

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 25 September 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	16 St Petersburg Place, London, W2 4LB		
Proposal	Erection of a mews building in the rear garden of 16 St Petersburg Place fronting St Petersburg Mews basement, ground and three upper storeys. Replacement of front windows, alterations to the windows on the rear elevation, erection of rear extension at lower ground and ground floor levels, lowering of the rear garden level.		
Agent	Michaelis Boyd Associates		
On behalf of	Mr I Donaldson		
Registered Number	18/03201/FULL	Date amended/ completed	19 April 2018
Date Application Received	19 April 2018		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Planning permission is sought for the erection of a mews building in the vacant garden to the rear of 16 St Petersburg Place to comprise basement level and two upper storeys. Permission is also sought for the erection of a rear extension at lower ground and ground floor levels of 16 St Petersburg Place, the lowering of the garden level to accommodate level access to both the main building and the mews building and alterations to the front and rear elevations of the main building. The works to St Petersburg Place have previously been granted permission (RN: 17/10491/FULL).

The proposal has been amended during the course of the application and the originally proposed roof of the mews house comprising full width roof lights to the front and rear have been amended to 2 No. dormer windows to the St Petersburg Mews elevation and 3 No. dormer windows to the rear.

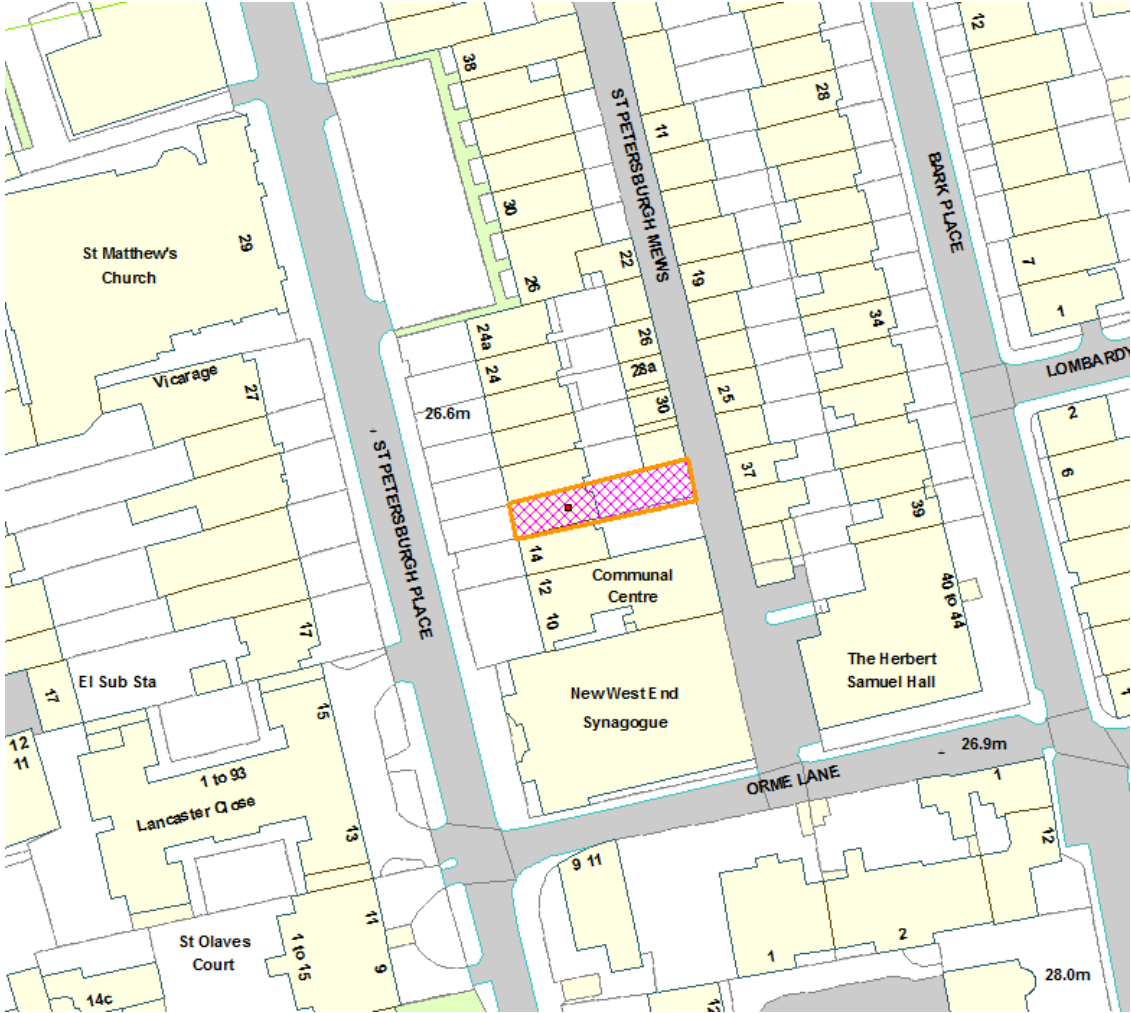
The main issues for consideration relate to:

- The acceptability of the erection of a mews building.

- The impact of the proposals on the character and appearance of the unlisted building of merit and of the Bayswater Conservation Area.
- The impact of the proposals on the amenity of the neighbouring residential occupiers.
- The impact of the proposals on the highway network.

Objections have been received from the Bayswater Residents Association and surrounding neighbours on a number of grounds including: the principle of the erection of a mews building in this location, the design, residential amenity and compliance with the basement policy. Notwithstanding the objections raised, the proposals are considered to comply with the relevant policies of the City Plan and UDP and is therefore recommended for approval, subject to conditions.

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and /or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS

View down St Petersburg Mews.



View from Bark Place to rear of St Petersburg Place



View from St Petersburg Place towards St Petersburg Mews



Rear of 16 St Petersburg Place



5. CONSULTATIONS

5.1 Consultation on Initially Submitted Scheme (April 2018)

BAYSWATER RESIDENTS ASSOCIATION

- Supports the objections of local residents.
- The mews house is too high, the top floor will overlook properties in Bark Place.
- The footprint of the mews house and garden excavation will lead to the loss of the garden.
- The mews is very narrow, construction vehicles will block access for refuse collection vehicles.
- Recommend that the height of mews should be restricted to two storeys or that windows overlooking properties opposite should not be allowed.

BUILDING CONTROL

No objection.

ENVIRONMENTAL HEALTH

Raise no objection.

HIGHWAYS PLANNING

No objection to car parking, cycle parking or waste storage arrangement. With regards to garage doors, whilst bi-folding is not ideal, considered an appropriate solution.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 41.

No. of objections: 7

Seven emails received raising objection on all or some of the following grounds:

Design and Townscape

- Basement/garden excavations do not comply with policy CM28.1 Basement Policy;
- The front garden is not part of the application site, therefore basement development is proposed larger than 50% of the garden area.

Amenity

- Loss of light due to mews building
- Increased overlooking
- The height of the mews should be restricted to two storeys to prevent overlooking to Bark Place.
- The extensive glazing will create light pollution.

Other Matters

- The mews is narrow and skips/vehicles will block refuse collection vehicles.
- The proposals will result in a loss of the garden and its greenery. It will create a sunken garden that will not be able to sustain greening.

ADVERTISEMENT/ SITE NOTICE:

Yes.

5.2 Reconsultation on Revised Scheme - Revision of Roof Design to Mews Building and Amendment to Site Plan (June 2018)

BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 41.

No. of objections: 2.

Two emails received raising objection on all or some of the following grounds:

- These amendments do not change fundamental problems with the development.
- The proposal results in loss of garden land.
- Proposal does not meet the City Council's basement regulations (i.e. exceeds 50% of the garden land, does not include 1.2 m soil depth and does not include band of undeveloped land around property).
- Proposed dormers still overlook properties within Bark Place. If permitted, should include obscure glazing and restricted opening.
- Parapet on St Petersburg Mews side is too short.
- Large roof light on top of mews building would allow all to see into top storey and create light pollution.
- Construction will block mews given its narrowness.

