

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 4 April 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Bayswater	
Subject of Report	Flat 27, Saxon Hall, Palace Court, London, W2 4JA		
Proposal	Erection of single storey extension at ground floor level to House (known at flat 27).		
Agent	Keystone Planning Limited		
On behalf of	Abbey Property Management Ltd		
Registered Number	22/05532/FULL	Date amended/ completed	1 September 2022/4-5 November 2022/3 February 2023
Date Application Received	12 August 2022		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY & KEY CONSIDERATIONS

Saxon Hall is a residential block of flats, located on the east side of Palace Court and comprises lower ground, ground floor and 5 upper storeys and a recessed plant room/lift overrun. To the rear of the building is a house attached to the main block, known as Flat 27 – this is the application site.

Permission is sought for the construction of a single storey extension to the northern elevation of the house known as Flat 27. The proposal has been revised during the course of the application to reduce the depth of the extension and it is now proposed to measure 1.96m in depth, 5.3m in width and 3.1m in height to the top of the parapet. Amended drawings have also been received to accurately depict what has been approved at the site under earlier applications.

Representations of objection have been received to the proposals on amenity and highways grounds.

The key issues in the determination of this application are:

- The impact of the proposed extension and alterations upon the character and appearance of the Bayswater Conservation Area;
- The impact of the proposals upon the amenity of neighbouring residential properties; and
- The acceptability of the proposals in highways terms.

The application is considered to accord with the development plan and the application is therefore recommended for approval, subject to the conditions set out in the draft decision letter appended to the report.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Rear of application site (red building to the right is Saxon Hall Flats, white building to the left is rear of 14c Palace Court)



5. CONSULTATIONS

5.1 Application Consultations

BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally .

HISTORIC ENGLAND

No comments to make.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 30

Total No. of replies: 6

No. of objections: 8 (including four letters on behalf of two properties and one on behalf of eight properties within Saxon Hall.

No. in support: 0

Objections received on some or all of the following grounds:

Design:

- important to note the recently refused 22/03473/CLOPUD where an extension to the dwelling was not considered to accord with the Council's design policies;
- extension does not respect the character of the existing and adjoining buildings.

Amenity:

- loss of light to ground floor flats at Saxon Hall;
- no daylight or sunlight assessment has been submitted;
- As part of the renovation to the rear of Flat 27, a fence has been installed at the front door of the adjacent flats affecting light levels.

Highways:

- loss of a car parking space protected by condition 3 of permission 19/04621/FULL;
- access to cycle parking is restricted with this extension.

Other:

- loss of green space;
- proposals are 'land grabbing' and 'creeping development';
- impact of the rear courtyard works on fire safety for residents;
- there are plans underway to convert the roof at the south of flat 27 into a terrace, which is not clearly mentioned in the proposed plan. - Converting the roof into a terrace will cause significant noise for all the flats facing the terrace, and in addition affect the access of sunlight to the patio in the lower ground;
- the matter of an unauthorised terrace has been reported to the Council's Enforcement Officer.

PRESS NOTICE/ SITE NOTICE:

Yes

5.2 Applicant's Pre-Application Community Engagement

Formal pre-application engagement is not required for a development of this scale although it is encouraged by the City Council for all development. No community engagement was carried out with regards to this proposal however the applicant did engage with officers through the earlier application.

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

Saxon Hall is an unlisted block of flats located on the east side of Palace Court, within the Bayswater Conservation Area. The block was built in the 1960s and comprises lower ground, ground and five upper floors with a recessed plant room at roof level. The area of the site which is the subject of this application is a house within the rear curtilage of the site, on the eastern side of the plot known as Flat 27, originally approved in 2011 under application 10/08269/FULL.

7.2 Recent Relevant History

21/05530/FULL

Demolition of existing lift overrun at roof level and construction of a single-storey roof extension to provide three additional residential units, alterations to ground floor comprising new disabled access ramp and accessibility alterations to existing main entrance and cycle parking and bin storage in the rear yard, installation of air source heat pumps at roof level.

Application Permitted 20 December 2022

22/03473/CLOPUD

Erection of single storey rear extension.

Application Refused 20 July 2022

The certificate was refused on the following grounds:

“The erection of an extension to the northern elevation of 27 Saxon Hall is not considered to be permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended), Schedule 2, Part 2, Class A. It therefore does requires planning permission”

19/04621/FULL

Rationalisation and reduction of the existing parking in the rear yard to provide three vehicle spaces.

