

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 19 June 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Little Venice	
Subject of Report	61A And 60B Blomfield Road, London, W9 2PA		
Proposal	Excavation of a single storey basement beneath footprint of the existing dwelling at 61A Blomfield Road incorporating excavation to rear garden area and a front lightwell. Alterations to the existing rear balcony/access stairs serving 61a and 60b Blomfield Road to create one balcony serving only 61a Blomfield Road and creation of new external new steps at the rear of No. 60 Blomfield Road.		
Agent	Mr Simon Johnson		
On behalf of	Mrs Heskia-Farhadi		
Registered Number	18/00287/FULL	Date amended/ completed	15 January 2018
Date Application Received	15 January 2018		
Historic Building Grade	Unlisted		
Conservation Area	Maida Vale		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application relates to a two-storey maisonette within an unlisted property in the Maida Vale Conservation Area, and is located opposite the Grand Union Canal. The application proposes the excavation of a single storey basement beneath footprint of the existing dwelling at 61A Blomfield Road incorporating excavation to rear garden area and a front lightwell; alterations to the existing rear balcony/access stairs serving 61a and 60b Blomfield Road to create one balcony serving only 61a Blomfield Road and creation of new external new steps at the rear of No. 60 Blomfield Road. Excavation of a single storey basement beneath footprint of the existing dwelling at 61A Blomfield Road incorporating excavation to rear garden area and a front lightwell.

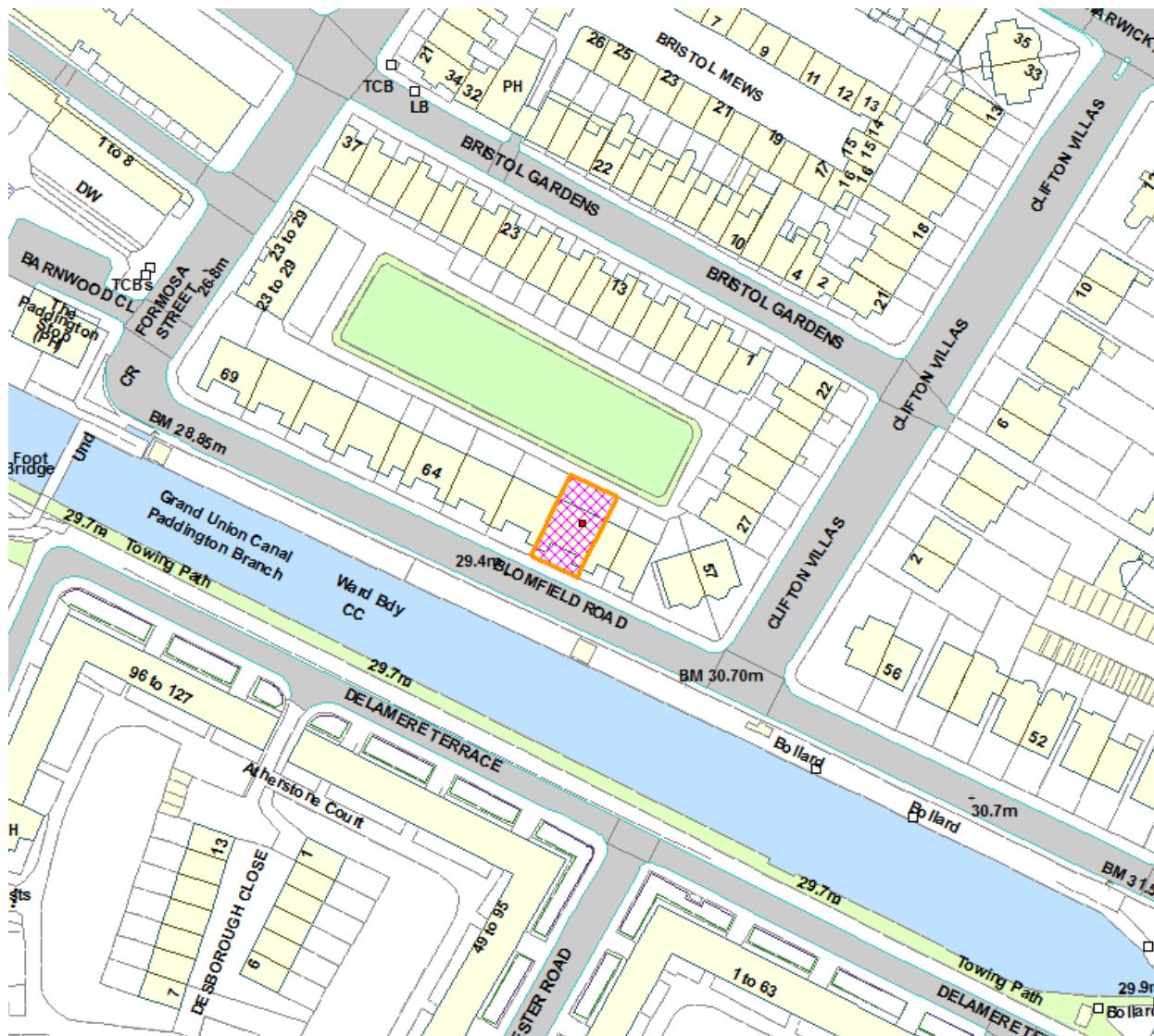
Re-consultation of the application has been undertaken given that the works to the rear of the site were not originally included in the description of development, which also prompted revisions to the site address; site location plan and certificate of ownership.

