

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 31 July 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Marylebone High Street	
<b>Subject of Report</b>	<b>Romney Mews, London</b>		
<b>Proposal</b>	Erection of three bedroom dwellinghouse (Class C3) over ground to fourth floor level		
<b>Agent</b>	David Corley Architects		
<b>On behalf of</b>	STARBRIGHT W1 LTD		
<b>Registered Number</b>	18/03593/FULL	<b>Date amended/ completed</b>	2 May 2018
<b>Date Application Received</b>	2 May 2018		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Portman Estate		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

The site lies on the east side of Chiltern Street close to its junction with Marylebone Road in the Portman Estate Conservation Area. The application site itself forms the access to 1 and 2 Romney Mews and sits between Portman Mansions to the north and York Mansions to the south. The application seeks consent for the erection of a three-bedroom dwelling set back behind the existing entrance gate between the two mansion blocks.

The key issues in this case are:

- \* The impact of the proposals on residential amenity.
- \* The impact of the proposals on the character and appearance of the Portman Estate Conservation Area.

In 2015, permission was granted for a 4-storey dwelling in this location and this consent is currently being implemented. This application proposes an additional floor of accommodation which is again considered to comply with urban design and conservation policies. It is considered, subject to suitable conditions, that the proposals would not have any materially harmful impact on the amenities of the immediate neighbours. The application is therefore recommended for conditional approval.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



## 5. CONSULTATIONS

### COUNCILLOR BOTT

Requests information on the issues/proposals.

### MARYLEBONE ASSOCIATION

Object on the grounds that the proposal is an unsuccessful 'pastiche' and consider that a contemporary approach would be a more appropriate response that recedes and maintains the sense of a gap between the mansion blocks. Question if in any event that the gap should be maintained. Believe that there is insufficient design material to support the application (such as precedent studies, street views, design options, materials studies etc.)

### HIGHWAYS PLANNING MANAGER

Consent has already been granted for a 2-bed dwelling and no objections are raised.

### CLEANSING

No objections are raised.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 41

Total No. of replies: 2 letters in support and 7 letters of objection (from 5 respondents) on the following grounds:

#### Design

\*The new building will be more visible from buildings opposite in Chiltern Street and would be an even bulkier massing in the Conservation Area

\*Steel gates on Chiltern Street are out of place in a Conservation Area

#### Amenity

\*Increased sense of enclosure

\*Overlooking

\*Loss of light and sunlight

\*The approved side facing windows served a stairwell whilst the proposed windows serve habitable accommodation. These windows should be deleted or made both obscure glazed and non-opening

\*Loss of privacy

\*Rear windows are within 1m of bedroom and bathroom windows in York Mansions

\*A roof terrace has previously been refused

\*Noise from terrace and from entrance to the new dwelling

\*The proposed entrance adjacent to York Mansions will create noise

#### Highways

\*Impact on parking

\*Impact on access for the emergency services

#### Other issues

\*If approved, this will encourage developers to submit small-scale schemes in the knowledge that larger schemes will be approved at a later date

- \*Residents should be allowed to speak at planning committee
- \*Will create fire risk and access issues to walls and drains in Romney Mews
- \*A roof terrace will enable access onto the roof of York Mansions

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

The site lies on the east side of Chiltern Street close to its junction with Marylebone Road in the Portman Estate Conservation Area. The application site itself forms the access to 1 and 2 Romney Mews and sits between Portman Mansions to the north and York Mansions to the south. Portman Mansions are a series of 19th century residential blocks built of red brick with Gothic windows and stepped gables. York Mansions are also of red brick with a strong stucco banding. The entrance gate to Romney Mews uses the red brick, stucco and Gothic detailing of the mansion blocks.

### **6.2 Recent Relevant History**

In December 2012 planning permission was refused for the erection of a one bedroom residential dwelling in the gap between York Mansions and 5 Portman Mansions above the existing entrance passage to Romney Mews. The application was refused for design and parking reasons. An appeal against this decision was subsequently dismissed in October 2013, on design grounds.

In April 2015 planning permission was granted for the erection of a new two bedroom residential dwelling at first, second and third floor levels in the gap between York Mansions and 5 Portman Mansions above the existing entrance passage to Romney Mews. The planning consent is being implemented.