Application Permitted 21 January 2020

17/01729/FULL

Erection of a single storey roof extension and external alterations to create a second floor level.

Application Permitted 19 July 2017

16/10856/FULL

Infilling of lightwell to the rear of site at ground floor level to create an extension to an existing flat (Flat 27) and creation of a roof terrace.

Application Permitted 19 January 2017

14/00018/FULL

Conversion of part lower ground floor to create two-bedroom flat and associated external alterations including new windows and doors, and rear terrace with trellis screening.

Application Permitted 3 February 2015

13/07714/FULL

Conversion of 1x3 bed flat in rear south east corner of site to 1x1 bed and 1x2 bed flats and associated external alterations including installation of rooflight, fenestration changes and subdivision of existing terrace.

Application Permitted 3 February 2015

11/03552/FULL

Erection of part 2 storey and part 1 storey one bedroom mews property with roof terrace and glass balustrade and lightwell to the rear of Saxon Hall.

Application Refused 24 June 2011

11/02842/FULL

Erection of 2x 2bedroom storey mews houses with basements and the provision of associated first floor balconies and balustrading.

Application Refused 20 June 2011

11/01453/FULL

Conversion of part lower ground floor to create one-bedroom flat and associated external alterations involving the introduction of new windows and doors.

Application Permitted 21 July 2011

10/08269/FULL

Alterations and excavation at lower ground floor level to create a three bedroom flat with new double height rear extension (to south east corner of application site), lightwells, windows, doors and green roof and walls.

Application Permitted 14 April 2011

8. THE PROPOSAL

Permission is sought for the construction of a single storey extension to the northern elevation of the house known as "Flat 27". This house is a modern structure, as originally approved under application 10/08269/FULL, with later amendments to design and configurations as detailed above and extended at roof level under application 17/01729/FULL. The house is to the rear of the main 1960's building, on the eastern side of the plot. The extension is proposed to measure 1.96m in depth, 5.3m in width and 3.1m in height to the top of the parapet, to be constructed in brickwork to match the existing house with white windows.

The proposal has been revised during the course of the application to reduce its depth as it was originally proposed to project beyond the boundary wall with No. 14a Palace Court.

9. DETAILED CONSIDERATIONS

9.1 Land Use

This application is for an extension to an existing residential house to create 11m² of additional floorspace. This is acceptable in principle under Policy 8 of the City Plan.

9.2 Environment & Sustainability

9.2.1 Sustainable Design

The extension is proposed to be built to provide good insulation and the windows will have sound thermal energy performance. The proposals are therefore considered to comply with Policy 36 (Energy Performance) and 38D (Design Principles) of the City Plan and the guidance as set out in the 'Energy' and 'Retrofitting and Sustainable Design' sections of the ESPD.

9.2.2 Whole life carbon

The proposed scheme is a minor development and therefore a Whole Life Carbon Assessment is not required.

9.2.3 Circular Economy

Whilst Policy 37C states that developers are required to demonstrate the recycling, re-use and responsible disposal of construction, demolition and excavation waste, the scheme is not a major application, therefore the applicant is not obliged to comply with the Circular Economy policies.

9.2.2 Flood Risk & Sustainable Drainage

The site does not lie within a flood zone or within a surface water hotspot.

9.2.3 Environment & Sustainability Summary

For a development of this size and nature it is considered that the proposal meets the City Council's environmental and sustainability policies.

9.3 Biodiversity & Greening

Objections have been received on the grounds of loss of garden area. Whilst the extension is to be built over a section of 'private' grassed area, the extension is minor and it is not considered that an application could be refused on this ground.

Policy 34B of the City Plan requires that "developments will, wherever possible, contribute to the greening of Westminster by incorporating trees, green walls, green roofs, rain gardens and other green features and spaces into the design of the scheme. The proposal does not include a living green roof to the extension given its size. Whilst regrettable, it is considered that the absence of such, would be difficult to justify withholding permission under Policy 34 of the City Plan and the guidance as set out within the ESPD.

9.4 Townscape, Design & Heritage Impact

The key legislative requirements in respect to designated heritage assets are as follows:

Section 72 of the Listed Buildings, and Conservation Area 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."*

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39(K) in the City Plan 2019-2040 requires that where development will have a visibly adverse effect upon a conservation area's recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area, it will not be permitted.

