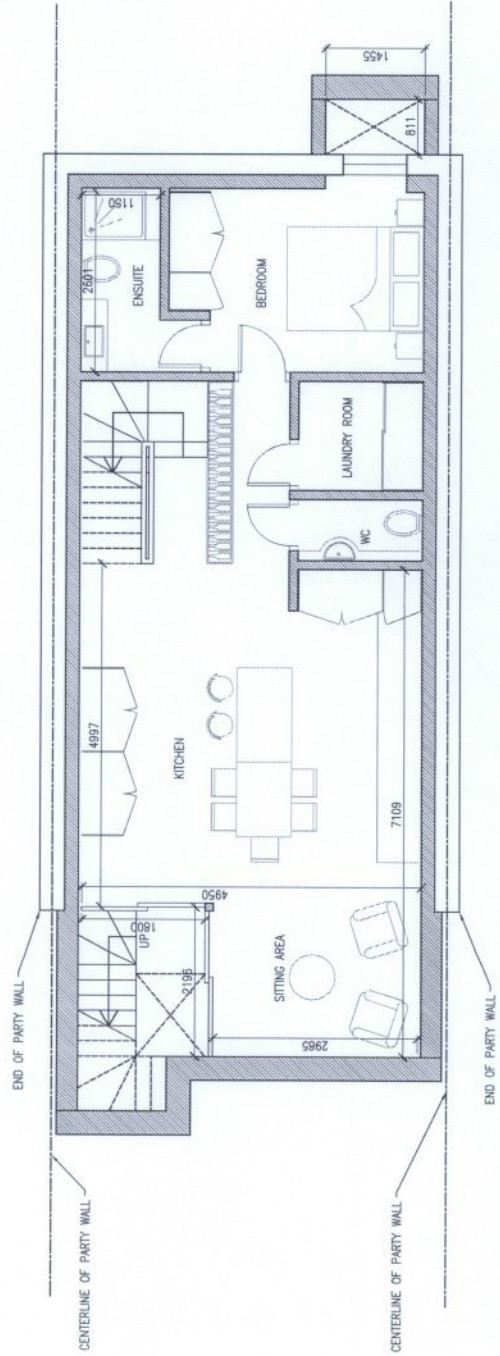


APPROVED DRAWING

Designer: KRISTINA ARGYROS STUDIO
Client: Mr Thomas Gousounis
Phase: PLANNING APPLICATION
Project: 3 Hall Gate, London, NW8 9PG
Drawing 07 revision: Proposed Ground Floor & Basement
Scale: 1:75@ A3
Date: Dec 2014