5.3 Further Reconsultation – Additional BRE Light Assessment (August 2018)

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 41.

No. of objections: 1.

One email received raising objection on the following grounds:

- Applicant has not consulted neighbours directly.
- Consider that there are errors/deficiencies in the light study that make it unreliable.

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is 16 St Petersburg Place, an unlisted building of merit, located within the Bayswater Conservation Area. The property is currently in use as a single family dwelling. The rear garden currently has a boundary wall and entrance in St. Petersburg Place.

6.2 Recent Relevant History

17/10491/FULL

Replacement of front windows, alterations to the windows on the rear elevation, erection of rear extension at lower ground and ground floor levels, lowering of the rear garden level and installation of garden steps from the main house and rear gate entrance.

Granted - 22.03.2018

16/10334/FULL (18 St Petersburg Place)

Demolition of existing mews building at 32 St Petersburg Mews and construction of new mews building with link extension to 18 St Petersburg Place. Excavation of basement beneath 18 St Petersburg Place and part of the rear courtyard garden with associated landscaping plus associated alterations to rear façade of 18 St Petersburg Place

Granted - 24.04.2017

03/05882/FULL (26-28 St Petersburg Mews)

Demolition of existing buildings and erection of a new mews house comprising basement, ground, and two upper floors, and the erection of a timber pergola in rear garden for use in connection with the existing single family dwelling house at 24 St Petersburg Place.

Granted - 20.11.2003

7. THE PROPOSAL

The application proposes the erection of a three storey, plus basement, mews building at the end of the garden of the main building (16 St Petersburg Place) fronting St Petersburg Mews, the lowering of the existing garden level, the erection of a rear extension to the main building at lower ground and ground floor levels, and the replacement of the windows to the front and rear elevations of the main building.

The proposal has been amended during the course of the application and the originally proposed roof of the mews house comprising full width roof lights to the front and rear has been amended to include two dormer windows to the St Petersburg Mews elevation and three dormer windows on the rear elevation.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The new mews house is to be ancillary to the host building and not a separate residential unit. The principle of providing additional floor space to enlarge the existing residential dwelling is acceptable in land use terms and would accord with policy H3 in the Unitary Development Plan (UDP).

8.2 Townscape and Design

In considering the proposals in design and heritage terms, the relevant policies are S25 and S28 of the City Plan and DES 1, DES 4, DES 5 and DES 9 of the Unitary

Development Plan (UDP). Also of relevance is Westminster's Supplementary Planning Guidance Documents 'Development and Demolition in Conservation Areas' (1995).

16 St Petersburg Place

The lower ground rear extension is constructed of brick with a large amount of glazing on the rear elevation, with a flat roof forming a terrace to the ground floor level. The form and scale of the extension is considered to be appropriate for its setting and does not compete with the scale and design of the host building. Similarly, the rebuilding of the ground floor extension is not contentious in design terms; the depth of the extension is not increasing and it will only be marginally higher than the existing structure. Both the lower ground floor and ground floor levels currently contain a large amount of fenestration and therefore the proposed glazing is not so dominant as to be distracting. It is noted that within the terrace similar extensions have either been constructed or consented, with the contemporary extensions kept at the lower levels and therefore in this context will preserve the character and appearance of the conservation area.

The replacement of the external staircase and the enlargement of the boundary walls is not contentious in design terms, subject to a condition ensuring the materials are in keeping. Additionally, the replacement of the windows, at the existing scale, is welcomed as it will maintain the uniformity of the upper levels, where a degree of consistency has been maintained throughout the terrace. The replacement windows will be of a comparable design with the existing and will be double glazed. Nevertheless, a condition requiring the submission of further details is recommended to ensure they are traditionally constructed and painted white.