## **7. THE PROPOSAL**

The application seeks consent for the erection of a three-bedroom dwelling set back behind the existing entrance gate and formed of brickwork and Portland stone. At ground floor, pedestrian access is maintained providing access to 1 and 2 Romney Mews. Habitable accommodation is proposed above this from first to fourth floor levels. A rear wing is proposed adjacent to Portman Mansions to provide stair and lift access with cycle and refuse storage at ground floor level and a bedroom at fourth floor.

The application initially included a terrace at roof level but this has now been removed from the scheme.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The provision of a residential dwelling accords with UDP Policy H3 and City Plan Policy S14.

## 8.2 Townscape and Design

The proposed development infills the gap between Portman Mansions and York Mansions. In 2012 planning permission was refused for a fully glazed building designed to contrast with the buildings to either side. At the subsequent appeal, which was dismissed, the inspector stated that closing the gap between the buildings “would prevent views through to an unattractive escape staircase and a tower block beyond and in this respect it (the development) would be beneficial to the conservation area.”

A subsequent application approved in 2015 proposed a more contextual design approach, using brick, Portland stone and timber windows.

The current application proposes an additional storey, above what was consented in 2015. This additional fourth storey is in the same materials as the remainder of the building, and is set back from the main building line by approximately 1 metre. The additional storey is partially screened by a large triangular pediment, which mirrors the pediment above the existing arch at street level.

A roof terrace was originally proposed, but due in part to the additional height that it would give to the building, and the appearance of the balustrade, this has now been removed from the application.

A number of objections have been received on design grounds. The Marylebone Association also object to both the principle of the infill, and the design approach taken. The acceptability of both of these aspects has already been determined at appeal and by the most recent planning application. It would not be possible to take a different position now.

One respondent is concerned about the appearance of the new gate. This can be satisfactorily addressed with a condition requiring approval of details of the gate. A final consultee objects to the height, bulk and visibility of the additional storey. While the current application does indeed make the building taller, its impact in the street is reduced by the additional setback of the top storey, and by the pediment which partially screens the building.

The infill building is already set back behind the established building line on Chiltern Street, and the top storey set back beyond this. The materials proposed are of good quality, and are contextual.

The scheme is considered to preserve the character and appearance of the conservation area. It complies with UDP and City Plan policies DES1, DES4, DES9 S25 and S28.

## 8.3 Residential Amenity

Objections have been received from residents of both York Mansions and Portman Mansions on the grounds of loss of daylight and sunlight, loss of privacy, increased sense of enclosure, overlooking and noise from an originally proposed roof terrace area.

**Privacy**

The proposed new dwelling would project some 6m beyond the rear elevation of York Mansions and would face at right angles onto the rear of York Mansions. Objections have been received on the grounds that the new dwelling will result in loss of privacy and overlooking. However, the rear wing essentially forms the means of access to the upper floors and the only habitable window in this flank wall is a bedroom window at fourth floor. All the other habitable windows to the new dwelling are either set back from the front facade or in line with the rear facade of York Mansions and so there would be no direct overlooking (to York Mansions) from these windows. A condition is proposed requiring obscure glazing and window limiters to the windows within the rear projecting wing to prevent any overlooking from the rear stairwell and the fourth floor bedroom. With these conditions in place, it is not considered that the application could be refused on the grounds of loss of privacy.

The occupier of 2 Romney Mews also objects to overlooking from a third floor kitchen window, however, a kitchen window was approved in this location in the consented scheme. This is a secondary window to an open plan kitchen/dining area and the main window to this room faces over Chiltern Street. The new bedroom at fourth floor also has an east facing window in the rear elevation. However, given the height of this window above the mews buildings at the rear, it is not considered necessary for this to be obscure glazed.

**Daylight / Sunlight**

The previous scheme was not considered to result in a loss of daylight and sunlight for neighbouring residents. The height of the currently proposed building is a storey higher than the scheme currently being implemented. However, the building is still significantly lower in height than Portman Mansions immediately to the north of the application site, and it is not considered that the proposal would result in a material loss of daylight for occupiers of neighbouring properties.