The key issues in this case are:

- * The impact on the appearance of the host building and the character and appearance of this part of the Maida Vale Conservation Area;
- * The standards of habitable accommodation proposed as part of the works; and
- * The impact of the proposal upon the amenity of adjoining residents.

Subject to appropriate conditions as set out in the draft decision letter appended to this report, the redevelopment proposals are considered to comply with the relevant design, conservation, amenity and transportation policies in Westminster's City Plan adopted in November 2016 (the City Plan) and the Unitary Development Plan adopted in January 2007 (UDP). As such, the application is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

20 Feb 2018 at 15:21:30



Front elevation (61A is located at lower ground floor level)



Rear Elevation

5. CONSULTATIONS

ORIGINAL CONSULTATIONS (sent 19 January 2018):

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY:

Objection raised on the following grounds:

- Installation of grille is considered harmful to the conservation area.
- Concerns over natural light to basement rooms.
- Loss of rear stair arrangement and installation of doors is considered harmful to both the host building and the conservation area.

THAMES WATER:

No objection raised.

ENVIRONMENT AGENCY:

Any response to be reported verbally.

ARBORICULTURAL OFFICER:

Any response to be reported verbally.

BUILDING CONTROL:

Objection on the grounds that both bedroom and kitchen/living at basement level are inner rooms and requires alternative means of escape. Structural method statement has not been provided.

ENVIRONMENTAL HEALTH:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 25; Total No. of replies: 6 (3 from the same address)

Six objections raised on all or some of the following grounds:

Design:

- Lightwell will affect the appearance of the building.
- Appearance of the rear will be changed and will affect views from the communal gardens.

Amenity:

- Potential loss of front garden area
- Concerned by impact to access to the communal gardens to the rear whilst works are undertaken

Other:

- Disruption and negative impact on health and quality of life as a result of construction work.
- Dust and dirt will bring on related health problems.
- Structural damage to the building

- Limited road access whilst construction is carried out.
- Loss of income for flats rented out

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

CONSULTATION ON REVISED PROPOSAL INCLUDING A CHANGE TO THE SITE ADDRESS (sent 17 April 2018):

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY:

No objection – ensure all new material matches with existing fabric.

THAMES WATER:

Any response to be reported verbally.

ENVIRONMENT AGENCY:

Any response to be reported verbally.

ARBORICULTURAL OFFICER:

Following an additional section drawing showing the existing ground levels in the rear garden superimposed on the proposed section, no objection subject to landscaping and an arboricultural supervision conditions.

BUILDING CONTROL:

Further to the receipt off additional information the works are acceptable - Suggested an informative to remind the applicant to obtain technical approval from the City Council highways engineers prior to starting works.

ENVIRONMENTAL HEALTH:

No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 25; Total No. of replies: 2

Two objections raised on all or some of the following grounds:

Design:

- Appearance is out of character with existing development in the area.
- Adverse effect on the character and appearance of the conservation area.
- Lightwell grille in basement will spoil appearance and is not in keeping with the uniformity of the rest of the street.

