

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 22 August 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Vincent Square	
Subject of Report	33 Greycoat Street, London, SW1P 2QF		
Proposal	Variation of condition 21 of planning permission dated 15 September 2016 (RN 16/04244/FULL) which varied an earlier permission for 'Extensions at rear lower ground to fourth floor levels and a fifth floor roof extension with terraces, introduction of plant at roof level and alterations to the building facade in association with the use of the building as 23 residential flats', namely to allow windows C1 and C2 shown on drawing 140359-A-E-VA-D151 F3 to be clear glazed and windows A1, A2, B1, B2 and D to be fixed shut and obscure glazed (with the exception of window B2 which will be top opening).		
Agent	DP9 Ltd		
On behalf of	Greycoat Property Investments Ltd		
Registered Number	17/04327/FULL	Date amended/ completed	17 May 2017
Date Application Received	17 May 2017		
Historic Building Grade	Unlisted		
Conservation Area	No		

1. RECOMMENDATION

Grant conditional permission subject to a deed of variation to the original Section 106 legal agreement dated 18 January 2016 to link this permission to the terms of the agreement.

2. SUMMARY

The application site comprises a former office building located at 33 Greycoat Street. The site backs onto a shared lightwell serving Stockton Court which is in use as offices and six residential units.

Permission was granted in January 2016 for the conversion of 33 Greycoat Street to provide 23 flats. The permission included an extension of the building at rear lower ground to fourth floor levels and a fifth floor roof extension. This permission was revised in September 2016 to allow use of a larger area for the roof terrace at fifth floor level and to extend the time limit for submitting the post-completion BREEAM assessment. The permission has been implemented and advanced works are progressing on site.

As originally submitted this application sought to remove Condition 21 from the planning decision notice. Condition 21 states:

'The glass that you put in the three windows at second floor level and the window at third floor level (excluding the glazed common part corridor) closest to Flats 1-6 Stockton Court, 31 Greycoat Street in the rear elevation must be fixed shut and not be clear glass. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission.

The reason given for this condition was to protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. There has been no material change to these policies since the determination of the previously approved scheme in September 2016.

Following discussions with officers, the applicant now seeks to vary this condition to allow one window (which actually comprises a window and door) to have clear glazing (identified as C1 and C2) and two doors to be openable (identified as B2 and C2). The remaining two windows at rear second floor level and one window at rear third floor level will remain obscure glazed.

The windows affected by Condition 21 serve living room accommodation to Units 15 and 19 at second and third floor levels. The applicant advises that the current requirement to obscure and keep fixed shut three living room windows that serve Unit 15 affects the quality of the internal living environment and the ability of the applicant to sell the unit. Officers accept that Unit 15 will have poor outlook and natural ventilation under the current arrangement. Although the residential units within this development are mechanically ventilated, Environmental Health normally require habitable rooms to have openable windows.

Six letters of objection to the original proposal have been received from Stockton Court residents on grounds of loss of privacy. Officers have visited the application site and are sympathetic to these concerns. Whilst windows to flats in Stockton Court have always been overlooked by the previous office use, the windows at second and third floor level were set further back than in the approved residential scheme. The permission for residential use permitted a 3m deep extension at second and third floor levels meaning that windows in the rear elevation of new residential building are now closer to bedroom windows in Stockton Court. In addition to this the proposed residential use of the building will result in more evening and weekend use compared to the previous office use. For these reasons it is considered that the removal of Condition 21 would not be acceptable.

