

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 5 September 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	7 The Lane, London, NW8 0PN		
Proposal	Demolition and reconstruction of building behind a retained front facade, including excavation of basement floor below existing house and part of rear garden land, with lightwells to front, side and rear, erection of two storey side extension, single storey rear extension, a porch infill, and skylights to roof.		
Agent	Mr Matt Richards		
On behalf of	F Alizadeh		
Registered Number	17/05892/FULL	Date amended/ completed	6 July 2017
Date Application Received	4 July 2017		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

No.7 The Lane is a 1930s neo-Georgian semi-detached two storey brick built house recognised as a unlisted building of merit within the St John's Wood Conservation Area Audit.

Permission was granted in June 2017 for extensions and alterations to the existing building. However it is now proposed to demolish the existing building behind a retained façade and reconstruct the building in line with the June 2017 extensions.

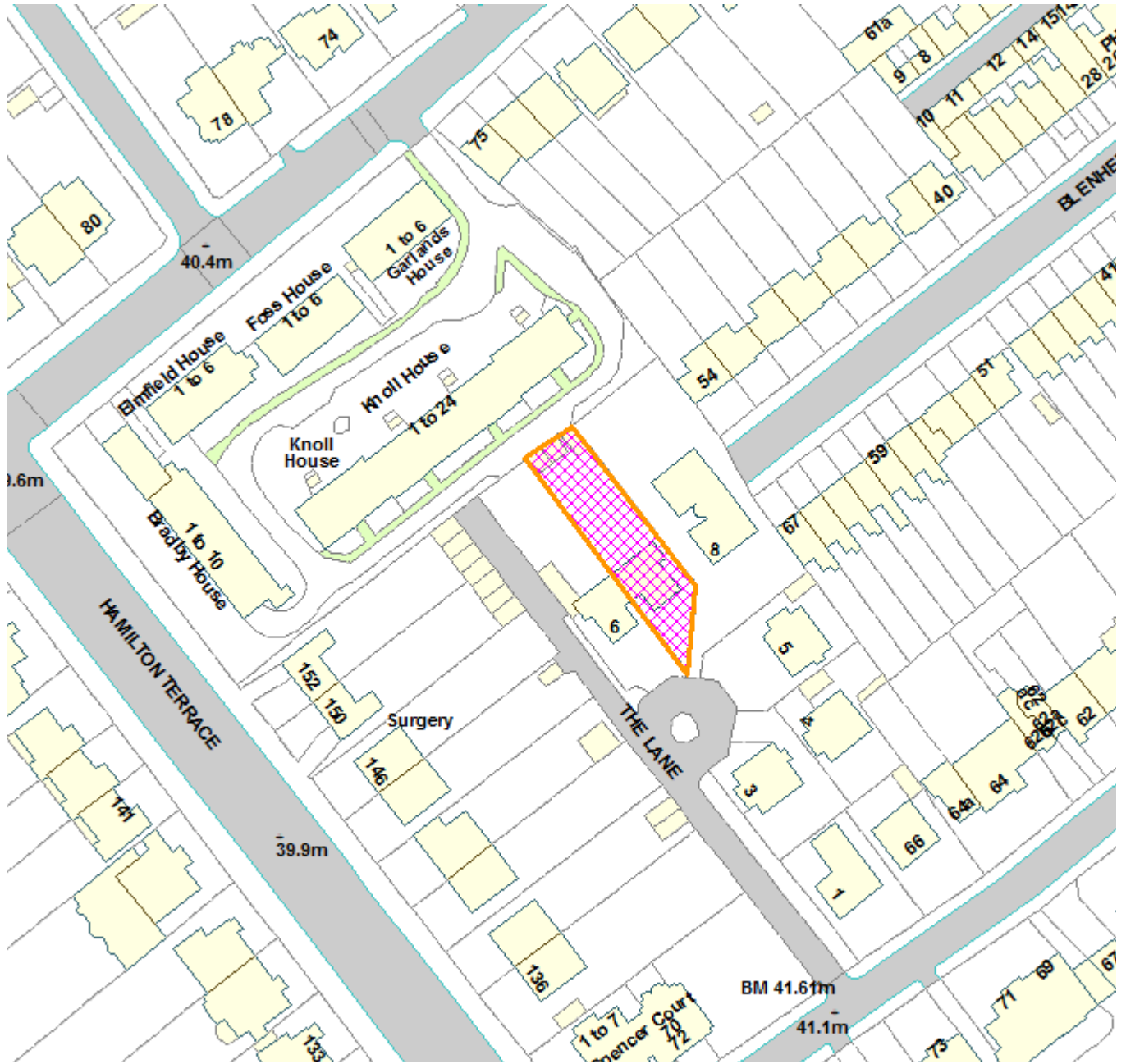
An objection has been received from the St John's Wood Society, primarily on the grounds of design, excessive size of basement and questioning the quality of the basement accommodation.