Other:

- Noise disruption and pollution as a result of construction work.
- Over-development of the site
- Significant risk to building and surrounding buildings in regards to high water table
- Adverse effect to the existing subsidence issues
- Increased risk of structural and damp issues which would result in increased costs to other flat owners to remedy in the future

- Query ownership certificate
- Damage to the buildings
- Inaccuracies in water report

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

CONSULTATION ON REVISED DRAWINGS AND CORRECT CERTIFICATE OF OWNERSHIP (sent 11 May 2018):

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 25; Total No. of replies: 2

Two objections raised on all of the following grounds:

Other:

- Concerns over the freeholder allowing the extension of the lease into the land
- Noise disruption and pollution as a result of construction work.
- Health concerns due to the construction work

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises a five storey mid-terrace property on the northern side of Blomfield Road, opposite the Grand Union Canal. The property is not listed, but is situated within the Maida Vale Conservation Area. The property has been divided into six self-contained flats, and the application relates to the existing maisonette at lower and upper ground floor levels.

6.2 Recent Relevant History

10/03633/FULL

Excavation of basement floor below existing building with alterations to front and rear elevations (Flat B), including the creation of lightwell and rear balcony.

Application Permitted 23 September 2010

7. THE PROPOSAL

The application proposes the excavation of a new basement level beneath the entire footprint of the property, the creation of a lightwell to the front courtyard, changes to an existing balcony, the removal of the shared external steps at the rear of No. 61A Blomfield Road and the installation of new steps at the rear of No. 60B Blomfield Road. The works would create a bedroom with an en-suite bathroom and a kitchen/dining room with access onto the garden for the existing property.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The addition of an increased amount of residential floorspace is considered acceptable in principle under housing Policy H3 of the UPD which was adopted in January 2007.

8.2 Townscape and Design

Objections have been received on the grounds that the front lightwell and grill will affect the appearance of the building and that the changes to the rear elevation will affect the view from the communal gardens.

Due to its subterranean nature, the majority of the prospect works would not be visible in townscape and conservation area terms. Excavational work would provide an enclosed small lightwell to the front of the property and new doors would be provided at basement level to provide access to the rear garden.

The grill to the front lightwell will appear relatively discreet in design terms set to the base of this lightwell and it is not considered excessively large. As it caps a lightwell rather than directly to a room its presence will not be highlighted by a strong sense of light spilling out of a room.

The works to the rear elevation maintain the general appearance of the line of railings and balcony structures, and the new doors are in character with the building and in line with other similar work along the terrace. Overall, it is considered that the works would not adversely affect the character and appearance of the building or the Maida Vale Conservation Area, and are considered acceptable in design terms.

On this basis, the proposal is considered to comply with design Policies DES 1, DES 5 and DES 9 of the UDP.

8.3 Residential Amenity

Objections have been received on amenity grounds, notably in relation to loss of front garden area.

In regards to the amenity of the future occupiers of the property, Environmental Health has been consulted on the application with regards to the standards of habitable accommodation being proposed by the basement excavation and they have made no objection to the works as long as the basement is used in connection with the main house as a single family dwelling. The property currently comprises three bedrooms, an open planned kitchen/dinning/living room covering the lower and upper ground floor levels. Therefore the proposed basement would be ancillary living space to the residential unit. An informative is attached to advise the applicant that the basement should not be used as a self-contained unit in its own right, including as staff accommodation.

To the rear of 61a, the new balcony at lower ground floor level would be the same depth as the existing, spanning full width across the two door openings, and is therefore is not

considered to cause any material worsening or overlooking to the neighbouring residential occupiers. The nature of the proposal ensures there would be no issues in terms of loss of light, or increased sense of enclosure to neighbouring occupiers.

The new stairs to the rear of 60b are sited on the boundary with the 61a but sufficiently set away from the windows of this property, but in any event given that these access stairs were originally shared between these properties raises on issues of overlooking. The new stairs raises no overlooking to adjacent property to the east.

The removal of the existing communal stairs to 61a and 60b Blomfield Road to allow for a new balcony to 61a would result in the temporary loss of the external staircase to 60b whilst the works to implement the permission. This is considered unacceptable and would harm the amenity of the residents of 60b Blomfield and as the applicant could choose to only partially implement the permission, a condition to secure that the new staircase at 60b is installed prior to any works on site is recommended.