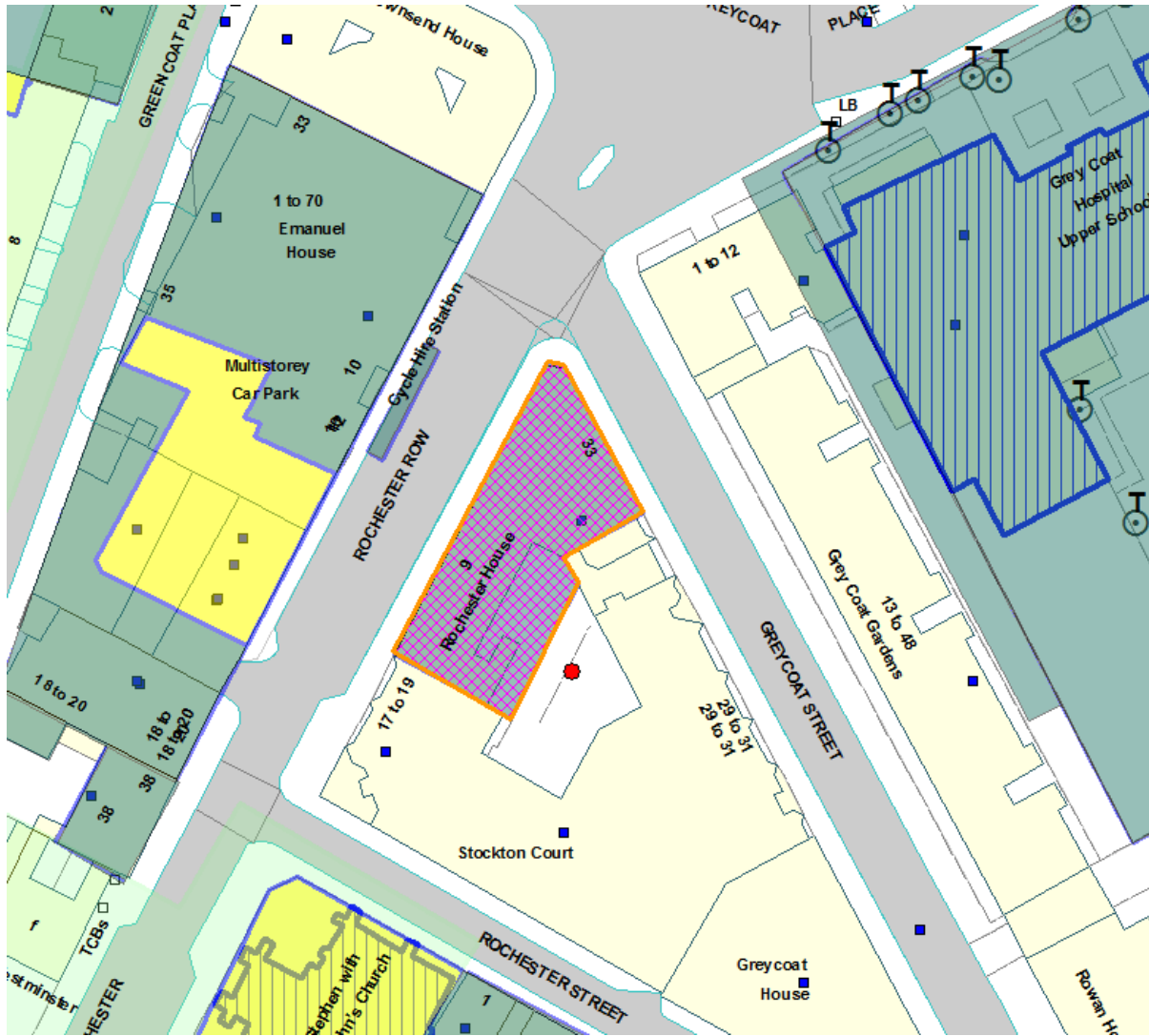
However it is considered that there is scope to revise Condition 21 to allow the window that is furthest from Stockton Court windows (identified as C1 and C2) to have clear glass and be openable. This is because the distance from this window and the closest windows in Stockton Court is 11.4m. This separation distance, and the oblique angle of the view is considered acceptable to protect residential amenity. Although the view is less oblique for the other affected windows within Stockton Court, the separation distance increases in excess of 11.4m. The applicant is also proposing to allow window C2 to be openable with a top opening tilt. This will allow for additional ventilation without compromising privacy.

