

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 26 June 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Regent's Park	
Subject of Report	4 Wells Rise, London, NW8 7LH		
Proposal	Excavation of basement extension below part of existing building and part of rear garden with lightwell to front elevation and two rooflights and staircase from basement to garden level to rear. Erection of rear extensions at ground and first floor level, formation of roof terrace at rear first floor level, alterations to fenestration to rear including formation of Juliet balconies, and associated external alterations including to front forecourt and at roof level.		
Agent	Amos Goldreich Architecture		
On behalf of	Mr Ash Sahni		
Registered Number	18/02033/FULL	Date amended/ completed	12 March 2018
Date Application Received	12 March 2018		
Historic Building Grade	Unlisted		
Conservation Area	N/A		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application seeks planning permission for excavation below the existing footprint of part of the existing building and part of the rear garden to create a new basement floor level with a lightwell to the front of the building, two rooflights within the rear garden and a staircase from basement level up to the rear garden. It is proposed to erect extensions to the rear at ground and first floor levels, form a new terrace at first floor level, and alter windows to the front and rear elevations, including the formation of Juliet balconies at first and second floor levels to the rear. Associated alterations are proposed to the front forecourt, to alter the existing levels, and at roof level to introduce a lift overrun and rooflight.

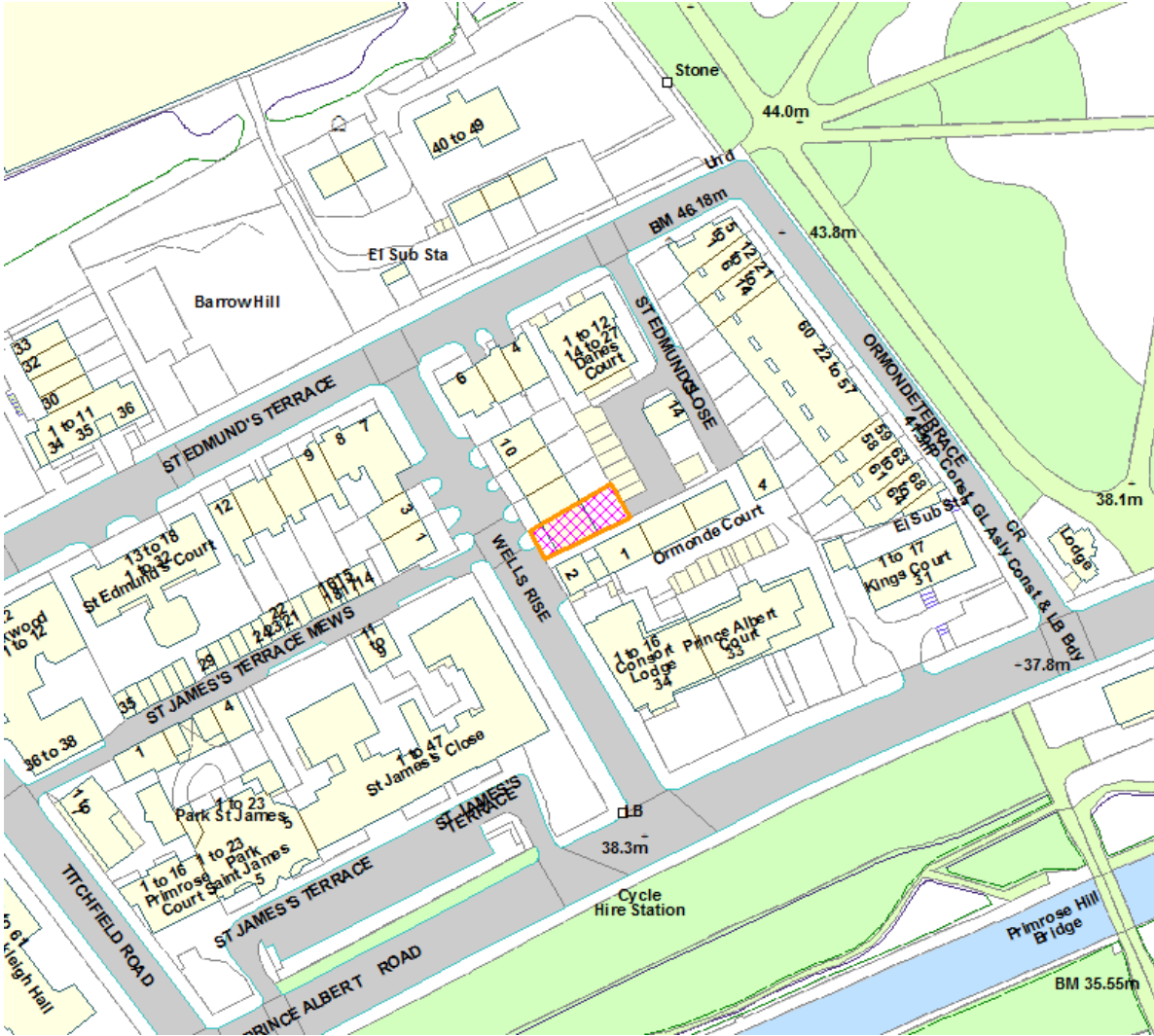
Representations on the application have been made by the St. John's Wood Society and five neighbouring residents. The objections have been raised on grounds of loss of amenity, noise and disturbance during construction works and adverse impact on the stability of the existing building.

