

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 28 August 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	30 Mount Row, London, W1K 3SH,		
Proposal	Details of an alternative Construction Management Plan pursuant to condition 24 of planning permission dated 29 November 2017 (RN:17/06081), which varied planning permission dated 29 April 2016 (RN:16/01024) for the demolition of the existing building and the erection of a six storey building and lower ground and basement levels to provide retail/gallery (Class A1) floorspace over basement, lower ground floor and ground floor levels, and 4 self-contained residential units on the five upper floors.		
Agent	DP9		
On behalf of	Summerford Limited		
Registered Number	18/02703/ADFULL	Date amended/ completed	4 April 2018
Date Application Received	4 April 2018		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		

1. RECOMMENDATION

Approve details.

2. SUMMARY

The application site is located to the west of Mount Row, close to the junction with Carlos Place. Planning permission was original granted in April 2016 for the demolition of the existing building and redevelopment to provide a six-storey building over lower ground and basement levels comprising retail and residential uses. This permission was varied in November 2017 for alterations to the facades, roof and lightwell.

The original permission preceded the adoption of the Council's Code of Construction Practice (COCP). A condition was imposed on the 2017 permission to ensure that the development was carried out in accordance with the submitted Knightbuild Construction Management Plan (CMP). Knightbuild are no longer the contractors for the development and as such, Forcia the current contractor has submitted an updated CMP. An objection has been received on the grounds that as the 2017 consent was approved after COCP was adopted, that the development should be in line with those requirements. The 2017 consent was a S73 application to vary condition 1 of the 2016

consent. Condition 1 concerns drawing numbers and the S73 application requested the substitution of some of the approved drawings with new ones to allow for specified and distinct design changes. The changes approved were relatively minor and as the 2017 scheme is intrinsically linked to the original scheme it was not considered appropriate to ensure that the development was bound by the COCP requirements. As this is an approval of details application and it would not be appropriate at this stage to change the requirements of the development.

The CMP condition requires the following:

- (i) a construction programme including a 24 hour emergency contact number;
- (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
- (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
- (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
- (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

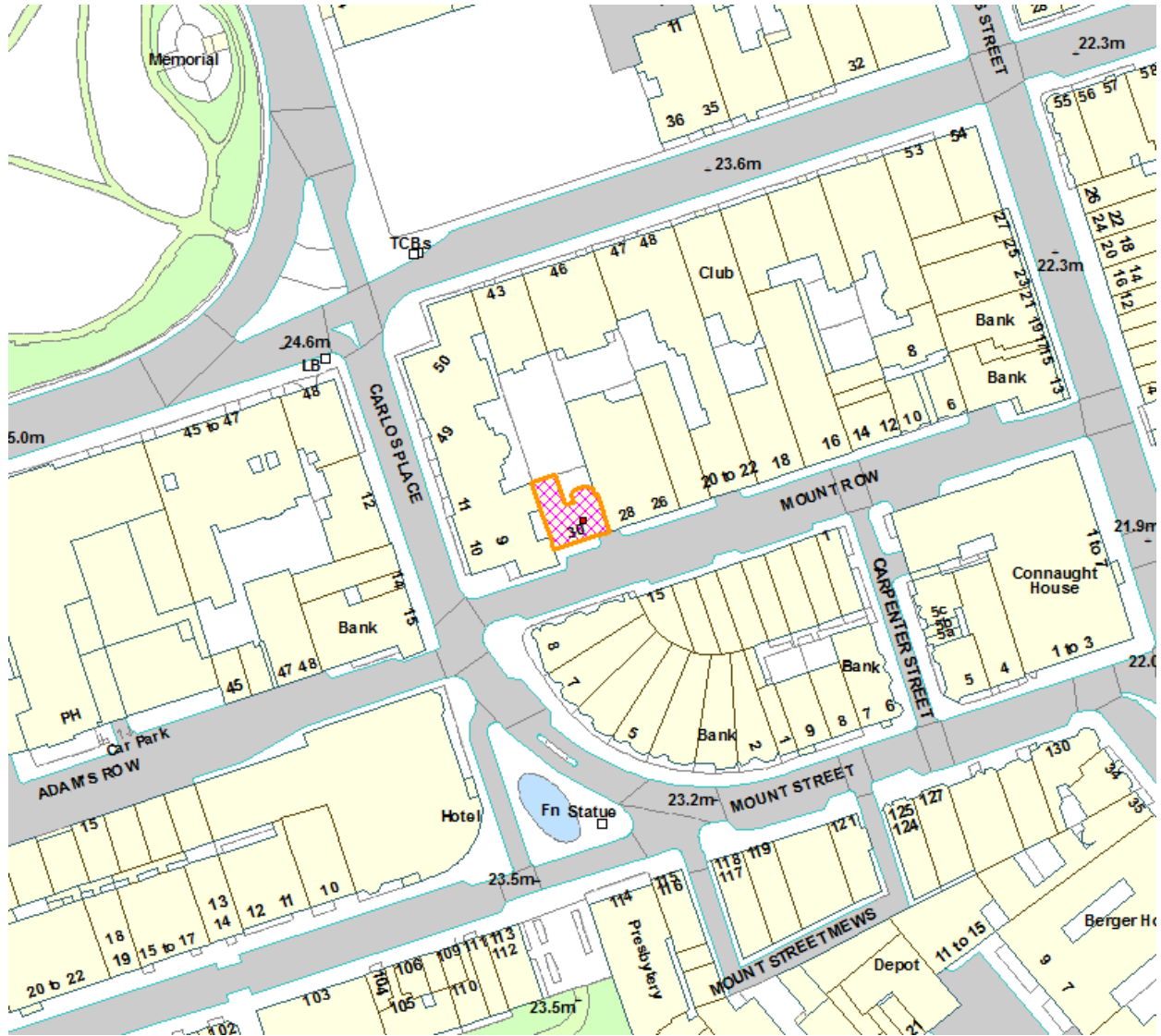
The reason for this condition is *“to protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007”*.