It is considered that the amendments suggested by the applicant result in an improved living environment for future occupiers of Unit 15 whilst safeguarding the residential amenity of Stockton

Court residents in accordance with adopted policy.

In summary the concerns of residents in Stockton Court are understood. However it is considered that the amendments suggested by the applicant result in an improved living environment for future occupiers of Unit 15 whilst safeguarding the residential amenity of Stockton Court residents. The revised scheme is considered to comply with S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front view of 33 Greycoat Street
prior to works to convert to
residential commencing.

5. CONSULTATIONS

WESTMINSTER SOCIETY

No objection.

THORNEY ISLAND SOCIETY

While the argument made in the Covering Letter seems reasonable, the drawings show that the distance between some of the windows in 33 Greycoat St and the existing windows in Stockton Court are indeed very close and privacy issues do exist. We therefore object to the removal of this condition.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 7

Total No. of replies: 6

No. of objections: 6

No. in support: 0

Six letter of objection have been received from residents of Stockton Court on the following grounds:

- Loss of privacy to bedrooms.
- The new windows should not be openable and should be fitted with opaque glass.
- The windows of the new residential flat are many meters closer to windows in Stockton Court than the previous office block.
- The new flats will also be used evenings and weekends
- The restriction imposed by the planning authority was wise.
- Would have preferred all windows to be fixed shut and opaque.
- There are commonly used ways to ventilate rooms with fixed windows.
- The NPPF seems relevant, particularly "conditions should be used where they are necessary to the development to be permitted".
- All of the windows at the rear of the new extension should be fixed and opaque glazed.
- The frosting and sealing is essential if privacy of Stockton Court is to be maintained.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 Recent Relevant History

Variation of Conditions 1 and 18 of planning permission dated 18 January 2016 (RN: 15/04306/FULL) to allow use of a larger area for the roof terrace at fifth floor level and to extend the time limit for submitting the post-completion BREEAM assessment.
Approved 15.09.2016

Extensions at rear lower ground to fourth floor levels and a fifth floor roof extension with terraces, introduction of plant at roof level and alterations to the building facade in association with the use of the building as 23 residential flats. (RN: 15/04306/FULL)
Approved 18.01.2016