The key issues in this case are:

- The impact of the proposed development on the appearance of the building and this part of the City.
- The impact of the proposed development on the amenity of neighbouring occupiers.
- The compliance of the proposed basement with the Basement Development policy in the City Plan.

The proposed development is considered to be acceptable in land use, design, amenity and environment terms and, subject to the recommended conditions, it would comply with the relevant policies in the Unitary Development Plan adopted in January 2007 (the UDP) and in Westminster's City Plan adopted in November 2016 (the City Plan).

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation (left) and rear elevation (right).

5. CONSULTATIONS

5.1 Consultation on Initially Submitted Scheme (March 2018)

WARD COUNCILLORS (REGENT'S PARK)

Any response to be reported verbally.

ST. JOHN'S WOOD SOCIETY

Objection on the grounds that the works have a negative impact on the character of the building, loss of more than 50% of the garden area, terrace will cause overlooking, fenestration at second floor does not match that of other buildings within the terrace, and increased sense of enclosure.

BUILDING CONTROL

Objection. Additional information requested in respect of structural calculations and structural method statement. Soil investigation details are also required.

ENVIRONMENTAL HEALTH

No objection, subject to the enlarged house being used as a single-family dwelling. Conditions and informatives recommended.

HIGHWAYS PLANNING MANAGER

Initial objection to the loss of the garage. Scheme revised to keep garage space so objection withdrawn. No waste or recycling storage is shown on the drawings.

THAMES WATER

No objection. Applicant should incorporate a non-return valve to prevent sewer flooding during storm events. Advice provided on avoiding damage to sewers and minimising ground water discharge in to the public sewer.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 8.

Total No. of replies: 5.

No. of objections: 5.

No. in support: 0.

Five emails/ letters from four respondents raising objections raised all or some of the following grounds:

Design:

- Alterations to rear fenestration will harm the consistency of fenestration along the terrace.
- Architecture of proposed in terms of the size of the windows would be unsympathetic to this art deco house and inconsistent with other properties in the same terrace.

Amenity:

- Increased sense of enclosure.
- Loss of daylight and sunlight.
- Overlooking/ loss of privacy from balcony and large windows and Juliet balconies to neighbouring windows and gardens.

- Balcony is currently set away from boundary wall.
- Height of rear extension at first floor should be reduced to reduce sense of enclosure.
- First floor extension would increase enclosure to neighbouring garden.
- Noise disturbance from Juliet balconies to upper floors.

Other Matters:

- Adverse impact on value of neighbouring properties.
- No notification of application.
- Will stop neighbours right to light.
- Development will be intrusive for neighbours.
- Structural statement does not include a ground investigation report.
- Building was war damaged and rebuilt in the 1950s.
- Houses have had flooding and water ingress to their basements caused by the new development at the corner of Wells Rise and St. Edmunds Terrace.
- A construction management plan should be secured at application stage.
- Adverse structural impact on the terrace.
- Design of underpinning to the party wall with No.6 should be reviewed.
- Houses of this period are more brittle and liable to crack.
- Further details of the sequence of works for structural works should be provided.

ADVERTISEMENT/ SITE NOTICE

Yes.

5.2 Consultation on Revised Scheme (reduction in height of the first floor extension and retention of existing garage) (May/ June 2018)

COUNCILLOR RIGBY

Requests that the application is reported to a Planning Applications Sub-Committee for determination.

ST. JOHN'S WOOD SOCIETY

Any response to be reported verbally.

BUILDING CONTROL

No objection, but note that details submitted don't include construction sequence for 'concrete beam'. Informative suggested to draw this to the structural engineer's attention.

ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

Second round of consultation

No. Consulted: 10.

Total No. of replies: 3.

No. of objections: 3.

No. in support: 0.

Three emails/ letters from three respondents raising objections raised all or some of the following grounds:

Land use:

- Potential creation of an additional dwelling.

Design

- Overdevelopment of site.
- Architectural approach remains unsympathetic to neighbouring buildings in terrace.
- Loss of garden space.

Amenity

- Loss of privacy for neighbouring occupiers.
- Depth of first floor extension has not been reduced and therefore increased sense of enclosure and loss of light to neighbouring garden remains.
- Lift within extended building will cause noise and vibration.

Other

- Adverse structural impact on the terrace.
- Design of underpinning to the party wall with No.6 should be reviewed.
- Houses of this period are more brittle and liable to crack.
- Building was war damaged and rebuilt in the 1950s.
- Houses have had flooding and water ingress to their basements caused by the new development at the corner of Wells Rise and St. Edmunds Terrace.
- Further details of structural works should be provided.

ADVERTISEMENT/ SITE NOTICE

Yes.

6. BACKGROUND INFORMATION**6.1 The Application Site**

This application site is an end of terrace property on the east side of Wells Rise, the building is not listed and lies outside of a conservation area. The building is in use as a singly family dwellinghouse. It currently consists of three floors with a small additional basement level under the front half of the house. The rear garden is surrounded by a large boundary wall, to the front the building has a small driveway and garage at ground floor level.

6.2 Recent Relevant History

6 October 2011 – Permission refused on design and amenity grounds for the erection of roof extension to existing single family dwellinghouse (11/05069/FULL).