The occupier of 2 Romney Mews objects on the grounds that the proposal would result in loss of the sunlight path between the gap between the two mansion blocks. The consented scheme already infills this gap and the addition of one further floor of accommodation is not considered to materially worsen the impact.

**Sense of Enclosure**

Objections have also been received on the grounds that the proposal would result in an increased sense of enclosure to residents in York Mansions. Whilst the rear flank wall of the building would project some 6m beyond the rear windows in York Mansions, and within close proximity of rear bedroom windows, this additional bulk is set immediately in front of Portman Mansions which is two storeys taller than the proposed dwelling. Given this relationship, it is not considered that the application could be refused on the grounds of an increased sense of enclosure.

**Noise**

Objections have also been received on the grounds that adjoining occupiers would suffer from loss of privacy, and noise, from an originally proposed roof terrace. One objector is concerned that a roof terrace would enable access onto the roof of York Mansions, however, the roof terrace has now been deleted from the proposals.

Objectors also comment that noise from the entrance to the proposed dwelling would cause disturbance to occupiers of York Mansions from deliveries and visitors. However, the access arrangements remain the same as in the consented scheme and the addition of one bedroom is not considered to exacerbate this issue.

#### **8.4 Transportation/Parking**

An objection on parking grounds has been received, however, consent for a 2-bedroom dwelling in this location has already been approved and the Highways Planning Manager raises no objections. In considering the appeal proposal the Inspector determined that “the appeal site has no space to park a car and therefore it is not practical to provide off-street parking, however, it is in a sustainable location close to all facilities with easy access to public transport networks and .... the provision of an off-street parking space here would be likely to encourage the use of and reliance on private motor vehicles which would conflict with CS Policy CS40.”

An area for cycle parking is shown at ground floor level and a condition to retain this provision is attached.

#### **8.5 Economic Considerations**

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

#### **8.6 Access**

The dwellinghouse has been designed to meet Lifetime Homes standards meaning that it is capable of being adapted to meet the needs of persons with limited mobility if required.

#### **8.7 Other UDP/Westminster Policy Considerations**

##### **Refuse /Recycling**

An area for refuse and recycling is shown at ground floor level and this is to be secured by condition.

#### **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**

The proposal does not trigger any requirement for Planning Obligations.



### **8.11 Environmental Impact Assessment**

The proposal is of insufficient scale to require an environmental assessment.

### **8.12 Other Issues**

Objectors refer to the fact that the development of this site would reduce access for the emergency services, would create a fire risk and would cause access issues to walls and drains in Romney Mews. The width of the existing means of escape from both the rear of York Mansions and Portman Mansions would, as in the consented scheme, reduce from 3m to 0.88m, however, this and the concern regarding fire risk are matters more appropriately dealt with by the Building Regulations. Access issues to walls and drains are party wall matters.