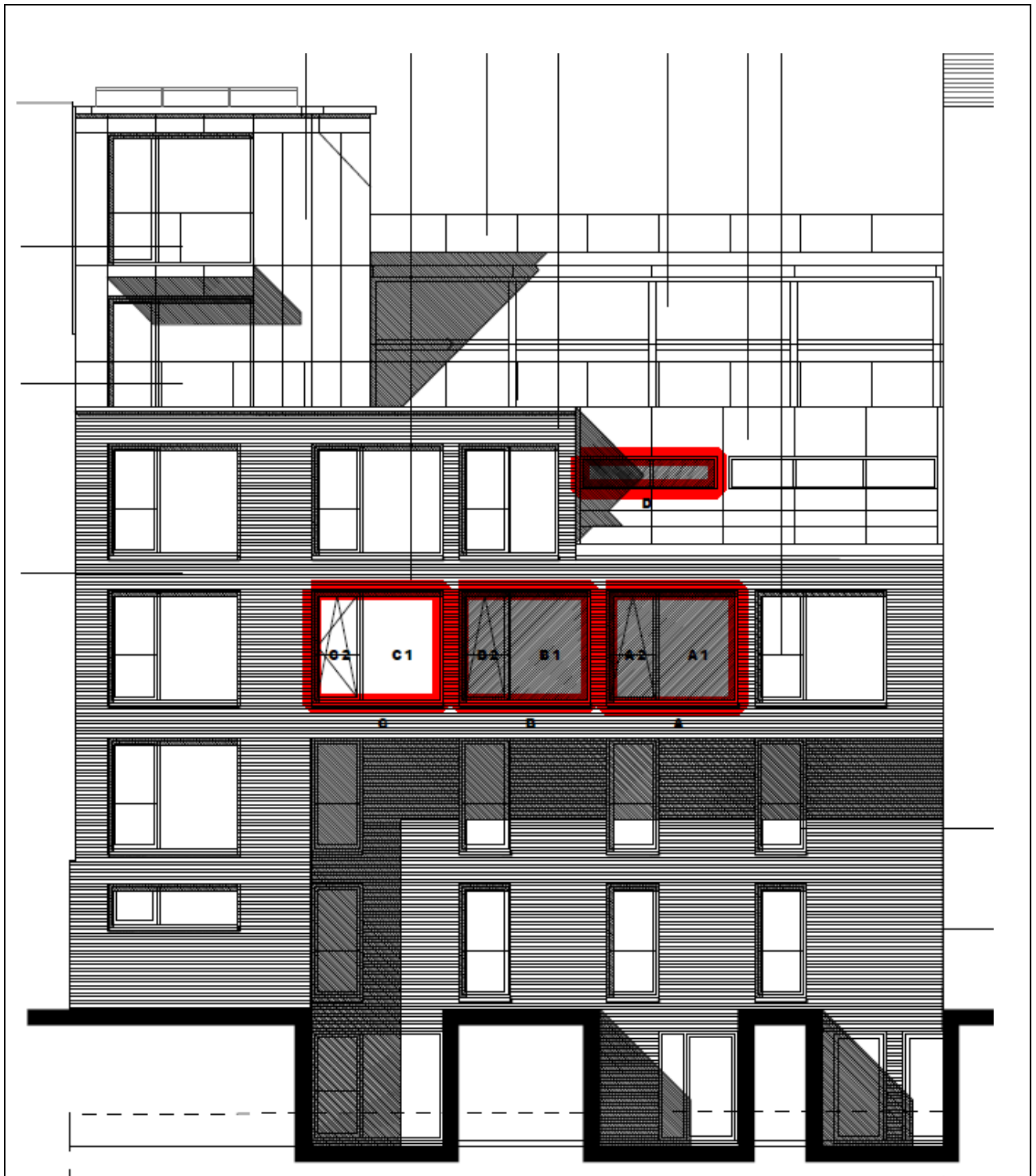
7. BACKGROUND PAPERS

1. Application form
2. Response from Westminster Society, dated 29 June 2017
3. Response from Thorney Island Society, dated 12 July 2017
4. Letter from occupier of 1, Stockton Court, 31, Greycoat Street, dated 6 June 2017
5. Letter from occupier of 2 Stockton Court, 31 Greycoat Street, dated 6 June 2017
6. Letter from occupier of 3 Stockton Court, 31 Greycoat Street, dated 6 June 2017
7. Letter from occupier of flat 5 Stockton Court, 31 Greycoat Street, dated 6 June 2017
8. Letter from occupier of 6 Stockton Court, 31 Greycoat Street, dated 6 June 2017
9. Letter from occupier of 4, Stockton Court, 31 Greycoat Street, dated 9 June 2017

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

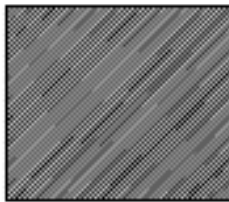
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddoward@westminster.gov.uk