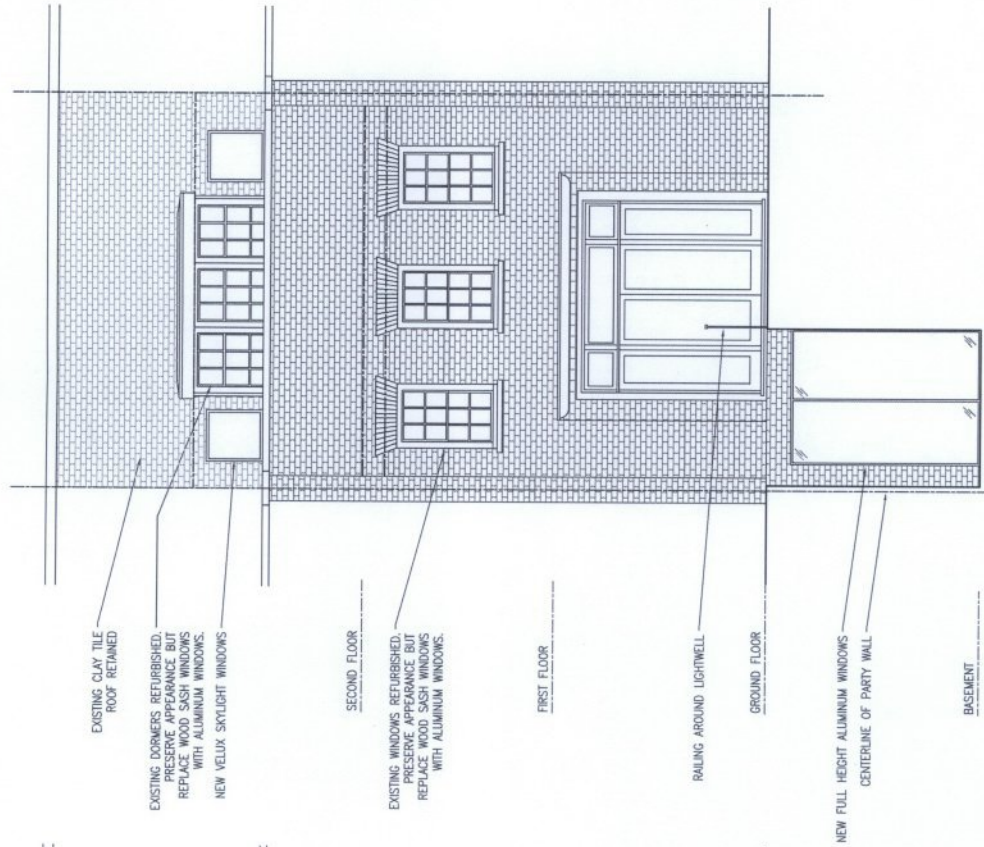


PROPOSED GROUND FLOOR

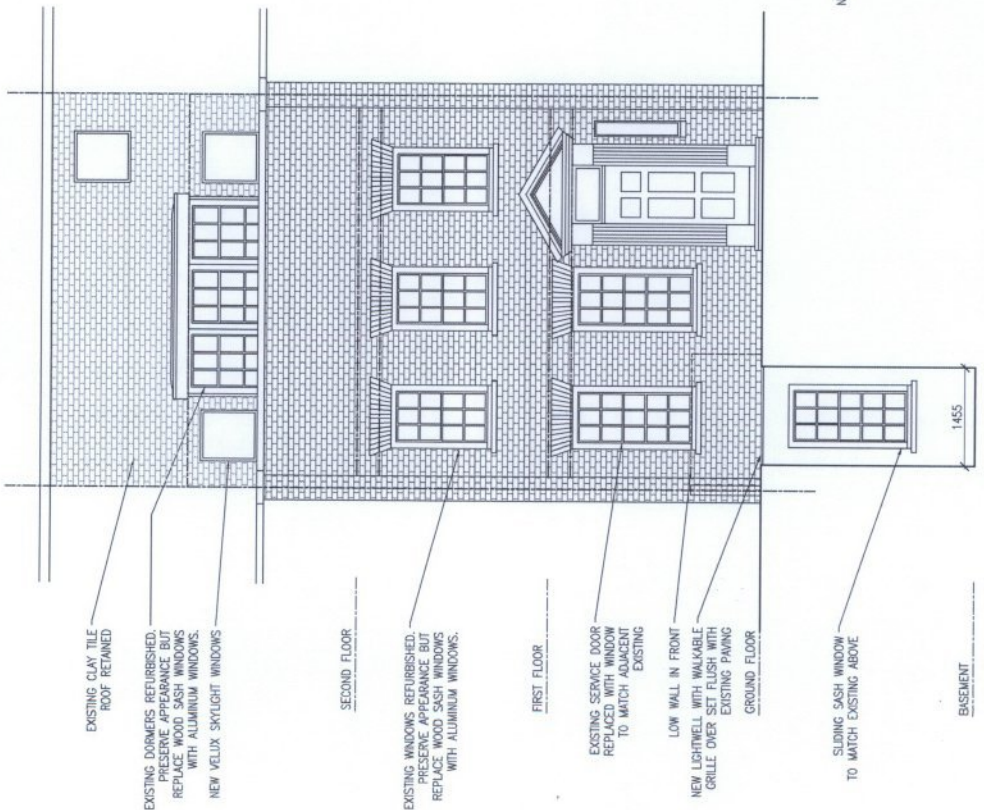


APPROVED DRAWING

Designer: KRISTINA ARGYROS STUDIO
Client: Mr Thomas Gousounis
Phase: PLANNING APPLICATION
Project: 3 Hall Gate, London, NW8 9PG
Drawing 02 revision: Proposed Front & Rear Elevations
Scale: 1:75 @ A3
Date: Dec 2014