The Forcia CMP includes all the information required by the condition and the Highways Planning Manager raises no objection to its content.

Objections have been received on behalf of a car showroom who occupy the ground floor of the adjoining property (26-28 Mount Row). The objections are raised on grounds that the submitted CMP does not comply with the requirements set out in the COCP; namely the control of noise, vibration and dust, and the erection of acoustic hoardings and that the car showroom displays classic cars so the dust from construction will have a detrimental impact on the cars.

The development is not required to comply with the COCP as it was approved prior to its adoption. Any environmental impact issues would be investigated by the Noise Team. The Environmental Inspectorate (highways side) have already issued a highways licence for this site. The content of the Forcia CMP is considered acceptable and permission could not reasonably be withheld on the grounds raised by the objector.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Photo from March 2016



Photo from August 2018



5. CONSULTATIONS

ENVIRONMENTAL HEALTH

No comment as this application is not a Code of Construction site, as it was determined prior to the adoption of the Code of Construction Practice.

HIGHWAYS PLANNING MANAGER

No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 8

Several responses have been received on behalf of the neighbouring car showroom at 26-28 Mount Row raising objections on the following grounds:

- The CMP does not comply with the Code of Construction Practice requirements;
- Impact of the construction in terms of noise, vibration and dust.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 Recent Relevant History

The planning history for this building dates back to 2007, when permission was first granted for the demolition of the building and rebuilding to provide a new single family dwelling of basement, ground and three upper storeys. This permission was then renewed in 2010.

Permission was then granted in March 2012 for the demolition of existing two storey single family dwelling and excavation to provide new single family dwelling with double basement, ground floor, and four upper storeys and single storey rear extension; and single storey building at rear of garden. This permission was subject to a S106 to secure a financial contribution (£588,000) towards affordable housing and funding the provision of an off street car parking space in the vicinity of the development.

Permission was granted in July 2015 for the demolition of existing building and redevelopment to provide a single family dwelling house with sub-basement, basement, ground and four upper floors; and single storey building at rear of garden. This was subject to a S106 to secure a payment of £409,810 towards the affordable housing fund and a car parking space within a local car park for 25 years.

Permission was granted in April 2016 for demolition of the existing building and the erection of a six storey building and lower ground and basement levels to provide retail/gallery (Class A1) floorspace over basement, lower ground floor and ground floor levels, and 4 self-contained residential units on the five upper floors. This permission was varied in November 2017. This permission is being implemented on-site

DRAFT DECISION LETTER

Address: 30 Mount Row, London, W1K 3SH,

Proposal: Details of an alternative Construction Management Plan pursuant to condition 24 of planning permission dated 29 November 2017 (RN:17/06081), which varied planning permission dated 29 April 2016 (RN:16/01024) for the demolition of the existing building and the erection of a six storey building and lower ground and basement levels to provide retail/gallery (Class A1) floorspace over basement, lower ground floor and ground floor levels, and 4 self-contained residential units on the five upper floors

Reference: 18/02703/ADFULL

Plan Nos: Construction Management Plan Rev 5 dated May 2018

Case Officer: Helen MacKenzie

Direct Tel. No. 020 7641 2921

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

- 1 This permission fully meets condition(s) 24 of the planning permission dated 17/06081/FULL. (I11AA)

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.