7. THE PROPOSAL

Permission is sought for the excavation of a basement below the existing footprint of the building and part of the rear garden including a lightwell to the front of the property set within the driveway and rooflights and a staircase to garden level within the rear garden.

It is also proposed to erect rear extensions at ground and first floor level and alter the existing fenestration on the upper floors, including the introduction of larger window openings and provision of Juliet balconies. Associated alterations are proposed to the front forecourt, to alter the existing levels, and at roof level to introduce a lift overrun and rooflight.

The scheme has been amended during the course of the application to reduce the height of the first floor rear extension, retain a garage at ground floor level and remove a gate into the rear garden from Ormonde Court.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposed development would provide additional residential floorspace to the enlarge the existing dwellinghouse and would therefore accord with Policy H3 in the UDP and Policy S14 in the City Plan.

The application does not propose the creation of a new residential unit and therefore the objections raised on that ground cannot be supported as a ground on which to withhold permission.

8.2 Townscape and Design

The principle of extending the basement beneath the undeveloped section of the existing building and partly under the rear garden is not contentious in design terms, subject to the external manifestations being designed so that they would not harm the appearance of the host building.

Whilst the St. John's Wood Society have objected to the access staircase, which they consider them to occupy a large amount of the garden, it is considered the proposed staircase within the rear garden would be discreet given its location against the rear and side boundary walls. Consequently, staircase would not be visible in any public views and would only be visible in very oblique private views. As such, the concerns raised by the St. John's Wood Society cannot reasonably be sustained as a ground on which to withhold permission.

Two rooflights are also proposed against the rear elevation of the building. Given their relatively small size and as they would be held against the rear wall of the existing building, these rooflights are considered to be acceptable. To the front elevation, the proposed lightwell would be small in size, covered by a grille and set within the hard paving of the front driveway. In this location the proposed lightwell would not detract from the appearance of the front elevation. As such, the external manifestations of the proposed basement would accord with Policy CM28.1 in the City Plan and the 'Basement Development in Westminster' SPG (October 2014).

With regard to the rear extensions at ground and first floor levels, these alterations must be considered against Policy DES 5 in the UDP, which seeks the highest standards of

design for extensions and alterations to existing buildings. The application site forms part of a consciously designed terrace of 1930s art-deco style properties which can be considered as a completed composition. Nevertheless, it is noted that the properties along the terrace have been altered and extended to the rear at ground and first floor levels. The scale and depth of the ground floor extension is in keeping with that at the neighbouring property at No.6 and would maintain a consistent building line along the rear of the terrace. During the course of the application the height of the first floor extension has been amended to improve its proportions and to ensure it remains in scale with the host building. Following this amendment, it is not considered to be visually dominant and the proposed ground and first floor level extensions are considered to accord with Policies DES1 and DES5 in the UDP and Policy S28 in the City Plan.

The St. John's Wood Society and neighbouring residents have raised concerns regarding the detailed design of the replacement fenestration on the rear elevation. Whilst it is acknowledged that there is a relatively consistent approach to the fenestration on the upper levels of buildings in this the terrace, the proposed windows and doors are not considered to be unacceptable in this instance. The rear of the building is not appreciated in views from the public realm and would only be obliquely seen in private closer private views. Furthermore, as the building is not listed, there is a limited degree of control over the fenestration details and it is a material consideration in this case that as the building is in use as a dwellinghouse, the applicant could replace the windows, including amending the size, dimension and location of the windows and introduce Juliet balconies, without the need for planning permission. In this context, and as the proposed windows and doors would be metal framed, acknowledging the traditional material for art deco style buildings, it is considered that the alterations to the building's fenestration are acceptable in design terms and the objections raised cannot reasonably be supported as a ground on which to withhold permission in this case.

The application also proposes associated alterations to the front of the building, including level changes, which are acceptable in design terms. As are rooflights and a lift overrun at roof level which would be screened at roof level by the existing roof edge parapet.

In summary, for the reasons set out in this section, the proposed development is considered to be acceptable in design terms and in accordance with Policies DES1 and DES5 in the UDP and Policy S28 in the City Plan.

8.3 Residential Amenity

Policy ENV13 in the UDP and Policy S29 in the City Plan afford protection to residential amenity. Policy ENV13 specifically seeks to protect neighbouring occupiers from an increased overlooking, material losses of daylight and sunlight and increased sense of enclosure.

The proposed ground floor extension sits below the height of the existing boundary walls and will therefore not harm the neighbouring residential properties. To the first floor the proposed extension spans from the boundary with No. 6 Wells Rise to half way across the rear elevation and is approximately 2.5 meters in height from the top of the ground floor extension with a depth of 1.64 meters.

8.3.1 Daylight and Sunlight

Objections have been raised by the occupants of No.1 Ormonde Court and No.6 Wells Rise on the grounds that the proposed first floor extension would reduce light received in their respective properties and, in the case of No.6 Wells Rise, the rear garden of that property.

The applicant has submitted a daylight and sunlight report, which has been assessed by officers. The daylight and sunlight assessment demonstrates that the proposed extensions would not cause a material loss of daylight or sunlight to neighbouring windows. Therefore, the impact of the proposed development on neighbouring windows would accord with the Building Research Establishment's (BRE's) guidelines for daylight and sunlight loss and would accord with Policy ENV13 in the UDP and S29 in the City Plan.