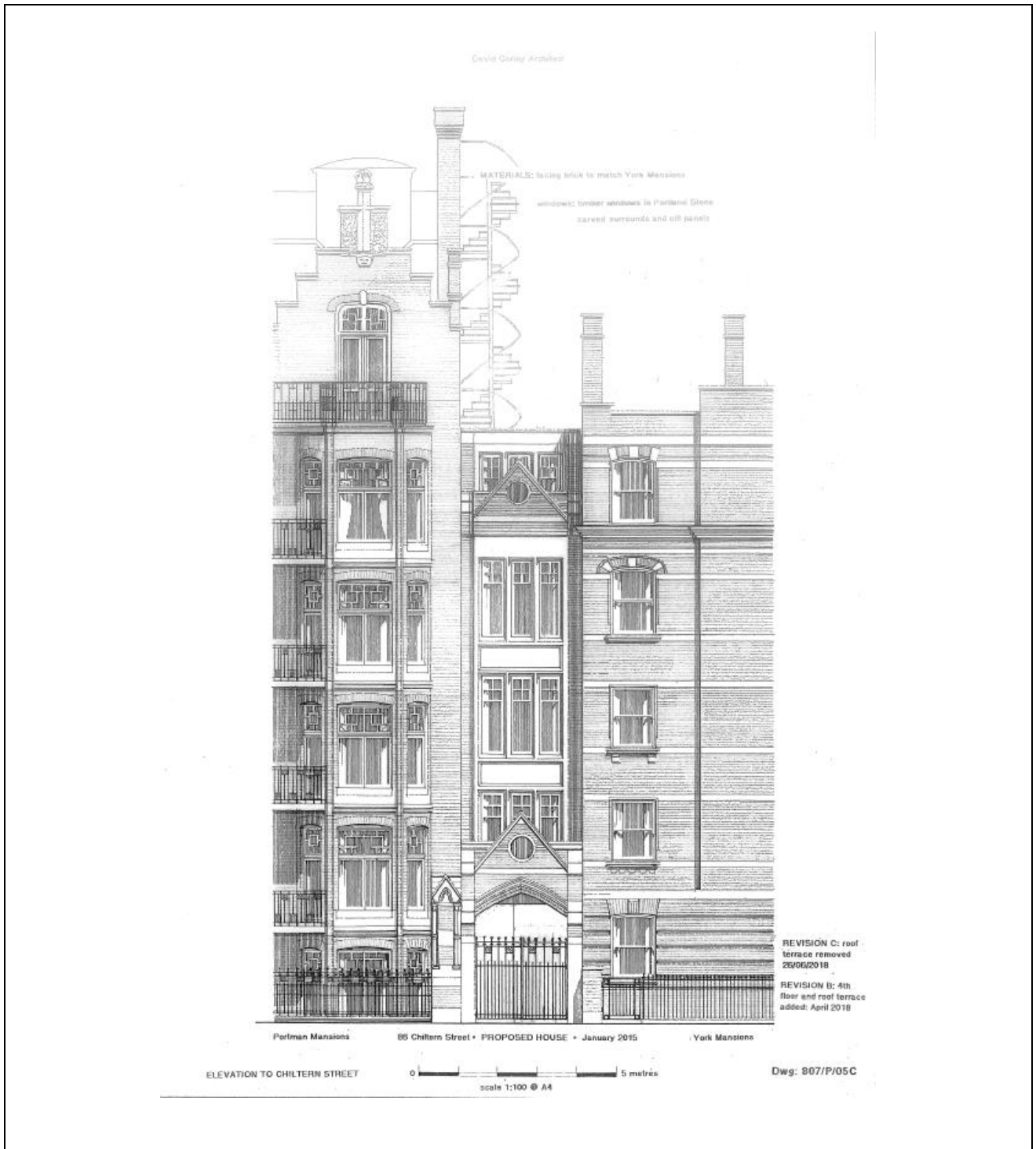
Objectors are concerned that an approval will encourage developers to submit small-scale schemes in the knowledge that larger schemes will be approved at a later date, however, each application is considered on its merits.