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.

Objections have been received to the proposals on the grounds that a recent lawful development certificate was refused for an extension (the same detailed design and size as proposed under this current application) on the grounds that it did not meet the Council's design policies and that the proposals do not respect the host property or the adjacent buildings. Comment is also made that the proposals are 'land grabbing'.

It is important to note that the application referred to was a lawful development certificate application (22/03473/CLOPUD) and the applicant was seeking to demonstrate that the proposed extension benefitted from permitted development under the Town and Country Planning (General Permitted Development) Order (TCP GPDO) and could therefore be constructed lawfully without the need for planning permission.

Such an application for a certificate of proposed lawful development is assessed in a different way to a planning application. It is not assessed under planning policy, but is assessed in terms of whether it meets the requirements of the TCP GDPO. In this particular case the certificate was refused because the house has had its permitted development rights removed by condition (Condition 6 of permission dated 4 July 2017 (Ref 17/01729/FULL)) and because of the proposed location of the extension (to its front).

As noted above, the extension has been reduced slightly in depth since its original submission. Officers were originally concerned that the extension's projection beyond the boundary wall with No. 14c Palace Court, created an uncomfortable and awkward relationship. This has now been stepped to create a flush extension.

This modest extension, sited to the rear of the modern block of flats and seen primarily only from views from the rear flats within the main building; measuring the full width of the rear elevation of the building forming the 'application site', is acceptable in principle, and would be respectful of the character of the host building. At 1.96m in depth, 3.1m in height (no higher than the adjacent boundary wall) and measuring the full width of the host property the extension, is considered to be appropriate to the host property and not considered to result in an over-dominant extension.

The detailed design of the extension is acceptable being of brickwork to match the existing and with white windows to match the existing windows. The fenestration pattern of the windows is also acceptable. A condition securing these materials is recommended.

The proposals are considered to preserve and enhance the building and the character and appearance of the Bayswater Conservation Area. This would meet Policies 38, 39 and 40 of the City Plan 2019

9.5 Residential Amenity

Development that could result in a change to the amenity of neighbouring residents such as that of the proposals here must be found to be in accordance with policy 7 of the City Plan 2019 - 2040. The policy seeks to prevent unacceptable impacts in terms of losses of daylight and sunlight, privacy and increases in sense of enclosure and overshadowing. Policy 33 is also relevant which seeks to make sure that quality of life and health and wellbeing of existing and future occupiers.

The objections received raise concern regarding the potential loss of sunlight and daylight to ground floor flats within Saxon Hall and 14a Palace Court and that no daylight and sunlight assessment has been submitted.

It is acknowledged that no daylight and sunlight assessment has been submitted with the application. However, following the case officer's site visit to the property and given the size (height and depth of the extension) it was not considered that this was required.

There are 3 flats at lower ground floor, 2 within the original 1960's building accessed from the pavement on Palace Court and one internally through the main building and out to the rear of the site (No. 26). Flat 26 has a bedroom window overlooking the western flank wall of No. 27 and that window is sited some 4.7m from the proposed extension. The east facing windows to the rear of the lower ground flats in the main building are 5.1m away from the proposed extension and comprises a bedroom, bathroom and kitchen. The bedroom and bathroom are obscured glazed. As a point to note between these windows and the application site area is an external staircase leading from the ground floor lobby to the rear and boundary fencing.

At 3.1m in height and 1.96m in depth, set substantially away from the flats at lower ground floor, already obscured by fences of 1.8m in height or the external staircase, the extension is not considered to result in any significant loss of daylight/ sunlight or sense of enclosure to the lower ground floor flats over the existing situation. With regard to the potential impact to the adjacent property No. 14a Palace Court, given the height of the extension, at the same height of the boundary wall with this property, the proposed extension is not considered to result in any material impact on the amenities of that neighbouring property.

In terms of overlooking, whilst the extension projects into the grassed area, the proposed rear elevation comprises two windows which replaces the existing arrangement of full width doors and these overlook the rear courtyard/parking allocated area and therefore it is not considered that this relationship would afford any detrimental views to neighbours.

On the matter of the installation of fences to the rear of the flats, these are considered to be permitted development and do not require planning permission. Should residents remain concerned with the location and siting of these fences, then it is a matter to be raised with the freeholder of the site.

The proposals are considered acceptable in amenity terms.