Whilst the proposed first floor extension would increase the height of the building at the boundary with the rear garden of No.6 Wells Rise, its projection from the existing building, against which it would be seen in views from the neighbouring garden, would be limited (1.64m) and as such, it would not result in a material increase in daylight or sunlight to this neighbouring garden.

8.3.2 Sense of Enclosure

An objection has been raised on the grounds that the proposal would cause an increased sense of enclosure to the rear windows and garden of No. 6 Wells Rise. The closet wing window at No. 6 Wells Rise at first floor level serves a bathroom window and the window is obscure glazed. As such, whilst it is approximately 1 metre from the proposed first floor extension, this relationship would not give rise to a material increase in enclosure. A site visit by the case officer during the application to No. 6 Wells Rise has demonstrated that the first floor extension would not be visible from the main living areas of this neighbouring property.

The proposed first floor extension would be visible from the rear garden of No.6 Wells Rise. However, as set out in Section 8.3.1, given the small scale of the proposed extension and as it would be seen in the context of the bulk of the existing building, it is not considered that it would increase the degree of enclosure to the rear garden of No.6 Wells Rise to such an extent so as to warrant withholding permission.

Due to the limited bulk and height and the location of the proposed first floor extension relative to other neighbouring properties, it would not cause a materially increased sense of enclosure to other neighbouring residential properties, such as those in Ormonde Court.

8.3.3 Overlooking

Objections have been raised on the grounds that the proposed alterations to fenestration and replacement terrace would lead to increased overlooking towards neighbouring properties.

To the rear elevation there is an existing full width terrace at first floor level with steps down to garden level. The proposals include a terrace of the same depth as existing, but

with reduced width due to the first floor extension. There are currently French doors onto the terrace and a similar door arrangement is proposed. As such, the replacement roof terrace at first floor level would not materially increase overlooking to neighbouring residential windows given the existing situation.

Whilst the introduction of larger window/ door openings with Juliet balconies within the rear elevation would result in an increase in the potential for overlooking of neighbouring properties, as set out in Section 6.2, it is a material consideration that in this case, given the application site is an unlisted dwellinghouse, the alterations to fenestration shown on the submitted drawing could be carried out without the need for planning permission under householder permitted development rights. In this context, whilst the objections on overlooking grounds are understood, it is not considered that refusal of permission on these grounds would be a sustainable ground for refusal given the particular circumstances of this case.

In summary, the proposed development is acceptable in amenity terms and would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan.

8.4 Transportation/ Parking

The existing garage at ground floor level is secured by a condition placed on the original 1950's permission for the existing building. As a result, the initially submitted scheme has been amended to retain the existing garage and driveway. Following these amendments, the Highways Planning Manager does not raise objection to the scheme. Following amendment, the proposed development accords with Policy TRANS23 in the UDP and is acceptable in transportation terms. A condition is recommended to ensure the continued retention of the garage.

8.5 Economic Considerations

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

8.6 Access

The access to the site will remain as existing through the ground floor front door to the front elevation. This access arrangement is acceptable given this is a private dwellinghouse.

8.7 Other UDP/Westminster Policy Considerations

8.7.1 Basement Development

The proposal includes the excavation of a single storey basement beneath part of the property and part of the rear garden. The 'Basement Development policy, CM28.1 in the City Plan, is relevant to the assessment of this aspect of the scheme. The Policy is broken down in to Parts A to D. In this case, only Parts A to C are relevant as the proposed basement would not extend below the public highway. Assessment of proposed development against Parts A to C of Basement Development policy is set out in the following paragraphs.

In respect of Part A of the Basement Development policy, the applicant has provided a structural engineer's report prepared by a qualified engineer explaining the likely methodology of excavation and the expected impact on adjacent properties. Concerns have been expressed by neighbouring residents in respect of the level of detail provided in the structural report and effect the methodology proposed may have on neighbouring properties. The submitted structural method statement has been assessed by Building Control and following provision of additional structural information on the method of construction of the proposed basement during the course of the application, they are content that the structural methodology proposed is acceptable, having regard to the ground conditions found in this part of the City.

It is important note that at planning application stage the purpose of the structural method statement is to demonstrate that a subterranean development can be constructed on the site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act. In this context, and given that Building Control do not object to the proposal, it is not considered that the objections raised on structural grounds can be reasonably sustained a ground on which to withhold permission.

The applicant has submitted the 'Pro-forma Appendix A' document and this provides an undertaking that they will carry out the construction of the proposed basement in accordance with the City Council's Code of Construction Practice (CoCP). A condition is recommended to ensure the basement is carried out in accordance with the CoCP and to ensure the applicant bears the cost of the Environmental Inspectorate monitoring the site during construction. A condition is also recommended to control the hours of construction works, including additional controls to prevent any works of noisy basement excavation on Saturdays and Sundays.

The site is not within a Surface Water Flooding Hotspot, as identified in the 'Basement Development in Westminster' SPG and is in Flood Zone 1. Consequently, the proposed basement would not exacerbate existing flood risk on the site or in the vicinity. The site is not within an Archaeological Priority Area, as designated by Historic England, and therefore the proposed basement would not have a significant impact on archaeological deposits.

In light of the considerations set out in the preceding paragraphs, despite the objections received on structural impact grounds, it is considered that the proposed development would be compliant with Part A of the Basement Development Policy.