The key issues are:

- The impact upon the character and appearance of the St John's Wood Conservation Area; and
- The impact upon the amenity of neighbouring properties.

The proposal differs from the 2007 permission in so far as it is now proposed to demolish the building behind a retained façade, the extensions remain the same. The proposal is considered to accord with the City Council's policies in relation to conservation, design and amenity and accordingly the applications are recommended for approval.

3. LOCATION PLAN



4. PHOTOGRAPHS

Front Elevation of the Site



Aerial View of the Site



5. CONSULTATIONS

HISTORIC ENGLAND:

Do not consider it necessary to be notified of the application.

ST JOHNS WOOD SOCIETY:

Comments received as follows:

"The proposals represent an overdevelopment of the site. The basement does not appear to comply with current basement policy i.e. the footprint appears to extend beyond 50% of the available garden space. The roof light in the front elevation has a negative impact. We have significant concerns about how this building will be constructed due to the severe constraints of this site. Please carefully consider the comments of other residents of The Lane in this regard. We are unable to assess the impact of the proposals on the pair of dwellings as no context has been provided. We question if there will be light spill from the lightwells and the rooflight over the kitchen. We query whether the basement complies with Environmental Health in terms of the provision of natural light and fresh air. Location of plant extract is not indicated".

NB/It should be noted that in response to the previous June 2017 proposals, the St John's Wood Society did not object.

DISTRICT SURVEYORS:

No objection to submitted structural method statement.

ENVIRONMENTAL HEALTH:

No objection subject to an informative regarding natural lighting levels to basement.

ARBORICULTURAL OFFICER:

No objection to loss of neighbouring tree (consent has already been given for this) however it is requested that a new tree be replanted within the application site.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS:

Total No. Consulted: 66; Total No. Responses: 0

NB/ It should be noted that in response to the June 2017 application (detailed below), one objection was received from the owner of 67 Blenheim Terrace on the grounds of damp as a result of sewer problems at 8 The Lane and the impact a new basement at 7 The Lane may have on the works that have taken place to rectify these issues. If the current applicant is to utilise the same sewer then the objector requests a condition requiring "a detailed survey is required to be conducted of the sewer to ascertain its current condition and whether it is (a) the right sewer to be used by No 7 The Lane and if so (b) in a condition to cope with the increased usage this development will put on it, both during and after the works. If this shows any issues we would expect these to be resolved by the applicant prior to any works taking place. We would also expect that if permission is granted that conditions be put in place for regular monitoring of the sewer during the course of the works to ensure its continuing fitness for purpose and that the applicant be required to commission Thames Water to conduct a full survey on

completion of the works to confirm the sewer is fully functional and a condition put in place that the applicant be responsible for any remedial works required".

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

No.7 The Lane is a 1930s neo-Georgian semi-detached two storey brick built house recognised as an unlisted building of merit within the St John's Wood Conservation Area Audit.

6.2 Recent Relevant History

17/03521/FULL

Excavation of basement incorporating lightwells to front, side and rear; erection of two storey side extension, single storey rear extension, a porch infill; and installation of skylights to roof.

Application Permitted 15 June 2017

7. THE PROPOSAL

Planning permission is sought for the demolition and reconstruction of the building behind a retained façade. The proposal also includes excavation to create a basement, extensions to side and rear and alterations as approved in the June 2017 scheme which retained and extended the existing building.

The applicant has established that the approved rear extension at ground floor which will adjoin the existing rear elevation would include a large opening in the existing rear façade to connect the two spaces internally and that this would require removal of 50% of the existing rear façade and for the entire upper wall to be propped at two levels below it as the ground floor and basement are constructed. Asbestos has also been found at the site. Also as a result of the approved lowering of the floors in the building effectively means that the cross bracing of the house has been lost. The applicant indicates that the onerous method of construction to deal with the above issues could be alleviated with the demolition of the building and its reconstruction behind a retained facade (to match existing materials) after the basement and ground floor has been constructed.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposed creation of a larger single family dwelling house is acceptable in principle in land use terms.

The basemen accommodation proposed is sufficient in terms of its standard of accommodation given that it provides additional rooms to the existing property.