9.6 Transportation, Accessibility & Servicing

Objections have been received on the ground of the loss of a car parking space protected by condition 3 of permission 19/04621/FULL and that access to cycle parking is restricted with this extension.

History of Car Parking on the Site

On 17 November 1961 planning permission was granted on the application site for a six storey and basement building comprising 19 residential flats. The following condition was attached to the decision: *'The garage accommodation shall be retained as shown on the drawings approved and shall not be used for the accommodation of commercial vehicles, and no trade or business shall be carried on therefrom'*. The planning history appears to show that these garages either never existed in the rear courtyard area currently under consideration or were demolished a significant period of time ago (well over ten years ago). This condition is therefore incapable of being enforced and is of no effect.

Planning permission was granted on 28.05.2013 for the lowering of the rear courtyard and alterations to the access ramp (RN: 12/05820/FULL). Condition 3 of this planning permission required car parking spaces to be provided in the rear courtyard in accordance with the details shown approved plan Drawing No. 1589-22 Rev. C. The condition does not specify exactly how many parking spaces were supposed to be provided but it appears from Drawing No. 1589-22 Rev. C that five spaces were to be provided. The condition does not specify which residential units the spaces were to be allocated to. The Planning Enforcement Officer has said that the works that were carried out to the rear courtyard in 2013/14 were broadly in accordance with permission RN: 12/05820/FULL. The ramp as built is slightly different in design to what was approved, but the Planning Enforcement Team do not consider it to be materially different to that approved on account of the plans being quite basic, with only one section. The parking spaces were never used but this is outside of the control of the City Council.

On 03.02.2015 permission was granted for the conversion of 1x3 bed into 1x1 bed and 1x2 bed flats (RN: 13/07714/FULL). Condition 6 of this permission required the applicant to provide and retain one car parking space for the approved flats. The car parking spaces required by permission RN: 13/07714/FULL is depicted on the existing and proposed plans for the current proposal. It is the same one that is labelled as Bay 3 on the proposed plan on Drawing No. 1589 - x43E rev. E. As the flats approved under RN: 13/07714/FULL have been constructed and occupied and as the Officer's site visit showed that the parking space is capable of being used it is considered that condition 6 of RN: 13/07714/FULL is still enforceable.

Fencing and a gate was erected at the rear of the application site between 2014 and 2015. As noted above, these works were permitted development. Although this fencing made it more difficult to park in the spaces referred to by condition 3 of planning permission RN: 12/05820/FULL, it is considered by the Planning Enforcement Team that the fencing and gate does not breach this condition. In any case, the parking spaces were not being used at the time the gate and fence were erected.

Finally and of most relevance, under permission 19/04621/FULL, which was for the 'rationalisation and reduction of the existing parking in the rear yard from 5 vehicle

spaces to 14*three vehicle spaces', one car parking space was allowed to the west of the flank wall of Flat 27 (known as Bay 3), and two spaces were allowed to the north of Flat 27 in the courtyard area (known as Bay 1 &2).

Bay 3 will be lost as a result of this proposal. Policy 27F of the City Plan states 'where sites are redeveloped, existing parking provision must be reduced' and therefore the loss of one car parking space cannot be resisted. This is shift change in policy from when the earlier applications were assessed.

An objector says cycle parking will be restricted. It is believed that they are referring to two cycle spaces which were shown on the existing and approved plans of 19/04621/FULL, but originally secured under permission 13/07714/FULL. These were secured as part of the original approval for Flat 27. Whilst these are not shown on the current proposed plans given the garden area of Flat 27 can accommodate cycle parking it is not considered that the proposals could be refused on this basis.

The proposals are acceptable in terms of car parking and cycle storage.

9.7 Economy including Employment & Skills

Whilst the development is of insufficient scale to require an employment and skills plan, it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending.

9.8 Other Considerations

9.8.1 Fire Safety

Given the proposals are for a small extension to a house, details of fire safety measures are not required as part of this application and will be dealt with through building regulations.

9.8.2 Terrace to roof of Flat 27

Two objectors notes that there are plans underway to convert the roof at the south of flat 27 into a terrace, which is not referenced in the application, and any terrace would cause significant noise for all the flats facing the terrace, and in addition affect the access of sunlight to the patio in the lower ground.

As originally submitted, the existing and proposed plans showed a terrace and decked area with a door and gate leading onto the private forecourt of Palace Court.