In terms of Part B of the Basement Development Policy, the remaining garden area to the front and rear of the site would be capable of being suitably landscaped following completion of the development and the rear garden would be capable of sustaining mature planting given that the proposed basement would not extend significantly below it. As set out in Section 8.7.2, there are no protected trees on or close to the site and therefore no trees of townscape, ecological or significant amenity value would be lost. A small tree within the rear garden would be removed, but this is not protected and its loss is therefore not objectionable.

Given the construction of the proposed basement would meet current building regulations requirements, it will be more energy efficient than the existing building to which it would be attached. The provision of a lightwell to the front and a doorway to the rear provides the proposed basement with natural ventilation and no mechanical plant or air conditioning equipment is proposed to heat and cool the basement.

For the reasons set out in Section 6.2, the proposed basement and its external manifestations would not harm the character and appearance of the building or its garden setting. Similarly, it would not adversely affect the wider appearance of this part of the City.

In this case sustainable urban drainage systems (SUDS) are not necessary as, save for the front lightwell and rear rooflights and staircase, the proposed basement would be wholly below the existing building and the rear extension proposed at ground floor level. The applicant has confirmed that a pumped device and non-return valve will be installed to ensure the proposed basement is resilient in the event of future storm events and to prevent sewer flooding. This addresses the concerns raised by Thames Water, although an informative is still recommended to remind the applicant of the importance of including a non-return valve on the sewer connection.

Given the above considerations, it is considered that the proposed development accords with the 7 criteria set out in Part B of the Basement Policy.

In terms of Part C of the Basement Policy, it requires basements to be limited to extending under not more than 50% of the existing garden land. Concern has been raised by the St. John's Wood Society that the proposal in this case would exceed 50% of the existing garden land. However, this is not the case as the current garden land to the front and rear of the site is 77.4m², whilst the garden land that would be retained, excluding the external stairs, would be 47.4m². Therefore, the proposed basement would not extend beneath more than 50% of garden land.

The proposed basement would be sited below the existing building and the proposed ground floor extension with only 0.7 metres of the basement protruding into the rear garden area in order to provide rooflights lighting the rear of the basement floor. Given the relatively small area of basement area that is proposed below the garden and as this would be in the form of rooflights that would be consistent in terms of their size and position with the guidance in the 'Basement Development in Westminster' SPG, it is not considered that the lack of inset of the rooflights from the boundaries of the site is objectionable. The staircase to garden level would be located along the margin of the rear garden, but as the rest of the garden would be undeveloped with no basement below it, it is not considered that the staircase would have a significant impact on drainage to the rear of the site. Accordingly, the proposed basement would be consistent with the objectives of Part C of the Basement Development policy.

8.7.2 Tree Impact

The Arboricultural Manager has advised verbally that she does not object as there are no protected trees on the site or in adjacent gardens. There is a small immature tree within the garden of the application site; however, this cannot be offered any significant

protection given its small size and as it is not within a conservation area or subject of a Tree Preservation Order (TPO). On this basis the proposal accords with Policies ENV16 and ENV17 in the UDP and Policy S38 in the City Plan.

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 proposals are of insufficient scale to trigger a CIL payment.

8.11 Environmental Impact Assessment

The proposals are of insufficient scale to require an Environmental Impact Assessment. Where relevant, environmental impact issues are addressed in other sections of this report.

8.12 Other Issues

Objections have been received regarding the potential for noise and general disturbance during construction works. As set out in Section 8.7.2, a conditions are recommended to control the hours of works and to ensure compliance with the Code of Construction Practice.

During a sit visit to neighbouring resident's properties concerns were raised regarding the location of a door to the garden being located directly opposite the front door of 1 Ormonde Court. The applicant was informed that this was considered unneighbourly and has subsequently removed the door from the application. However, it should be noted that the applicant could in the future insert a door in the wall between the back garden and Ormonde Court under permitted development rights.

Objection has been raised in relation to potential noise disturbance from a lift proposed within the building. However, given the building is not listed and as this is principally an internal alteration (save for a small lift overrun at roof level), it is not considered that the impact of the internal lift on the occupier of the neighbouring property in terms of noise and vibration is a ground on which refusal of permission could reasonably be sustained as the lift could be installed without the need for planning permission.

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

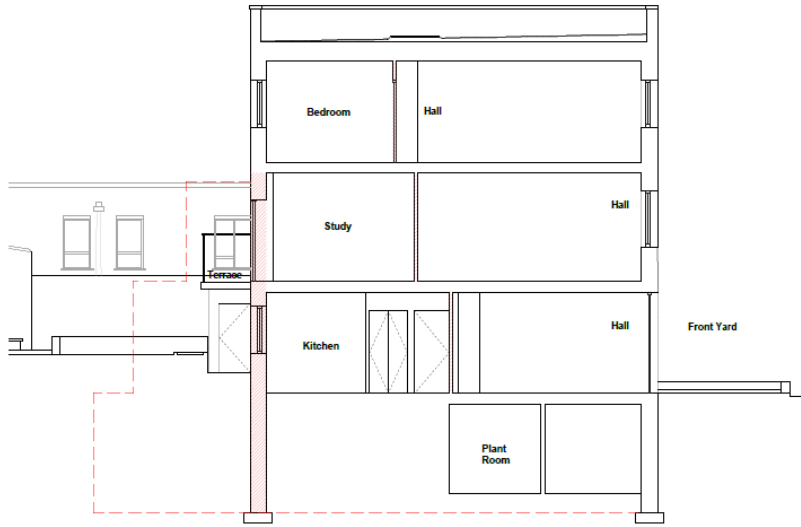
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IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: OLIVER GIBSON BY EMAIL AT ogibson@westminster.gov.uk.