8.2 Townscape and Design

In considering the scheme in design terms, the relevant policies are DES 1, DES 5, DES 6 and DES 9 of the UDP and CM28.1, S25 and S28 of the City Plan. Also of relevance are Westminster's Supplementary Guidance documents 'Roofs: A Guide to Roof level alterations on domestic buildings', 'Basement Development in Westminster' and 'Development and Demolition in Conservation Areas', in addition to the St John's Wood Conservation Area Audit.

In considering the principle of demolishing the existing building behind a retained façade UDP policy DES 9 is of particular relevance. The policy states that;

- 1) Buildings identified as of local architectural, historical or topographical interest in adopted conservation area audits will enjoy a general presumption against demolition
- 2) Development proposals within conservation areas, involving the demolition of unlisted buildings, may be permitted
 - a) If the building makes either a negative or insignificant contribution to the character or appearance of the area, and/or
 - b) If the design quality of the proposed development is considered to result in an enhancement of the conservation area's overall character or appearance, having regard to issues of economic viability, including the viability of retaining and repairing the existing building

The Lane is a 1930's development which contributes to the character of the area by illustrating the progression of development within St John's Wood as well as being uniform with the other buildings within the close in terms of architectural style. Consequently the buildings are considered to have a positive impact on the character and appearance of the area. The main contribution is made by the form and appearance of the building, with the front elevation being appreciated with the adjoining neighbour and the other buildings within the close. The front facade is to be retained in association with the construction of the works granted in June 2017. Given the facade retention, and reconstruction of a building of similar scale and form, the interest of this building is considered to be retained. As such the demolition is in accordance with policy DES 9 and is not objectionable in townscape terms.

The St John's Wood Society has raised concerns with the amount of development on the site and the impact of the proposals on the relationship of the pair (no7 with no6). Under the June 2017 scheme the two storey side extension towards the rear of the building and a rear full width single storey extension were considered to be in accordance with UDP policy DES 5 as they were of an appropriate scale, design and materiality. Whilst the detailed design of the fenestration is considered to be acceptable a condition is recommended requiring the submission of detailed elevations and sections to ensure their construction is appropriate. It is also recommended that the materials and green roof are secured by condition. Furthermore the external manifestations of the basement, including 5no lightwells around the property, were considered to be in accordance with the aims of City Plan policy CM28.1, discussed in more detail below.

Section 72 of the Planning (Listed Building Conservation Areas) Act 1990 places a duty upon the decision maker, in the exercise of planning functions, to have special regard to the desirability of preserving or enhancing the character and appearance of the

conservation area. Additionally the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. As the building is to be returned to a comparable scale and proportion, which visually is reflective of the existing building the character and appearance of the conservation area is considered to be preserved, consequently having a limited impact on significance of the conservation area. There has been no change in relevant planning policy since the granting of the permission, and as such there are no grounds upon which to warrant a refusal and therefore the proposals are considered to be in accordance with UDP and City Plan policies.

8.3 Residential Amenity

Policy ENV13 of the UDP relates to protecting amenities, daylight and sunlight, and environmental quality. Policy ENV 13 (D) states that the City Council will resist proposals which result in a material loss of daylight/sunlight, particularly to existing dwellings and educational buildings. Policy ENV 13 (E) goes on to state that developments should not result in a significant increase in sense of enclosure, overlooking, or cause unacceptable overshadowing, particularly on gardens, public open space or on adjoining buildings, whether in residential or public use.

The main building is the same scale and massing as existing. The proposed rear single storey extension measures 3m in depth, 8.6m in width and almost 3m in height. The depth and height of the extension on the boundary with No. 6 The Lane is considered acceptable and will not result in any significant loss of light, outlook or sense of enclosure.

The two storey side extension measures 2m in depth at ground floor level and 1.2m at first floor level and is 3.5m in width. This extension is set away from the boundary with No 8 The Lane by over a metre. The building footprint/ bulk of 8 The Lane is also set away from its own boundary by over a metre. There is one window to the side elevation of 8 The Lane although this appears to be obscure glazed and to serve the staircase. There is extensive foliage between the properties and as a result the proposed side extension is unlikely to result in any amenity concerns.

The proposed works to the front porch will infill a recessed area, replicated at No 6 The Lane, where there are no windows in the side elevation of the projecting front elevation. There will therefore be no loss of light, outlook or sense of enclosure.

The rooflights and basement lightwells will cause no amenity concerns to adjacent properties.

The proposals are considered to accord with City Council amenity policies.

8.4 Transportation/Parking

The proposals raise no transportation/ parking concerns.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The proposals raise no accessibility issues. There are currently external steps from the front garden path to the entrance door. The front porch extension would allow level access from the garden path, however the external steps would now become internal leading to the central hallway.