The case officer made the applicant aware of Condition 5 of permission 17/01729/FULL which stated '*You must not use the roof of the ground floor rear extension permitted under RN:16/10856/FULL for sitting out or for any other purpose. You can however use the roof to escape in an emergency or for maintenance purposes*'

Condition 4 of the same permission also stated '*You must install the green roof to the flat roof of the ground floor rear addition in accordance with the drawings hereby approved prior to occupation of the extension and it shall be retained thereafter*'. Therefore, what has been built is in breach of condition and a terrace is not allowed. The applicant was

advised, that for the purposes of moving this application forwarded to revise the plans to show as consented, as this is not directly relevant to the application before the City Council and an application could not reasonably be refused on this basis. This was done and revised plans received 3 February 2023. It was not considered necessary to consult on these plans. The Council's Enforcement Team have been made aware of the breaches.

9.8.3 Noise and Disturbance During Construction

Objection has been received to unnecessary construction and disruption to amenity, presumably from noise and disturbance.

Whilst the objection of noise and disruption during works is noted, it is not itself a reason to withhold permission. A condition is recommended to protect the amenity of the surrounding area by ensuring that core working hours are kept to 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday. The condition states that noisy work must not take place outside these hours except as may be exceptionally agreed by other regulatory regimes such as the police, by the highway's authority or by the local authority under the Control of Pollution Act 1974. An informative is also recommended to advise the applicant to join the considerate constructors scheme. Through the use of the above conditions and informative, it is considered that the impact of the development on surrounding occupiers is being suitably controlled and mitigated as far as practicable under planning legislation.

Given the nature of the proposed works, a construction management plan or the applicant's agreement to adhere to the City Council's Code of Construction Practice is not required.

9.8.4 Freeholder Leaseholder Disputes/ Behaviour of Applicant Land Grabbing

Objections have been received on the grounds that before new works are proposed, that the existing building should be brought up to standard and that the applicant is land grabbing with a creeping development strategy. Whilst this is regrettable and whilst officers understand the frustration caused when applicants have a poor relationship with neighbours and the local community, this is not considered a material planning consideration and permission cannot be withheld on this basis.

9.9 Environmental Impact Assessment

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.10 Planning Obligations & Pre-Commencement Conditions

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

10. Conclusion

The proposal is considered acceptable in design terms, mindful of policies 38, 39, 40 of the Westminster City Plan 2019-2040 (April 2021) with limited impact to the character and appearance of the building and no significant harm to the character and appearance

of the St Johns Wood Conservation Area a designated heritage asset. The proposal would also be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

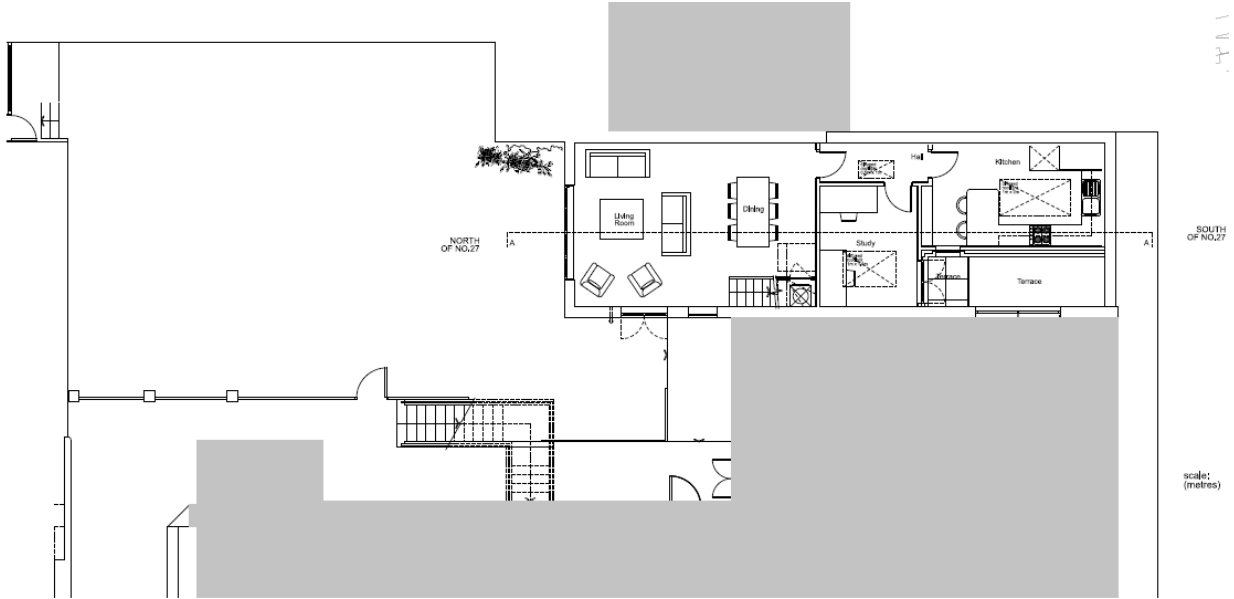
Whilst recognising the concerns raised by the objectors, the proposal is considered acceptable in design, conservation, sustainability, amenity and highways terms.