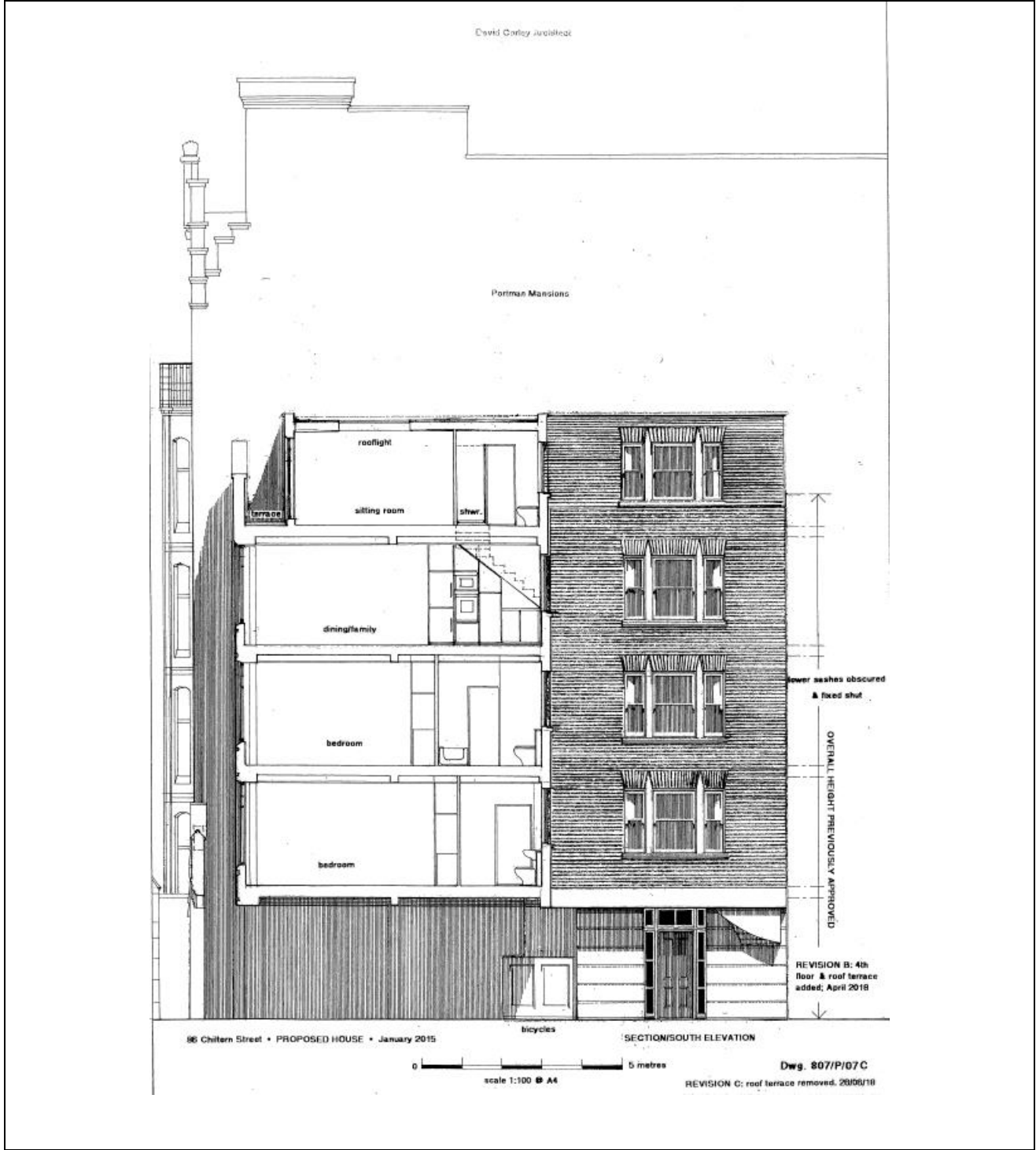
One objector also comments that public speaking should be allowed at planning committee, however, procedures for this are not yet in place.