8.7 Other UDP/Westminster Policy Considerations

Basement Excavation

Policy CM28.1 relates to all basement development in the City.

The applicant has submitted a detailed structural methodology statement which has been assessed by the City Council's District Surveyors who consider this to be acceptable. The applicant has also submitted the required draft signed proforma Appendix A which demonstrates that the applicant will comply with the relevant parts of the council's Code of Construction Practice in order to minimise the impact of any development upon the amenity of neighbouring properties. The site lies outside of a flooding 'hotspot' and is therefore not considered to increase flood risk. The proposals are considered to comply with Part A of the policy.

The proposals result in the loss of a cherry tree in the neighbouring property, 6 The Lane which is close to the boundary with the application site and therefore within the basement excavation/ rear extension zone. Formal consent has already been given to the removal of this tree via a Section 211 notice. Landscaping is proposed to the front/ rear and side gardens and this incorporates sustainable urban drainage methods. In response to the June 2017 application, an objection was received from a neighbouring property on the grounds that the submitted drawings did not illustrate that provision has been made for a sump pump to ensure that the proposed basement would not be vulnerable to sewer flooding. It should be noted that a sump pump chamber is shown on the proposed basement plan (and was shown on the previously approved basement plan). Thames Water has not responded to the consultation of this application, however as the applicant will have to notify Thames Water of any works it is not considered reasonable via the planning process to request any sewer related conditions as these will be required by Thames Water. An informative is recommended for the applicant to contact Thames Water in relation to the proposals. As discussed in the design section of this report, the proposed basement works incorporate lightwells to the side and rear elevations. These are considered to be well designed and discreet and are considered to protect the character and appearance of the existing building. The proposals are considered to comply with Part B of the policy.

Regarding Part C of the policy and as set out in the drawings, the proposed basement is of a single storey, will not extend beneath more than 50% of the garden land (excluding land covered by outbuildings), and has been set in to retain an undeveloped perimeter to the neighbouring boundaries. A depth of 1m soil depth and 200mm for drainage will be accommodated above the basement. The proposals comply with Part C of the policy.

Part D of the policy is not relevant.

8.8 London Plan

This application raises no 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.

There is no CIL payment required by the proposals.

8.11 Environmental Impact Assessment

The proposed development is of insufficient scale to require an Environmental Impact Assessment. Where relevant, the environmental impact of the development has been assessed in earlier sections of this report.

8.12 Other Issues

Not applicable.

9. BACKGROUND PAPERS

1. Application form
2. Response from St John's Wood Society, dated 31 July 2017
3. Response from Building Control - Development Planning, dated 10 July 2017
4. Response from Historic England (Listed Builds/Con Areas), dated 11 July 2017
5. Response from Environmental Health, dated 14 July 2017
6. Memorandum from Cleansing Manager dated 24 July
7. Memorandum from Highways Planning Manager dated 2 August 2017
8. Memorandum from Arboricultural Manager dated 9 August 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: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk

10. KEY DRAWINGS

Existing and Proposed Front Elevation



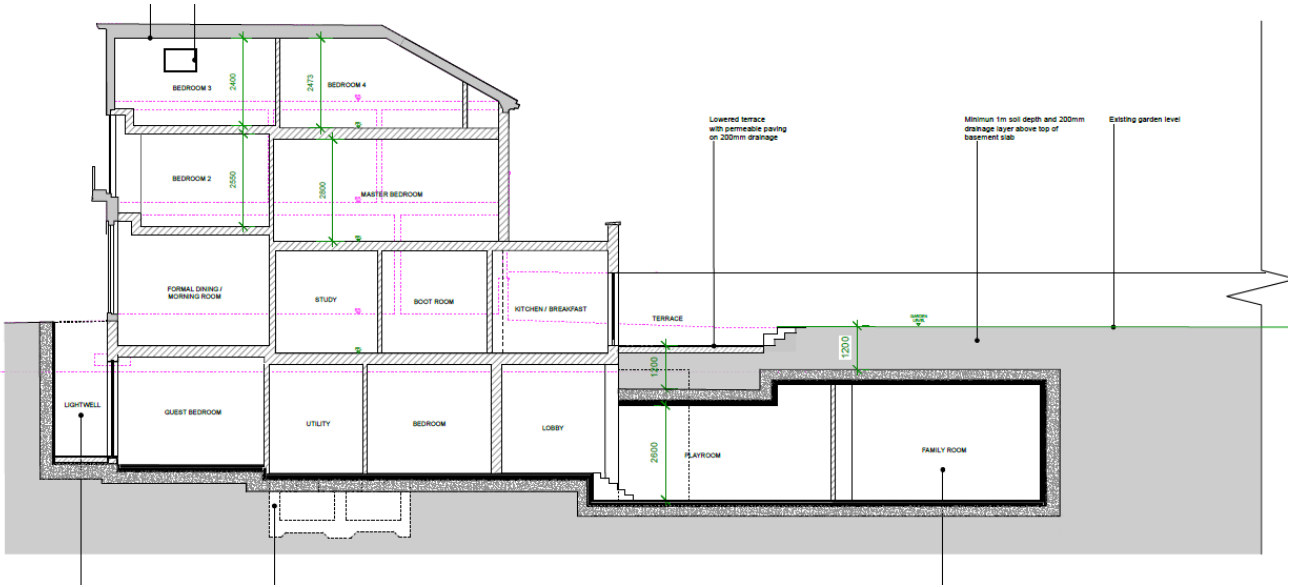
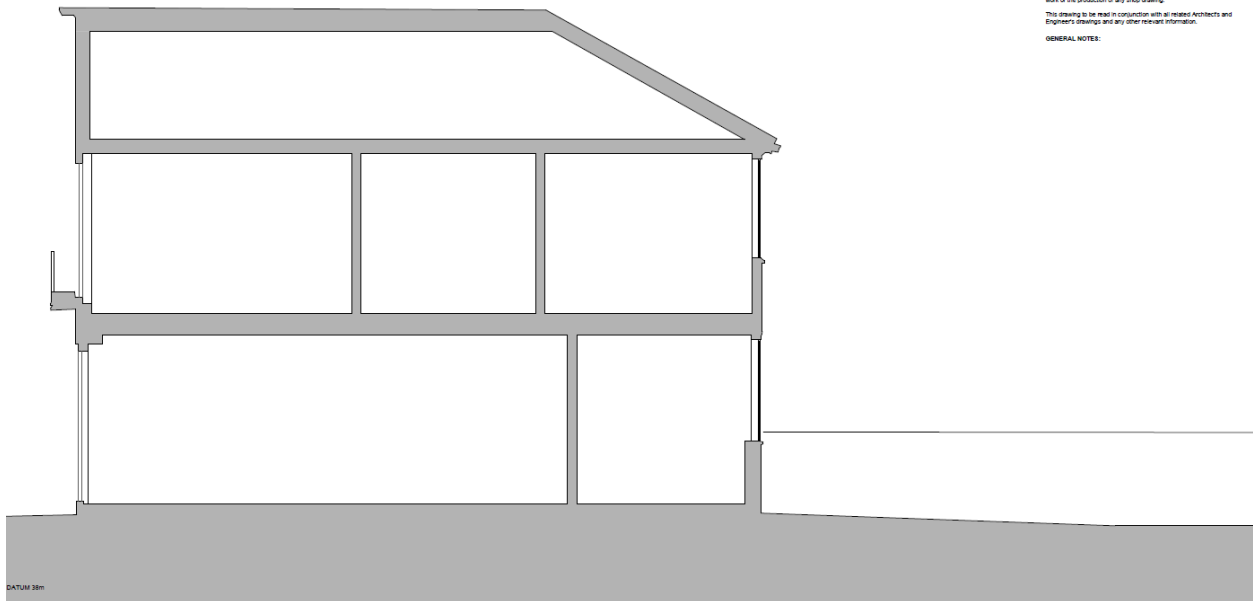
Existing
Proposed
Rear
Elevation