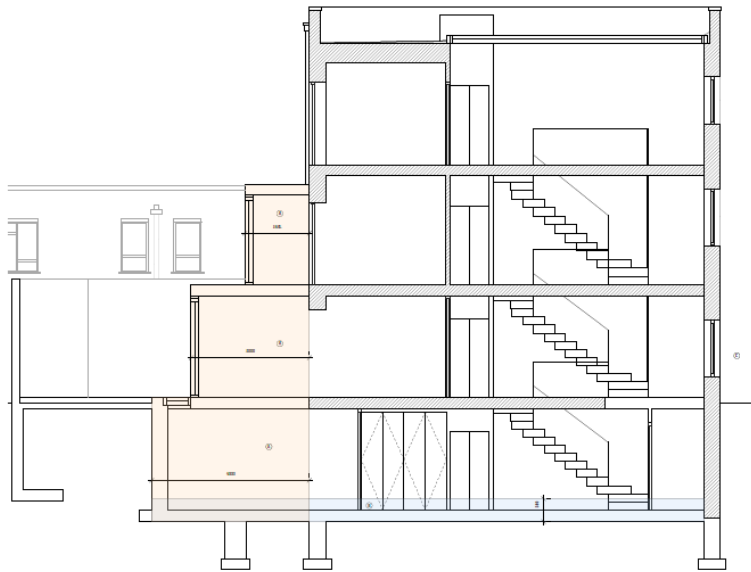
9. KEY DRAWINGS



Existing rear elevation (top) and proposed rear elevation (bottom)