New Mews Building

The erection of the mews building is considered with particular reference to UDP policies DES 4 and DES 9. The character of St Petersburg Mews is of an established pattern of mews buildings which have a consistent footprint, scale and form. The proposed site is located at the end of a terrace of mews buildings and therefore the principle of the introducing an additional mews house in this location would conform with the established character of the streetscape. The mews house will be the same footprint and mass as the neighbouring mews buildings with a design treatment respecting the proportions and materiality of the buildings within the setting. The introduction of a garage style door is welcomed as this maintains the interpretation of the mews style street. The dormers on the front elevation are in accordance with the guidance set out in the City Council's Supplementary Planning Guidance 'Mews: a Guide to Alterations'. The proposal is therefore considered to be acceptable as its design has regard to the prevailing character and quality of the surrounding townscape and conforms to the local urban design characteristics thereby preserving the character and appearance of the Bayswater Conservation Area.

The proposed mews house will incorporate a basement level, and it is proposed to lower the levels of the existing garden. The application has been assessed against policy CM28.1 of the City Plan which relates to basement development.

Objections have been received from neighbouring residents on the grounds that where the levels of the existing garden are being lowered in conjunction with the provision of a

basement level to the mews house, that the proposals would result in more than 50% of the “garden land” being developed contrary to policy CM28.1.

The City Plan definition of basement development is ‘any excavation to form new or additional floor space under the ground level of an existing property or within its curtilage and under its garden’. Given this definition, it is considered that the excavations required to provide a basement level to the mews house constitute basement development. However, the lowering of the existing garden level, does not as it is not in conjunction with the provision of additional floor space. Therefore, the proposed basement development is considered to cover less than 50% of the existing garden land and to comply with part C.1(a) of policy CM28.1.

Objections have been received on the grounds that the lowering of the garden levels will result in an area that will not support adequate greening and will therefore result in the loss of the garden, given the above, it is not considered that the lowering of the garden level could be considered against the basement policy and permission be withheld on this basis. Notwithstanding this, a condition is recommended to require the applicant to provide details of suitable landscape and greening for the remaining garden area.

Building Control have assessed the proposed basement, the accompanying structural method statement, the method of construction, underpinning and safeguarding of the neighbouring site and confirmed that these are acceptable. They have confirmed that the proposal to safeguard adjacent properties during construction is considered to be acceptable and that the proposal would not increase the likelihood of flooding in the local area and it should not have significant effects on the structural stability of neighbouring building.

Given that the basement sits only beneath the footprint of the mews house, it is not considered that the other aspects of the basement policy (soil depth, margin etc.) are applicable in this instance.

8.3 Residential Amenity

New Mews Building

Objections have been received from occupiers of surrounding properties in response to consultation on the originally submitted proposals raising concerns that the extensive glazing to the roof of the mews would result in a loss of privacy. This element of the scheme has been revised and the roof is now solid with dormer windows proposed. The roofline is also setback from the mews building line. Given this, and that it respects an established relationship between facing habitable room windows along the mews, it is not considered to amount to unacceptable harm to neighbouring occupiers. Furthermore, there is a separation of approximately 20 metres from the proposed second floor to the rear facades on Bark Place which prevents material harm upon the neighbours privacy in this location.

With regards to the views afforded to the rear from the mews property, towards the rear courtyards/ gardens of adjoining properties, the proposals have been amended from full width glazing at roof level to a solid roof with three dormer windows. It is not considered that this would result in an unreasonable level of overlooking given that the rear of St

Petersburgh Place is already overlooked to a degree by other properties fronting in St Petersburgh Mews.