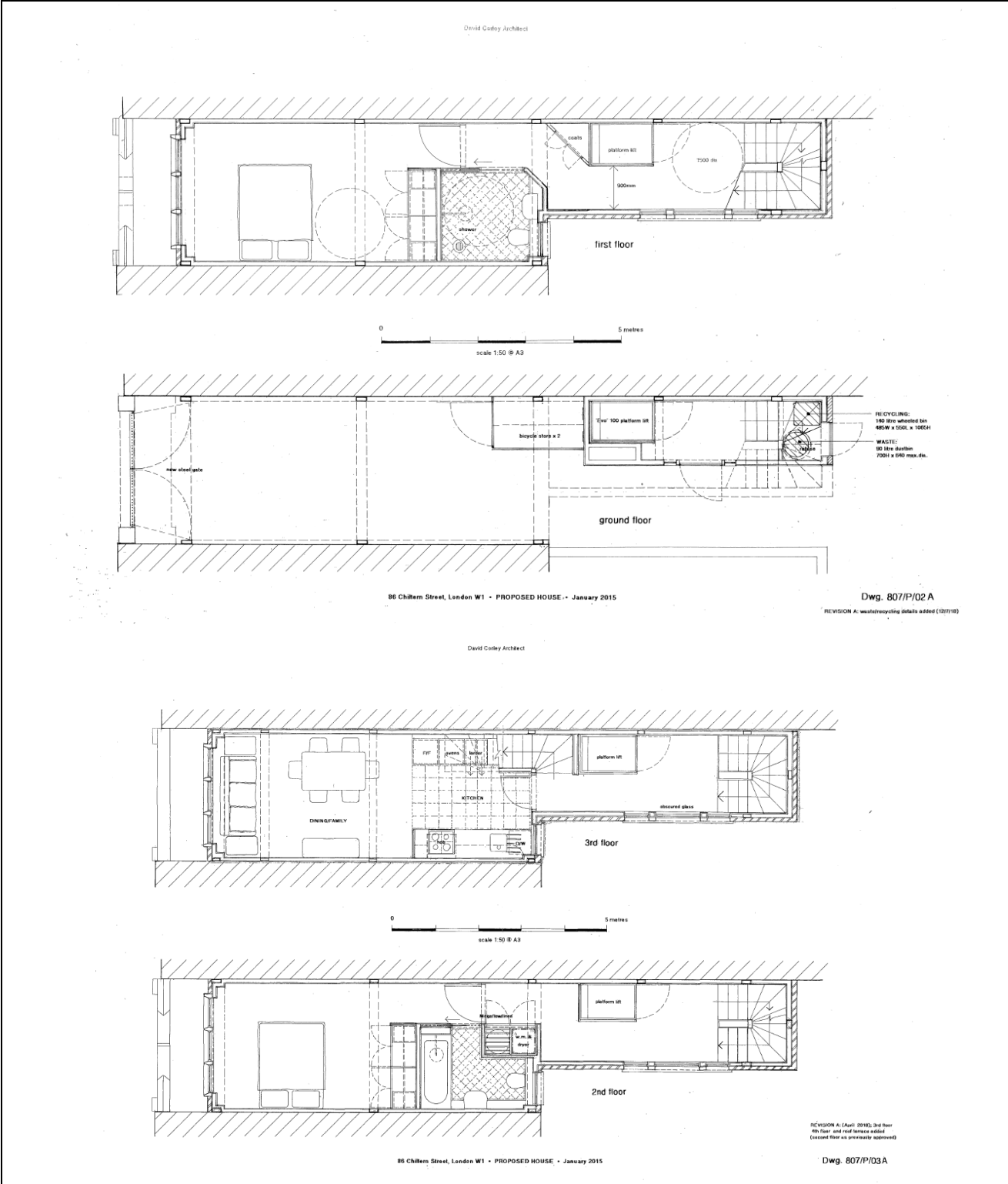
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JO PALMER BY EMAIL AT [jpalme@westminster.gov.uk](mailto:jpalme@westminster.gov.uk)

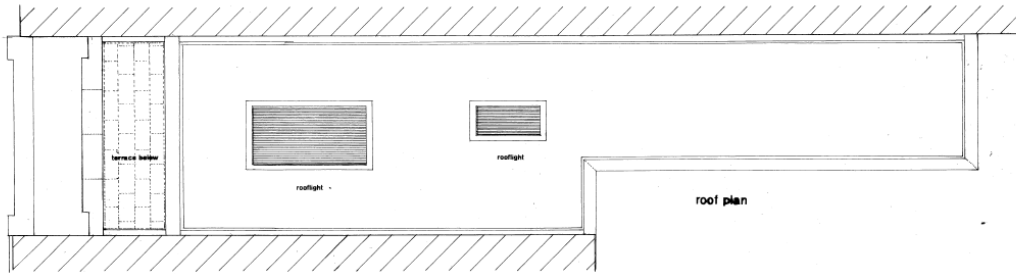
9. KEY DRAWINGS



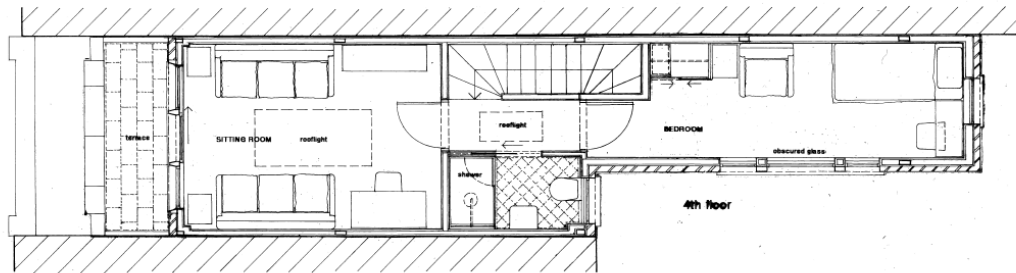




David Corley Architect



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scale 1:50 @ A3



86 Chiltern Street, London W1 - PROPOSED HOUSE - April 2018

Dwg. B07/P/06A

REVISION A: roof terrace removed. 2008/18

**DRAFT DECISION LETTER**

**Address:** Romney Mews, London, ,

**Proposal:** Erection of three bedroom dwellinghouse (Class C3) over ground to fourth floor level with roof terrace above.