On this basis, the proposal is considered to comply with Policy ENV13 of the UDP and Policy S29 of Westminster's City Plan.

8.4 Transportation/Parking

The proposal does not raise any transportation or parking considerations.

8.5 Economic Considerations

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

8.6 Access

Not applicable.

8.7 Other UDP/Westminster Policy Considerations

Basement Development

The proposals are considered to be in accordance with policy CM28.1 of the City Plan (July 2016) for the reasons set out as follows:

Part A. 1-4

The applicant has provided an assessment of ground conditions for this site and this has informed the structural methodology proposed, which has also been submitted with the application within a structural statement prepared by an appropriately qualified structural engineer. These documents have been reviewed by Building Control who advise that the structural methodology proposed is appropriate for the ground conditions found on this site. Objections on structural matters have been received, however these cannot be sustained.

In terms of construction impact, the applicant has provided a signed proforma Appendix A confirming that they agree to comply with the City Council's Code of Construction Practice (CoCP). A condition is recommended to ensure that the applicant complies with

the COCP and that the construction works are monitored for compliance by the Environmental Inspectorate at the applicant's expense.

Objections have been received on flooding and surface water drainage grounds. A flood risk assessment has been provided as part of the structural statement and this demonstrates that the application site is located within a Surface Water Flood Risk Hotspot therefore additional flood mitigation has been incorporated within the proposal.

Part A. 5-6

Objections have been received from neighbouring residents regarding the impact of construction work associated with the proposed basement and general disturbance associated with construction activity. The proposed hours of working condition states that no piling, excavation and demolition work is undertaken on Saturdays. This condition is consistent with environmental protection legislation and will help to alleviate disturbance to neighbours outside of the prescribed hours.

The City Council adopted its Code of Construction Practice (CoCP) at the end of July 2016 and if permission is granted, the applicants will be required to comply with the CoCP. This is a fundamental shift in the way the construction impacts of developments are dealt with relative to the position prior to July 2016. Previously conditions were attached to planning permissions requiring Construction Management Plans to help protect the amenity of neighbours during construction. The new CoCP expressly seeks to move away from enforcement via the planning system. It recognises that there is a range of regulatory measures available to deal with construction impacts, and that planning is the least effective and most cumbersome of these. The Environmental Inspectorate has been resourced in both numbers and expertise to take complete control over the monitoring of construction impacts.

The CoCP strongly encourages early discussions between developers and those neighbouring the development site. It notes that this should be carried out after planning permission is granted 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 soothe the development process.

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 considered acceptable.

The site is not in an archaeological priority area and therefore part 6 does of the policy does not apply.

Part B. 1 & 2

The proposals involve the loss of shrubs/ bushes in the rear garden of 61a. The arboricultural officer has not raised objection to the loss of this landscaping, subject to a

section drawing confirming no level changes being proposed in the root protection area of the trees at the rear of 62 Blomfield Road and the London Plane tree in the communal rear garden. This section drawing is acceptable subject to recommended conditions and informatives.

Part B. 3

The proposals include natural ventilation by opening sliding sash windows within the front lightwell, which will serve the bedroom and the en-suite. The doors to access the garden at the rear will also provide natural ventilation to the kitchen/dining area. Therefore this is considered acceptable.

Part B. 4 & 7

The only external manifestations of the basement to the front would be the lightwell, which is not considered to have a significant impact in terms of sustainable urban drainage. Due to the change in ground level and the garden excavation proposed to the rear the basement elevation will be seen from private views, permeable paving and soft borders are proposed in the garden to provide drainage.

Part B. 5 & 6

The proposals are considered to be discreet and will not negatively impact on the conservation area (see also Section 8.2 of this report).

Part C. 1

The proposals are directly under the footprint of the property with the addition of a small lightwell to the front. It does not extend under more than 50% of this garden area. A margin of undeveloped garden land is retained around the proposed basement. This part of the policy is therefore considered to have been met.

Part C. 2

One metre of soil depth and 200mm drainage layer is provided over the proposed basement which is compliant with this part of the policy.

Part C. 3

Only a single basement is proposed which is considered acceptable and in accordance with this part of the policy.

Part D

The basement does not extend under the highway, therefore this part of the policy does not apply in this case.