8. KEY DRAWINGS





Windows Condition 21



Opaque Glazing - Guardian Satin Deco - Ultra Clear

A1 - Opaque glazing - Fixed Shut

**A2 - Opaque Glazing -
Bottom Hung - Top Opening Tilt**

B1 - Opaque glazing - Fixed Shut

**B2 - Opaque Glazing -
Bottom Hung - Top Opening Tilt**

C1 - Clear glazing - Fixed shut

**C2 - Clear Glazing -
Full Opening Tilt and Turn**

D - Opaque glazing - Fixed Shut

DRAFT DECISION LETTER

Address: 33 Greycoat Street, London, SW1P 2QF

Proposal: Variation of condition 21 of planning permission dated 15 September 2016 (RN 16/04244/FULL) which varied an earlier permission for “Extensions at rear lower ground to fourth floor levels and a fifth floor roof extension with terraces, introduction of plant at roof level and alterations to the building facade in association with the use of the building as 23 residential flats”, namely to allow windows C1 and C2 shown on drawing 140359-A-E-VA-D151 F3 to be clear glazed and windows A1, A2, B1, B2 and D to be fixed shut and obscure glazed (with the exception of window B2 which will be top opening).

Reference: Previously approved 15/04306/FULL: 140359-A-P-Si-D 100; 140359-A-P-B1-D 001; 140359-A-P-00-D 002; 140359-A-P-01-D 003; 140359-A-P-02-D 004; 140359-A-P-03-D 005; 140359-A-P-04-D 006; 140359-A-P-R1-D 007; 140359-A-X-AA-D 052; 140359-A-X-EE-D 155; 140359-A-E-VA-D 051; 140359-A-P-B1-D 101B; 140359-A-P-00-D 102B; 140359-A-P-01-D 103B; 140359-A-P-02-D 104B; 140359-A-P-03-D 105B; 140359-A-P-04-D 106B; 140359-A-P-05-D 107C; 140359-A-P-R1-D 108B; 140359-A-E-VA-D 151B; 140359-A-X-AA-D 152B; 140359-A-X-BB-D 153B; 140359-A-X-EE-D 156; 140359-A-E-NW-D 154A; Planning statement dated May 2015; Daylight and sunlight dated 6 May 2015; Daylight and sunlight addendum note dated 9 July 2015; Energy strategy dated 1 May 2015; BREEAM 2014 Domestic refurbishment pre-assessment report dated 1 May 2015; Noise survey report for 33 Greycoat Street.

For information only - Design and access statement dated May 2015; Parking strategy report dated August 2015; Flood risk assessment dated April 2015.

Documents approved under 16/04244/FULL: 140359-A-E-VA-D-151_E 1; 140359-A-P-05-D-107_D ; 140359-A-X-BB-D-153 E; 140359-A-X-EE-D-156 B; 140359-A-X-AA-D-152 E

Revised drawing: 140359-A-E-VA-D151 F3

Plan Nos: 140359-A-E-VA-D51 F2

Case Officer: Matthew Mason

Direct Tel. No. 020 7641 2926

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 You must carry out any building work which can be heard at the boundary of the site only:
- * between 08.00 and 18.00 Monday to Friday;
 - * between 08.00 and 13.00 on Saturday; and
 - * not at all on Sundays, bank holidays and public holidays.
- Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) 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 keep to the terms of the details approved under application reference 16/04400/ADFULL on the 30 January 2016 and application reference 17/03292/ADFULL on the 15 May 2017.

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)

- 5 You must keep to the terms of the details approved under application reference 16/04924/ADFULL dated 27 July 2016 for parts a and b, and application reference 16/02854/ADFULL on the 22 April 2016 for part c.

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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of 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)

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

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)

- 8 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the balconies. (C26OA)

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)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of 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)

- 10 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 11 You must provide each cycle parking space shown on the approved drawings prior to occupation of the residential units. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

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 2015.

- 12 You must provide the waste store shown on drawing 140359-A-P-B1-D 101 B before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the building. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling 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. (R14CC)

- 13 The railings at ground floor level as shown on drawing 140359-A-E-VA-D 151 B must be installed prior to the occupation of the residential flats. You must then retain the railings for as long as the building remains in residential use.

Reason:

To protect the environment of the people in the residential part of the development. This is as set out in S29 and 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. (R21CC)

- 14 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of

any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;.
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 15 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 16 You must keep to the terms of the details approved under application reference 16/04168/ADFULL on the 27 May 2016.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so

that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels.