(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: IAN CORRIE BY EMAIL AT icorrie@westminster.gov.uk

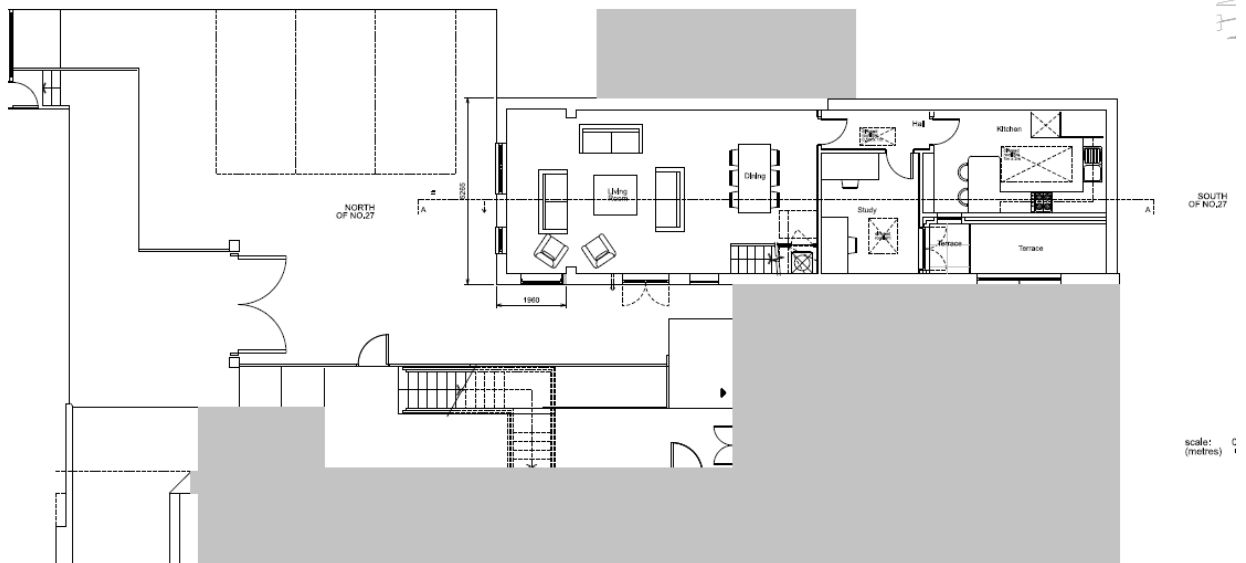
11. KEY DRAWINGS

Existing Ground Floor



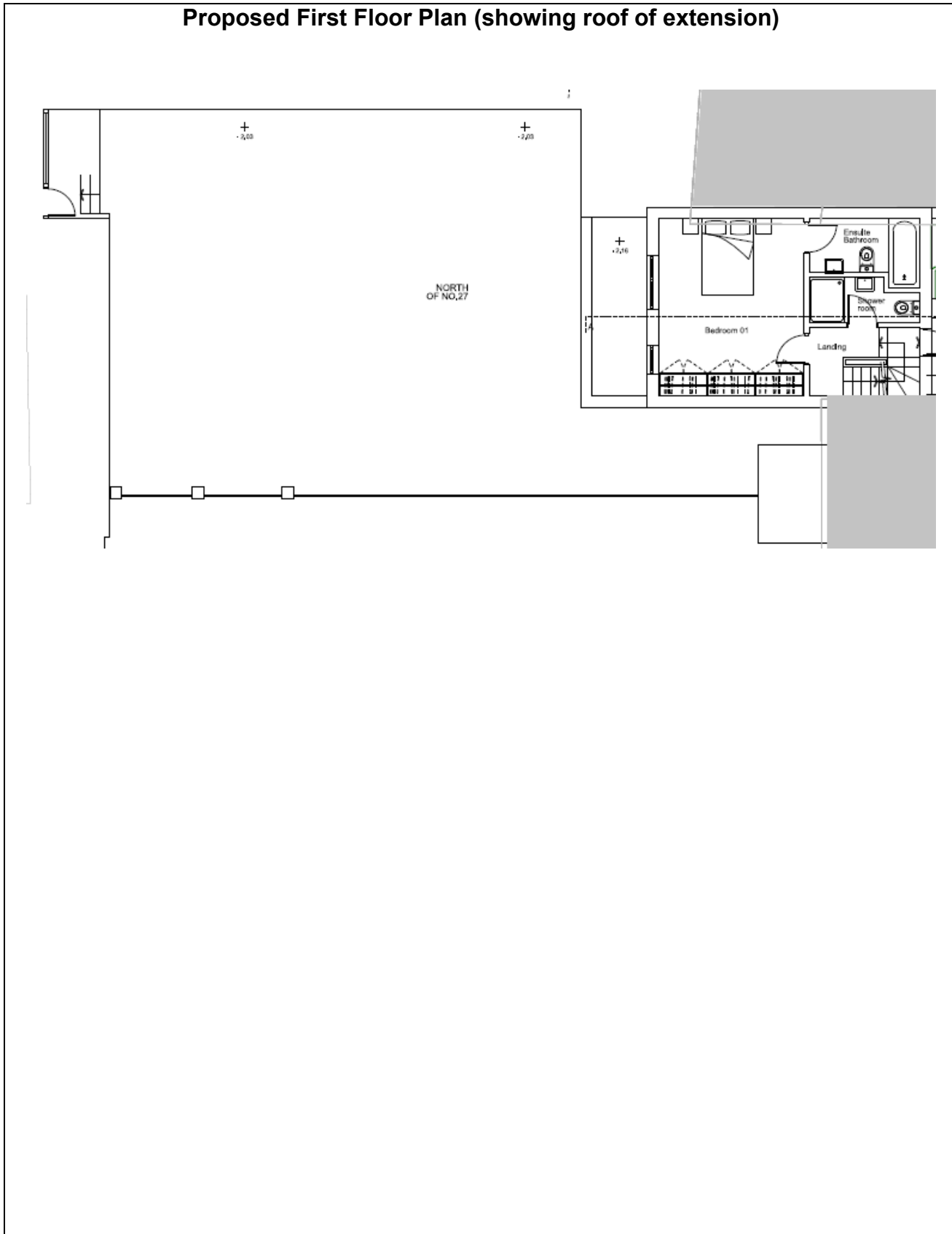
EXISTING GROUND FLOOR PLAN

Proposed Ground Floor



PROPOSED GROUND FLOOR PLAN

Proposed First Floor Plan (showing roof of extension)



Existing Elevations and Section



EXISTING SECTION AA



EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

scale: 0
(metres)