8.8 London Plan

This application does not raise any strategic issues.

8.9 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.

8.10 Planning Obligations

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

The existing property has a floorspace of 98m². The proposed scheme provides a gross internal area of 148m², which is an uplift of 50m². This is below the 100m² of new floorspace above which the requirement to pay CIL is triggered.

8.11 Environmental Impact Assessment

The proposed development is of insufficient scale to require the provision of an Environmental Impact Assessment.

8.12 Other Issues

Objections have been raised on the grounds on noise and disruption during the course of works. As has been noted in the basement excavation section of this report, the applicant has agreed to sign up to the City Council's Code of Construction Practice which seeks to ensure that development is carried out with as minimal impact to neighbouring properties as possible. It is also recommended that the City Council's standard hours of working condition is attached so as to minimise disruption as far as possible. Permission could not reasonably be withheld on these grounds.

A concern has been raised regarding the freeholder extension of the lease. Matters of land ownership, subject to the correct completion of the certificate of ownership, are a private matter.

An objection has been received from a resident on the grounds that should they wish to let out their flats during the construction impact they are unlikely to be able to and therefore will lose income. This again is not a material planning consideration.

An objection has been received on the grounds that not many objections were received because the City Council will only accept these via the Council's website. This is incorrect and the Council can accept letters of objection via the post.

(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: KIMBERLEY DAVIES BY EMAIL AT northplanningteam@westminster.gov.uk

9. KEY DRAWINGS

Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation



Proposed Rear Elevation



DRAFT DECISION LETTER

Address: 61A And 60B Blomfield Road, London, W9 2PA,

Proposal: Excavation of a single storey basement beneath footprint of the existing dwelling at 61A Blomfield Road incorporating excavation to rear garden area and a front lightwell. Alterations to the existing rear balcony/access stairs serving 61a and 60b Blomfield Road to create one balcony serving only 61a Blomfield Road and creation of new external new steps at the rear of No. 60 Blomfield Road.

Plan Nos: Site Location Plan, SJA-108-DR-E(-)005_A, SJA-108-DR-E(-)001_A, SJA_108_DR_E(-)002, SJA-108-DR-E(-)006_A, SJA_108_DR_E(-)007_A, SJA-108-DR-G(-)000_A, SJA-108-DR-G(-)005_A, SJA-108-DR-G(-)001_A, SJA-108-DR-G(-)006_A, SJA-108-DR-G(-)007_A, SJA-108_DR_G(-)008, SJA-108-DR-E(-)0012, SJA-108-DR-G(-)0012_A, 02826P_TPP_01 Rev A and Design, Access & Heritage Statement dated 15 January 2018.

For information only:

Arboricultural Impact Assessment dated January 2018, Construction Management Plan dated 15 January 2018; Flood Risk and Drainage Assessment dated January 2018.

Case Officer: Frederica Cooney

Direct Tel. No. 020 7641 7802

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

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

Reason:

In 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 Sunday, 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 Sunday, 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 permit 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 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 this part of the Maida Vale 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)

- 4 The grille to the front lightwell shall be installed prior to the occupation of the new accommodation at basement level and shall be retained in-situ thereafter, and shall be formed of black coloured metal.

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 Maida Vale 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 The new external metalwork shall be painted or otherwise treated permanently maintained in a black colour.

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 Maida Vale 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 new doors shall be formed in glazing and white painted timber framing.

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 Maida Vale 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 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence 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 a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

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)

- 8 **Pre Commencement Condition.** You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing within the tree protection plan 02826P TPP 01 Rev A. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

- 9 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 1 year of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 1 year of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

- 10 The staircase and alterations to the rear of 60b Blomfield Road shall be carried out prior to any works at 61a Blomfield Road.

Reason:

To protect the environment and accessibility 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 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 3 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)

- 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, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

- 5 With reference to condition 7 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). These documents must be sent to environmentalsciences2@westminster.gov.uk.

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

You are urged to give this your early attention

- 6 When you apply to us under the terms of (C31AC), in addition to the fencing that you show on your tree protection plan 02826P TPP 01 rev A, you should include details of arboricultural supervision you will carry out over the duration of the development, and address tree protection during the landscaping phase of works.
- 7 This site and adjacent properties are in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 2922.
- 8 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

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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