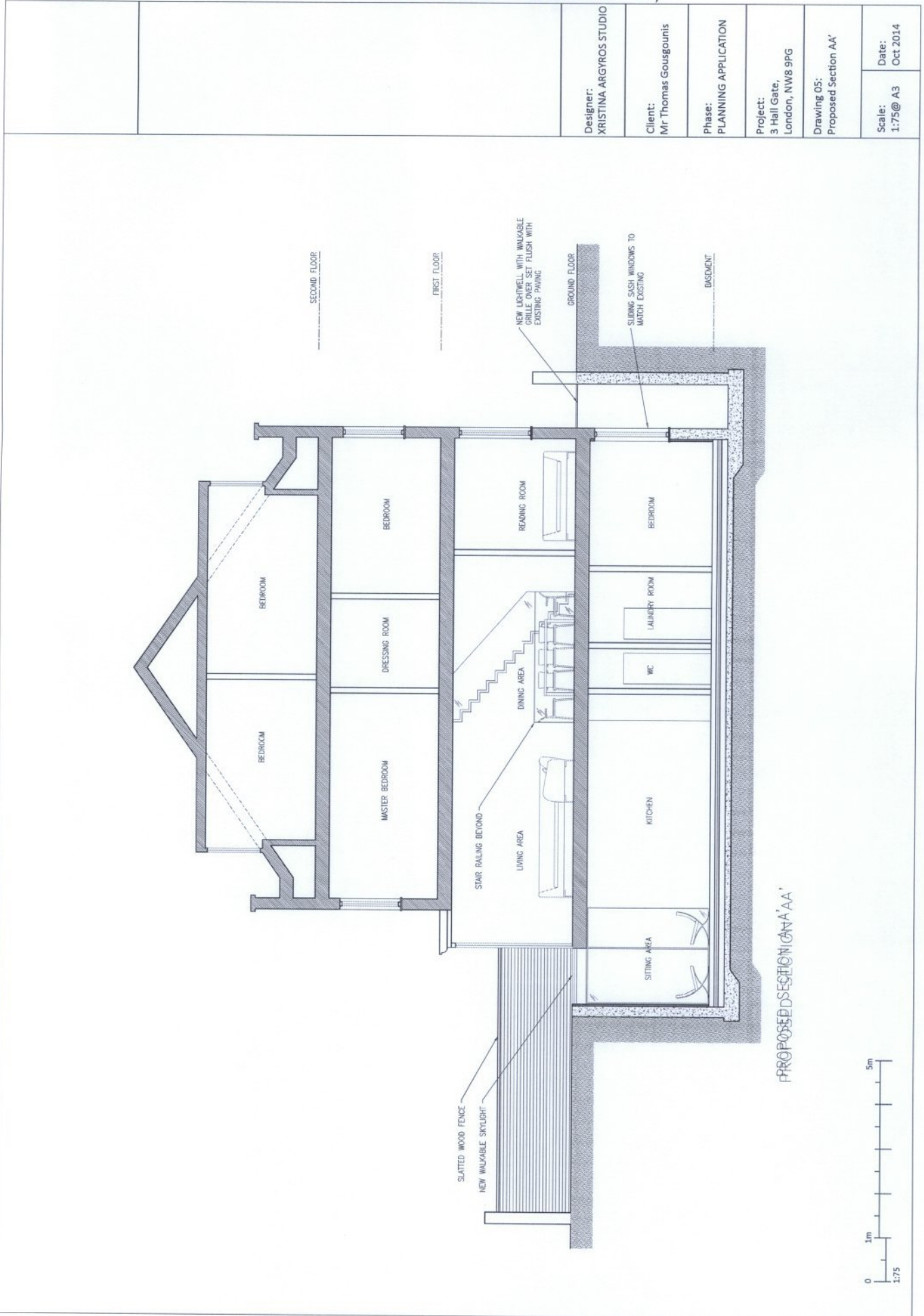
PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



APPROVED DRAWING



Designer:
XRISTINA ARGYROS STUDIO

Client:
Mr Thomas Gousgounis

Phase:
PLANNING APPLICATION

Project:
3 Hall Gate,
London, NW8 9PG

Drawing OS:
Proposed Section AA

Scale:
1:75@ A3

Date:
Oct 2014