**Reference:** 18/03593/FULL

**Plan Nos:** 807.P.02A, 807.P.03A, 807.P.08A, 807.P.05C, 807.P.06C, 807.P.07C, 807.P.09A

**Case Officer:** Jo Palmer

**Direct Tel. No.** 020 7641 2723

**Recommended Condition(s) and Reason(s)**

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

**Reason:**

For the avoidance of doubt and in the interests of proper planning.

- 2 You must carry out any building work which can be heard at the boundary of the site only:

- \* between 08.00 and 18.00 Monday to Friday;
- \* between 08.00 and 13.00 on Saturday; and,
- \* not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- \* between 08.00 and 18.00 Monday to Friday; and
- \* 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 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 807/P/02A. You must clearly mark them and make them available at all times to everyone using the dwelling. (C14FB)

## Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

- 4 The glass that you put in the stairwell windows and the fourth floor south facing bedroom windows in the side wall of the building must not be clear glass. You must install the glass approved under (RN 18/04789/ADFULL) or in accordance with alternative samples (at least 300mm square) to be submitted to and approved by the City Council. You must fit the type of glass we have approved and must not change it without our permission. (C21DB)

## Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 5 You must carry out the development in accordance with the window limiting measures approved under (RN 18/04789/ADFULL) or in accordance with alternative measures to limit the extent of opening of the side facing top-hung stairwell and south facing fourth floor bedroom windows. You must then carry out the work according to these approved details (C26DB)

## Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 6 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 Portman Estate 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 carry out the development in accordance with the samples approved under (RN 18/04789/ADFULL) or in accordance with alternative samples to be submitted to and approved by the City Council. You must then carry out the work using the approved materials.

## 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 Portman Estate 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 The design and structure of the development shall be of such a standard that it will protect residents

within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

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

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

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 10 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

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 Portman Estate 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)

- 11 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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 Portman Estate 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)

- 12 You must apply to us for approval of detailed drawings of the following parts of the development

- entrance gates

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 approved 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 Portman Estate 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)

- 13 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include: (a) A schedule of all plant and equipment that formed part of this application; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail; (d) The location of most affected noise sensitive receptor location and the most affected window of it; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (g) The lowest existing LA90, 15 mins measurement recorded under (f) above; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

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

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

## Reason:

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

- 15 You must not extend or enlarge the dwelling without our permission. This is despite the provisions of Classes A, B, C or D of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995 (or any order that may replace it). (C21HA)

## Reason:

To prevent an overdevelopment of the site and to protect the environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21EC)

- 16 You must carry out the development according to the details approved under (RN 18/04789/ADFULL) or in accordance with an alternative detailed window and door design to be approved by the City Council.

## 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 Portman Estate 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)

- 17 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

## Reason:

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

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at:  
**[www.westminster.gov.uk/cil](http://www.westminster.gov.uk/cil)**

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form** **immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**,

CIL forms are available from the planning on the planning portal: ,  
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Forms can be submitted to [CIL@Westminster.gov.uk](mailto:CIL@Westminster.gov.uk)

**Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.**

- 3 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974., ,

24 Hour Noise Team,  
Environmental Health Service,  
Westminster City Hall,  
64 Victoria Street,  
London,  
SW1E 6QP,  
Phone: 020 7641 2000,

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 4 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 5 The term 'clearly mark' in condition 3 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 6 Conditions 13&14 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 7 Prior to development commencing you are advised to address the impact of your proposal on the means of escape in relation to the occupiers of the adjacent and adjoining buildings. You

are advised of the need to maintain any established means of fire escape from adjacent buildings. Please contact our Head of District Surveyors' Services and/or The London Fire Authority regarding this aspect of your proposal.

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.