Proposed Elevations and Section



PROPOSED SECTION AA



PROPOSED NORTH ELEVATION

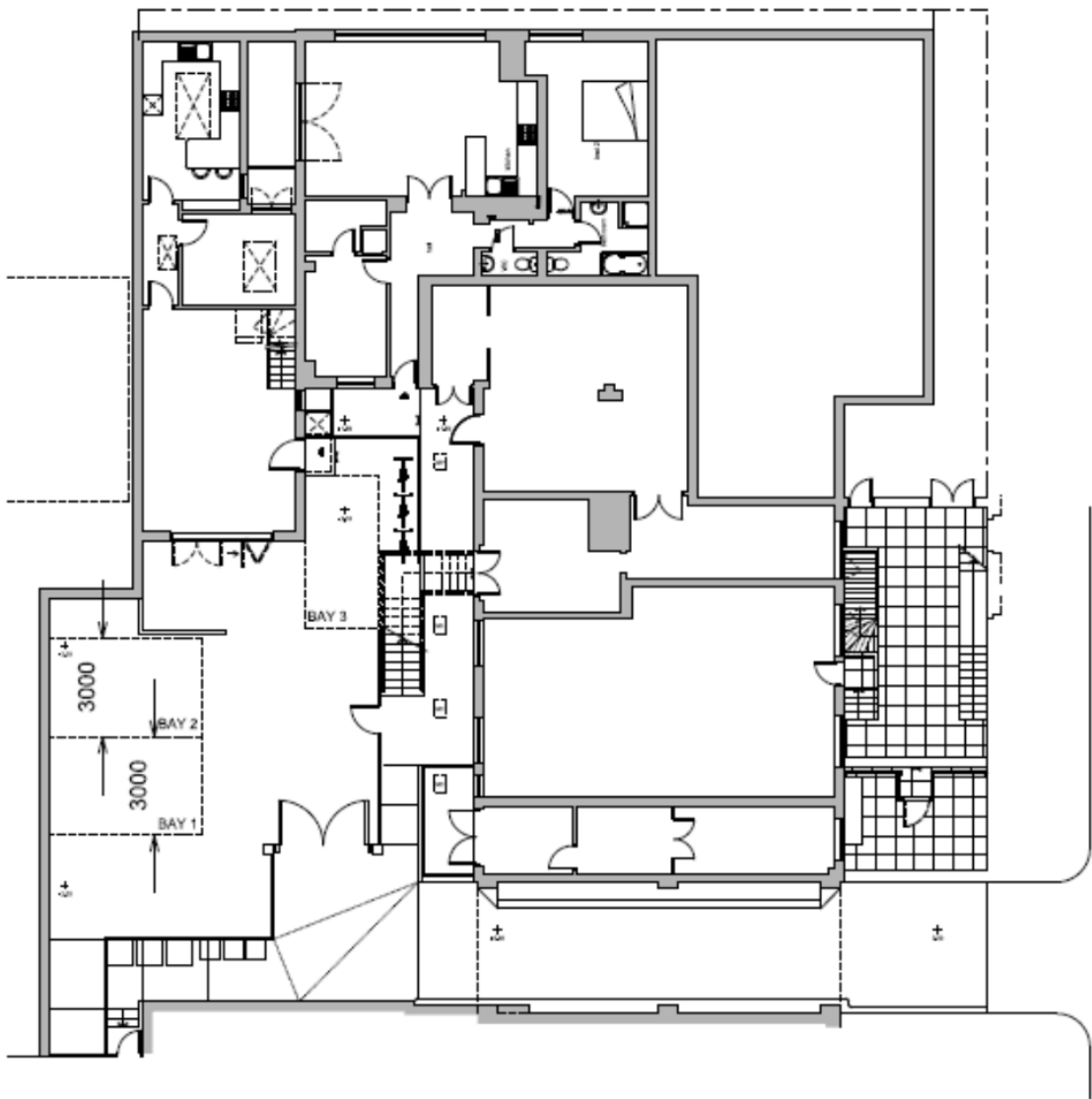


PALACE COURT

PROPOSED SOUTH ELEVATION

scale: 0
(metres)

Approved Car Parking Arrangement - 19/04621/FULL



PROPOSED GROUND FLOOR PLAN

DRAFT DECISION LETTER

Address: Flat 27, Saxon Hall, Palace Court, London, W2 4JA

Proposal: Erection of single storey extension at ground floor level to House (known at flat 27).

Reference: 22/05532/FULL

Plan Nos: Site plan; 2407-ex-001; 2407-ex002 Rev E; 2407-ex003 Rev E; 1589-x43C; 2407-P004; 2407-P005 Rev F; 2407-P006 Rev F; Design and Access Statement/ Covering Letter; Sustainable Design Statement.

Case Officer: Kimberley Davies

Direct Tel. No. 020 7641
07866036948

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 , onot 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 neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 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 Bayswater Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 4 The brickwork of the extension must match the brickwork of the host building (known as Flat 27) in terms of colour and finish and must remain in that condition thereafter.

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 Bayswater Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 5 The windows shall be white to match the existing and be retained in that condition thereafter.

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 Bayswater Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 6 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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 HIGHWAYS LICENSING:, 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 visit our website at www.westminster.gov.uk/guide-temporary-structures.

CONSIDERATE CONSTRUCTORS: 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.

BUILDING REGULATIONS: You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/contact-us-building-control

- 3 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 4 You are reminded of the need to make available the two car parking spaces on the eastern side of the rear courtyard in accordance with Condition 3 of permission 19/04621/FULL. The two bays shall thereafter be retained for car parking to be used only by people living at Saxon Hall, Palace Court. The three bays shall not be used for the parking of commercial vehicles.

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.