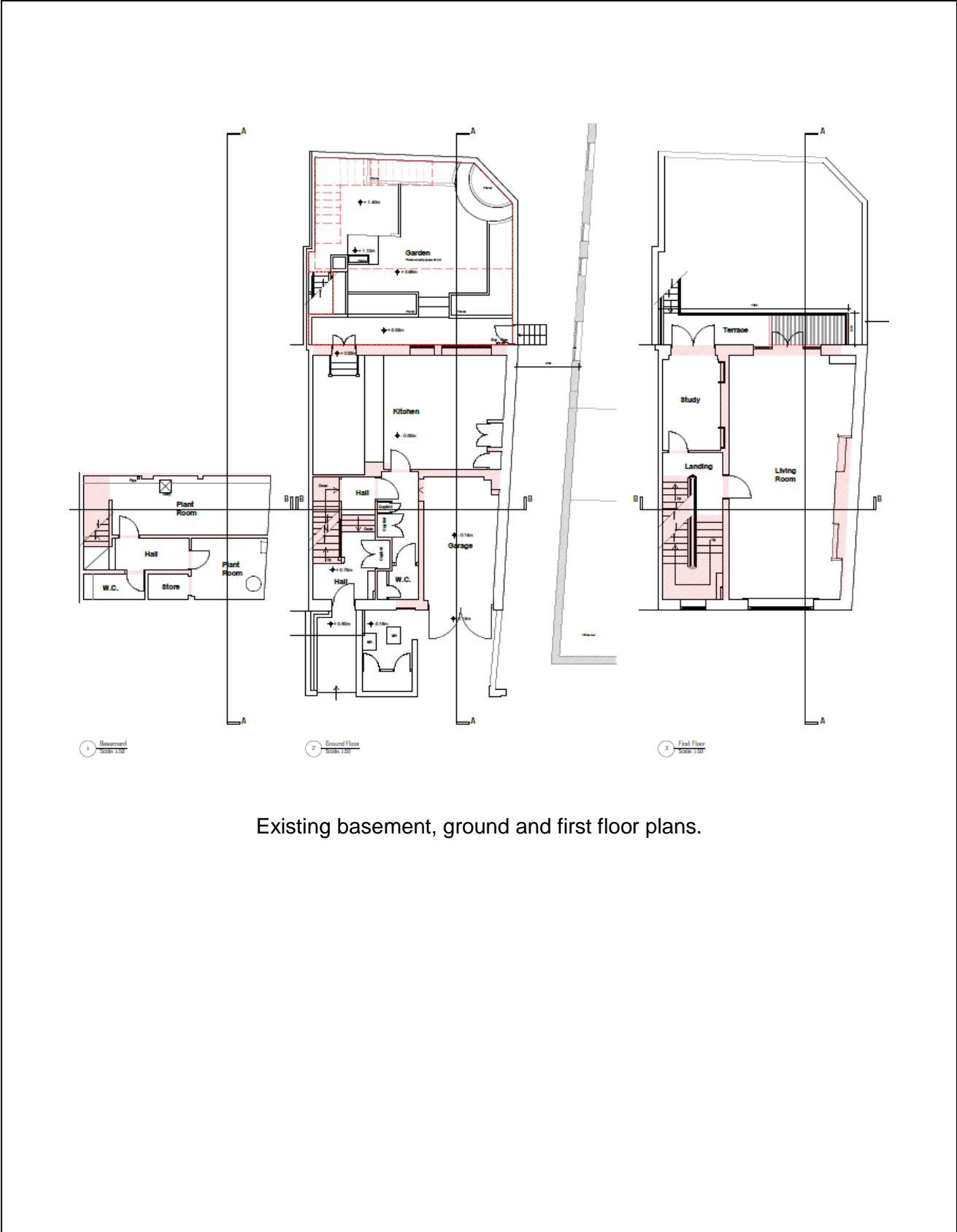


1 Section A-A
EXISTING



1 Section A-A
PROPOSED

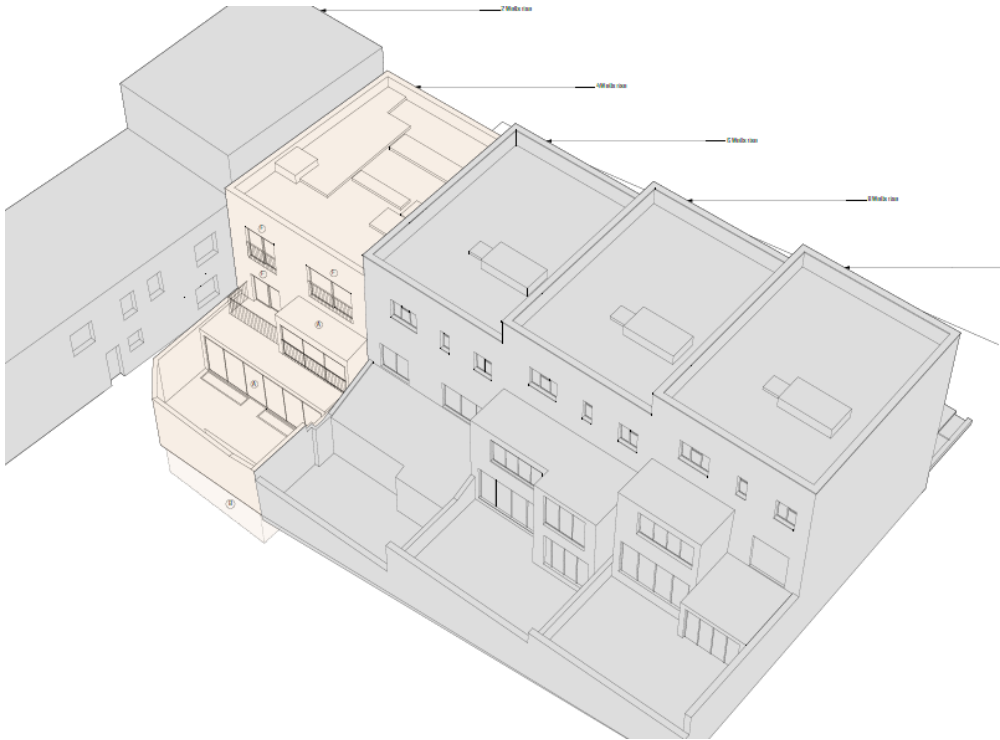
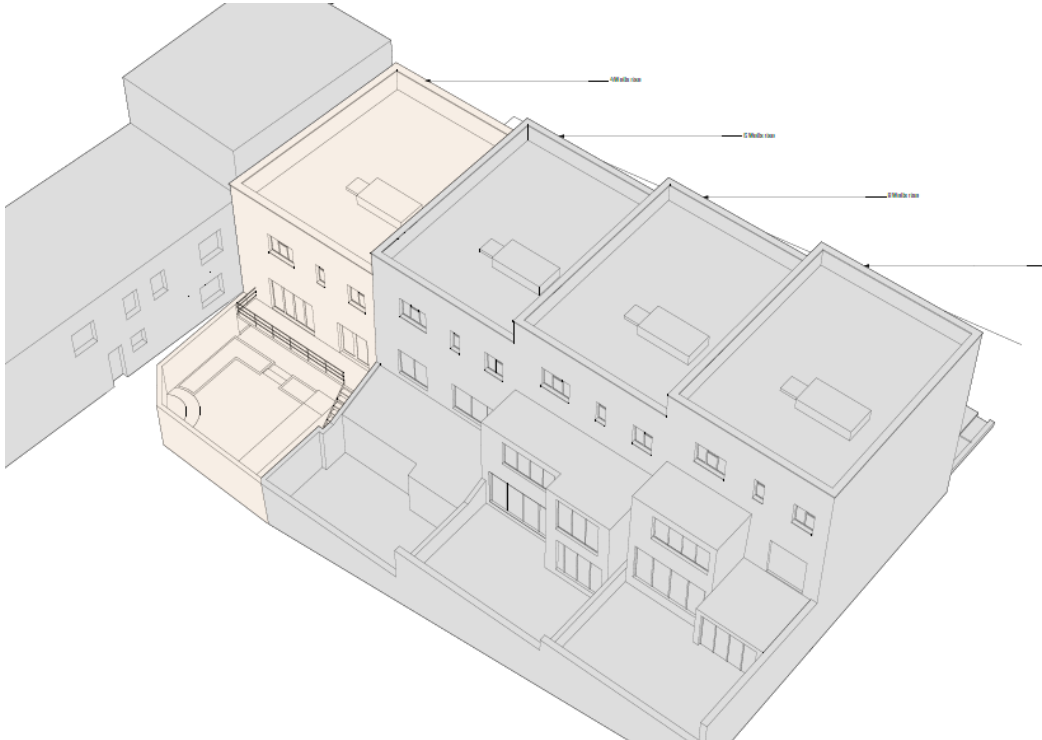
Existing Section (top) and Proposed Section (bottom).