and

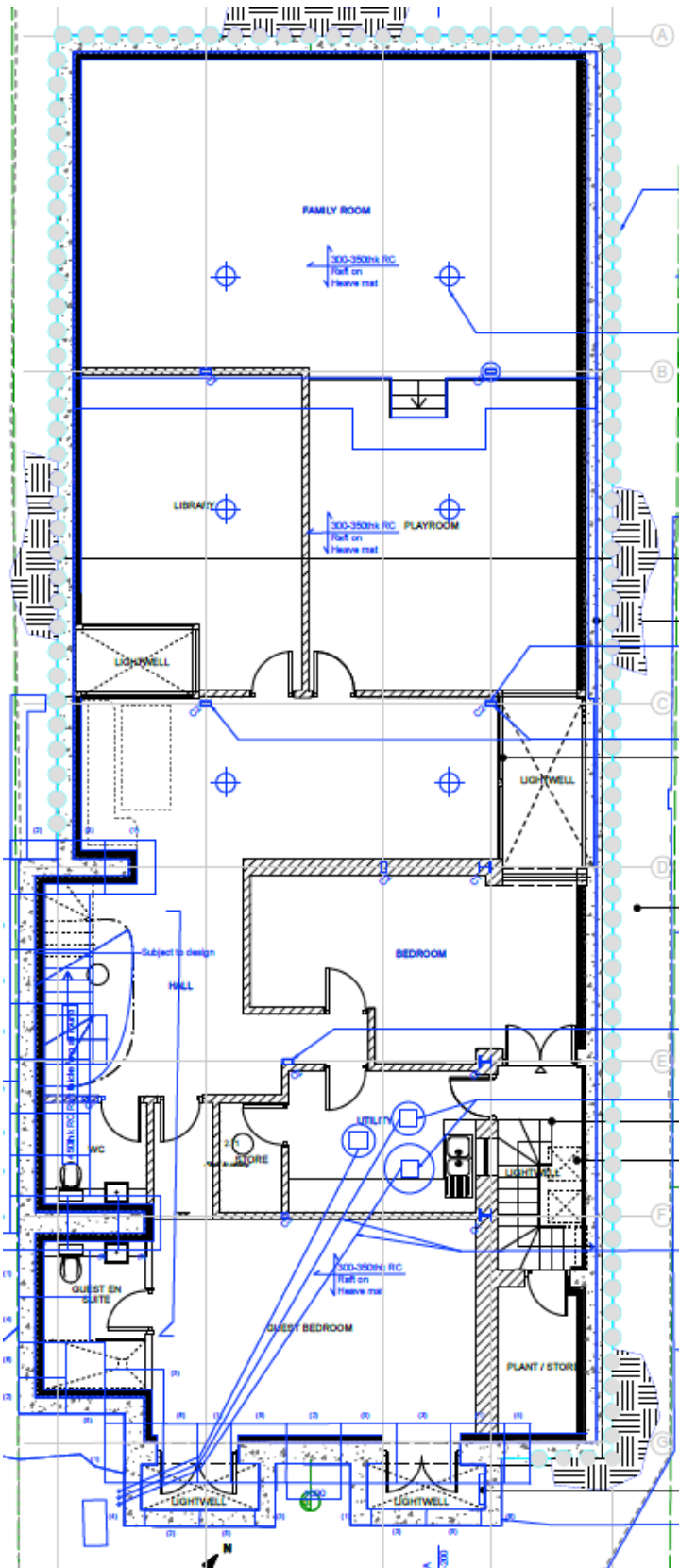


Existing and Proposed Section AA

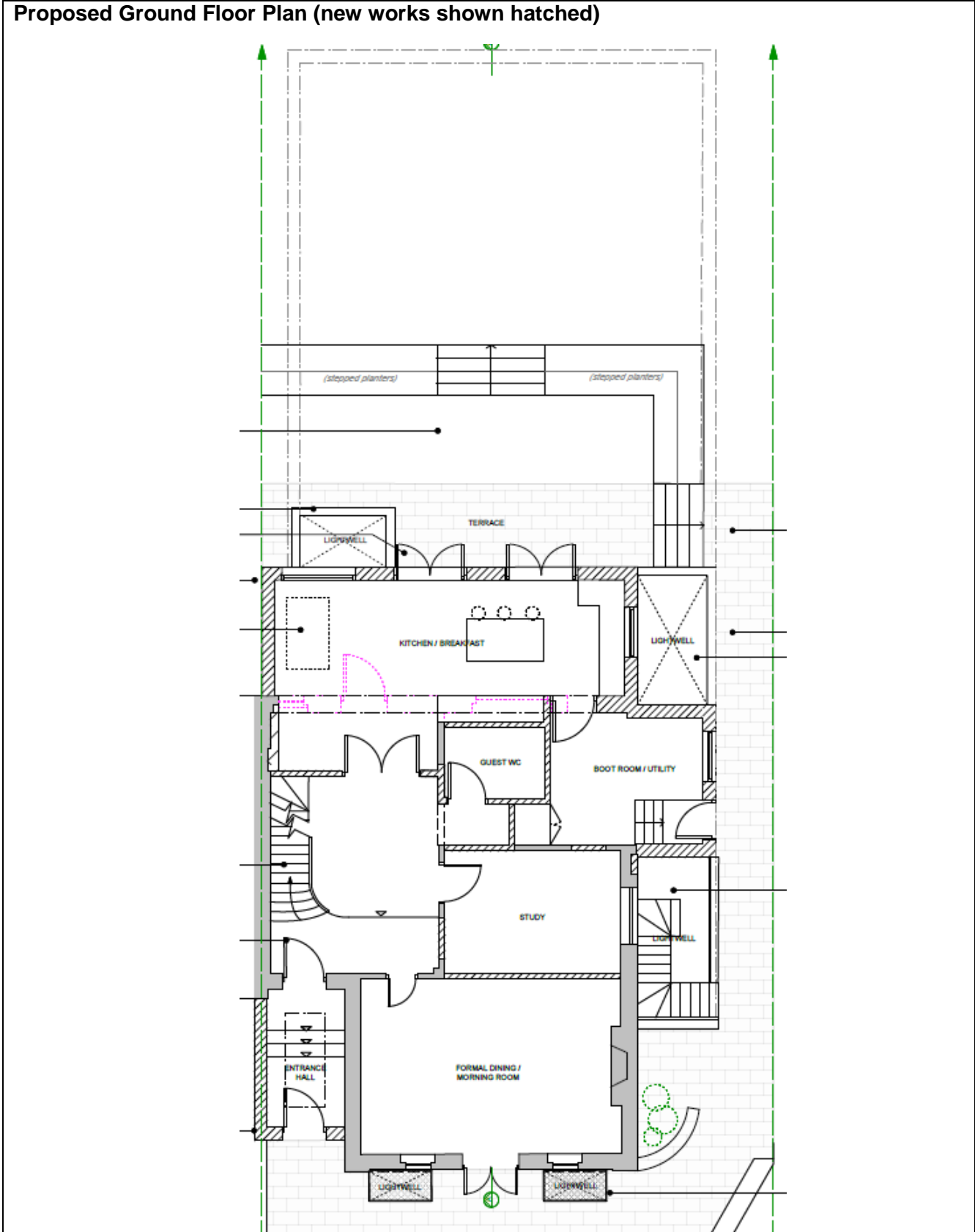
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN METERS.
 ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK OR THE PRODUCTION OF ANY SHOP DRAWING.
 THIS DRAWING TO BE MADE IN CONJUNCTION WITH ALL RELATED ARCHITECTS AND ENGINEERS DRAWINGS AND ANY OTHER RELEVANT INFORMATION.
 GENERAL NOTES:



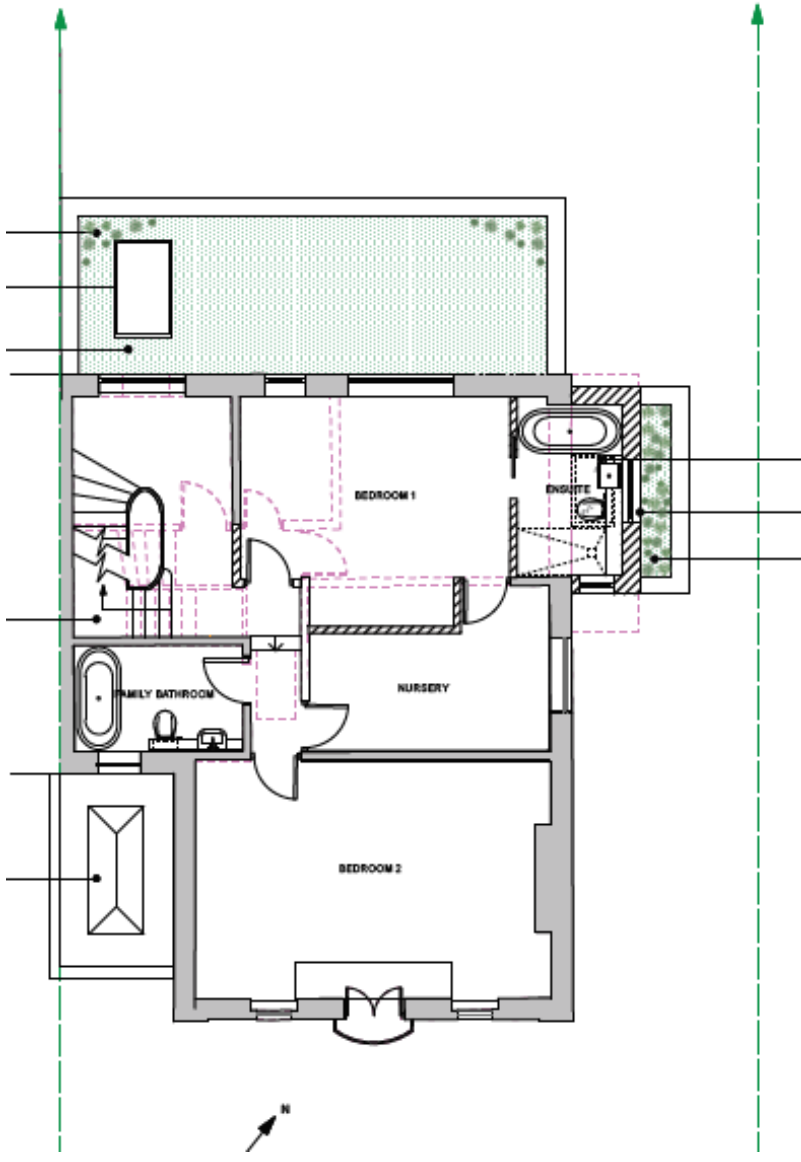
Proposed Basement Level



Proposed Ground Floor Plan (new works shown hatched)