- 17 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise.

- 18 The development shall achieve a rating of at least 'excellent' under the BREEAM (or any such national measure of sustainability for house design that replaces that scheme of the same standard). The BREEAM assessment must be completed and certified by the Building Research Establishment and a copy of the certificate detailing the award score for the building shall be submitted to us within 3 months of first occupation. In the event that this fails to meet the proposed 'Excellent' rating or minimum score, a full schedule of costs and works to achieve such a rating shall be submitted at the same time. In the event that the Council considers it is practicable and reasonable to require the implementation of these remedial works to achieve such a rating such measures, or alternatives to secure site remedial actions, shall be carried out within six months of any such determination, ,

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44BC)

- 19 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the residential development, as set out in your application: photovoltaic (PV) panels at fourth and fifth floor levels. You must not remove any of these features. (C44AA)

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (November 2016). (R44AC)

- 20 You must keep to the terms of the details approved under application reference 16/01831/ADFULL on the 27 April 2016.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted

in January 2007. (R21AC)

- 21 The glass that you put in windows A1, A2, B1, B2 and D shown on drawing 140359-A-E-VA-D151 F3 must be fitted in accordance with the sample of glass approved under reference 16/08264/ADFULL on 3 October 2016 and prior to the occupation of any residential unit hereby approved. You must not change it without our permission.

Windows A1, A2, B1 and D shown on drawing 140359-A-E-VA-D151 F3 must remain fixed shut at all times whereas window B2 must be either fixed shut or bottom hung with a top opening tilt. You must not change the opening mechanism of window B2 without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 22 You must keep to the terms of the details approved under application reference 16/04148/ADFULL on the 16 May 2016.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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, 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 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: www.westminster.gov.uk/cil, Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the

landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**, CIL forms are available from the planning on the planning portal: , <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> , Forms can be submitted to CIL@Westminster.gov.uk , **Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.**

- 3 This permission is governed by a legal agreement between the applicant and us under Section 106 of the Town and Country Planning Act 1990. The agreement relates to affordable housing contribution and lifetime car club membership.

- 5 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)

- 6 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

- 7 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.
Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.
24 Hour Noise Team,
Environmental Health Service,
Westminster City Hall,
64 Victoria Street,
London,
SW1E 6QP
Phone: 020 7641 2000
Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take

place outside the permitted hours unless you have our written approval. (I50AA)

- 8 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.
- 9 The sound insulation in each new unit of a residential conversion should meet the standards set out in the current Building Regulations Part E and associated approved documents. Please contact our District Surveyors' Services if you need more advice. (Phone 020 7641 7240 or 020 7641 7230). (I58AA)
- 10 The design and structure of the development shall be of such a standard that the dwelling is free from the 29 hazards listed under the Housing Health Safety Rating System (HHSRS). However, any works that affect the external appearance may require a further planning permission. For more information concerning the requirements of HHSRS contact: , Residential Environmental Health Team, 4th Floor East, Westminster City Hall, 64 Victoria Street, London SW1E 6QP, www.westminster.gov.uk, Email: res@westminster.gov.uk, Tel: 020 7641 3003 Fax: 020 7641 8504.
- 11 Under Section 25 of the Greater London Council (General Powers) Act 1973 you need planning permission to use residential premises as temporary sleeping accommodation. To make sure that the property is used for permanent residential purposes, it must not be used as sleeping accommodation by the same person for less than 90 nights in a row. This applies to both new and existing residential accommodation.
Also, under Section 5 of the Greater London Council (General Powers) Act 1984 you cannot use the property for any period as a time-share (that is, where any person is given a right to occupy all or part of a flat or house for a specified week, or other period, each year). (I38AB)
- 12 With regards to condition 22, you are advised to contact the case officer to discuss. Site lines will likely be required to show these views from these terraces towards the nearest residential windows.

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.

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