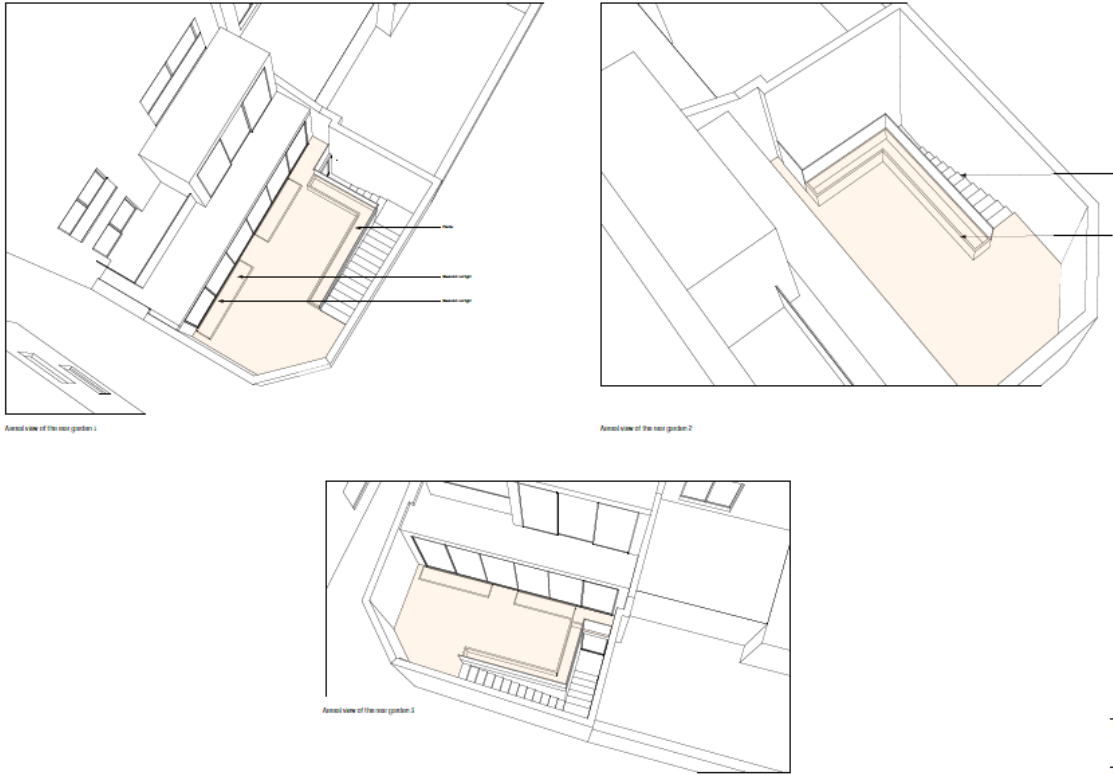
Existing basement, ground and first floor plans.



Proposed basement and ground floor plans (top) and proposed first floor plan (bottom).



Existing isometric drawing (top) and proposed isometric drawing (bottom).



Isometric drawings showing proposed rear garden and staircase to basement level.

DRAFT DECISION LETTER

Address: 4 Wells Rise, London, NW8 7LH,

Proposal: Excavation of basement extension below part of existing building and part of rear garden with lightwell to front elevation and two rooflights and staircase from basement to garden level to rear. Erection of rear extensions at ground and first floor level, formation of roof terrace at rear first floor level, alterations to fenestration to rear including formation of Juliet balconies, and associated external alterations including to front forecourt and at roof level.

Plan Nos: EP_100 Rev B, EP_101 Rev B, ES_200 Rev B, EE_300 Rev B, PP_100 - underpinning sequence; PP_100 Rev B, PP_101 Rev B, PP_102 Rev B, PS_200 Rev B, PE_300 Rev B, Sustainability Statement in email dated 3 May 2018 from Ben Cheung; M+E Building Services Concept Design Report Produced by XCO2 dated January 2018 (for information only – see Informative 8), Daylight/Sunlight report dated 27 February 2018.

Case Officer: Max Jones

Direct Tel. No. 020 7641 1861

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 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 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 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)

- 5 You must permanently retain the garage shown on the drawings hereby approved and you must only use the garage for people living in this property to park their private motor vehicles. (C22EB)

Reason:

To provide parking spaces for people occupying this dwellinghouse as set out in STRA 25 and TRANS23 of our Unitary Development Plan that we adopted in January 2007. (R22AB)

- 6 You must not use the roofs of the ground and first floor rear extensions for sitting out or for any other purpose, except where the roof of the ground floor rear extension is annotated 'terrace' on the drawings hereby approved. You can however use the roofs 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)

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 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.
- 4 With reference to condition 4 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

- 5 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 6 You must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why

you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)

- 7 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."
- 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.
- 9 You are advised that Thames Water advise that a non-return valve or other suitable device should be installed to avoid the risk of back flow from the sewerage network during storm conditions.

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.