Proposed First Floor Plan (new works shown hatched)



DRAFT DECISION LETTER

Address: 7 The Lane, London, NW8 0PN

Proposal: Demolition and reconstruction behind a retained front facade, including excavation of basement floor below existing house and part of rear garden land, with lightwells to front, side and rear, erection of two storey side extension, single storey rear extension, a porch infill, and skylights to roof.

Reference: 17/05892/FULL

Plan Nos: EX:00A; 01; 02; 03; 04; 05; 06; 07; 08; 09; PL:100D; 101D (Basement Plan); 101F (Ground Floor Plan); 102B; 103C; 105B; 106D; 107F; 109C; 110C; 111A; 701 A; 702 A; 706 A; 707 A; Design and Access Statement dated June 2017; Planning and Heritage Statement dated June 2017; Proforma Appendix A; Tree Survey and Impact Assessment including drawings 9251/01 A; 9251/02; For information Only: Flood Risk Assessment; Structural Engineer's Method Statement including Appendix A-C.

Case Officer: Kimberley Davies

Direct Tel. No. 020 7641 5939

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 , o not 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 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 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)

- 4 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 St John's Wood 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 brickwork of the approved extension must match the existing brickwork like for like 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 St John's Wood 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 You must apply to us for approval of a photograph of a sample panel of the brickwork and stone coping/balustrade displayed on site in context. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

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 St John's Wood 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 You must apply to us for approval of detailed drawings (elevations and sections) at 1:20 of the following parts of the development - windows. You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to these details. (C26DB)

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 St John's Wood 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)

- 8 You must provide the following environmental sustainability features (environmentally friendly features) before you start to use any part of the development, as set out in your application., , green roofs, , 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)

- 9 **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 9251/01 Rev A and 9251/02. 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)

- 10 You must plant replacement trees (as a result of the felling of the Cherry Tree at 6 The Lane) in the first planting season after you complete the development. You must apply to us for our approval of the position, size and species of the replacement trees. You must also replace any replacement tree which dies, is removed or becomes seriously damaged or diseased within five years of the date we give our approval for the replacement trees, in the next planting season with another of similar size and species to the one originally planted. (C31KA)

Reason:

To protect trees and the character and appearance of the site 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. (R31CC)

- 11 You must not use the roof of the rear and side projections/extensions 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 in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 12 You must provide a minimum of 1m soil depth (plus minimum 200mm drainage layer) and adequate overall soil volume above the top cover of the basement as shown on the drawings hereby approved. The soil depth and soil volume above the basement must thereafter be retained as approved.

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38, CM28.1 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.

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 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.
- 3 With reference to condition 3 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). You are urged therefore to give this your early attention.

- 4 When you apply to us for approval under condition 9 you must include details of an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. , , You must produce written site supervision reports after each site monitoring visit, demonstrating that you have carried out the supervision and that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included You must send copies of each written site supervision record to us within five days of the site visit.
- 5 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact: , , Thames Water Utilities Ltd, Development Planning, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ, Tel: 01923 898072, Email: Devcon.Team@thameswater.co.uk
- 6 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)
- 7 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)
- 8 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)

- 9 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.

10 The Council considers that the amount of daylight into the basement would not be enough for the use of these rooms as main living areas. (You are recommended to refer to the Housing Health and Safety Rating System - Housing Act 2004 guidance to obtain full details about the requirement for natural lighting and reasonable view.) The proposals have been accepted because the house as a whole has enough main rooms with adequate daylight and reasonable views, and on the basis that the flat will be used as a single self-contained unit by one household. If any occupier in the future was to consider using the basement in a different way - for example, with those rooms referred to above (as having limited daylight and views) being used as living rooms or as living/bedrooms e.g. for staff accommodation, the basement is likely to be considered for action under the Housing Act 2004 by our Residential Environmental Health team; in those circumstances, that team would have the power to require works to improve daylight to the affected rooms or alternatively, where this is not practicable, to prohibit their use.

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.