Objections have also been received to potential light loss from the proposed development. The applicant has submitted an assessment of light loss in accordance with Building Research Establishment (BRE) publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" 2011 ("the BRE Guide"). This assessment considers light loss to 14, 15, 17 and 18 St Petersburgh Place and 29 and 31 St Petersburgh Mews (incorrectly referred to as no. 37 in the applicants light study). All other properties are considered too far from the application site to experience material light loss. The light study demonstrates that 14, 15, 17 and 18 St Petersburgh Mews would not experience levels of day and sunlight loss exceeding the guidelines set out in the BRE Guide. Accordingly, the proposal would not result in unacceptable loss of light to those properties.

With regards to daylight loss for 37 St Petersburgh Mews, the ground floor kitchen window facing the application site would experience a VSC loss of approximately 30% (i.e. from an existing value of 17.6% to 12.4%). This exceeds the 20% loss that the BRE Guide regards as noticeable. The applicants light study also notes that sunlight loss to this same window will also fall below BRE Guidelines.

However, the BRE Guide itself notes that the values it suggests are intended to be applied flexibly as light levels are only one factor affecting site layout. In a central London location such as this, expectations of natural light levels cannot be as great as development in rural and suburban locations and to which the same BRE guidance also applies. Many sites throughout Westminster, including neighbouring properties within St Petersburgh Mews, have natural light levels comparable to that which would result from the proposed development yet still provide an acceptable standard of accommodation and are desirable places to live. This is demonstrated by the resulting VSC value for the kitchen window at 37 St Petersburgh Mews (i.e. 12.4%). This value is consistent with other properties opposite buildings in this mews, such as 23 and 25 St Petersburgh, as evidenced by the light study that accompanied application RN: 16/10334/FULL. Given the above, the levels of light loss are considered acceptable in this instance and a reason for refusal on this basis would not be sustainable.

The applicants light study also models overshadowing of 18 St Petersburgh Place from the proposed extension. Despite concerns raised by an objector, this is the only amenity space likely to be affected by the proposed development given its relationship to the proposed mews building. The applicants model indicates that the amenity space at No. 18 is already significantly overshadowed by the New West End Synagogue's communal centre and that the proposed development would result in a small increase in overshadowing in the area adjacent to the proposed mews building. As this amenity area is already overshadowed such that it does not meet BRE Guidelines, the proposal would not result in unacceptable overshadowing and is therefore consistent with policy ENV 13 of the UDP.

With regards to sense of enclosure, the proposed building would repeat a pattern of development that is commonplace along St Petersburgh Mews and between properties facing St Petersburgh and Bark Places and backing onto properties in St Petersburgh Mews. The proposed mews building would be separated from properties opposite by the

width of St Petersburg Mews and from properties to the rear by the garden area to remain. Accordingly, the proposed development would not result in a significant and unacceptable increase in sense of enclosure.

Rear Extension and Window alterations

The proposal includes the erection of a part single, part two storey, full width rear extension at lower ground and ground floor levels which will project 2m from the rear wall of the existing dwelling at lower ground floor level. A small section of the boundary wall will be built up; however, the existing stepped arrangement will be maintained.

The proposed extension will adjoin the boundaries with Nos.14 and 18 St Petersburg Place. Both properties have high existing boundary walls, the build up of the part of the boundary wall that accommodates the proposed extension is not considered to result in any significant loss of light or increase sense of enclosure to either property. The staircase that will provide access to the garden from ground floor level mainly sits below the boundary wall and will not allow for any significant views into the gardens of the neighbouring occupiers when in use, when compared to the existing arrangement.

In terms of the impact of the extension, it will not project higher than either of the boundary walls so therefore will not result in loss of light or an increased sense of enclosure.

The replacement windows raise no amenity concerns. In terms of the lowering of the garden levels and installation of steps to the rear, these alterations will not result in any harm to the amenity of the adjoining occupiers.

Given the above, the proposed development is consistent with policy S29 of the City Plan and Policy ENV 13 of the UDP and Policy S29 in the City Plan.

8.4 Transportation/ Parking

The proposal does not represent an increase in residential units, as the mews property is ancillary to the main dwelling. TRANS21 allows for up to two car parking spaces per residential unit of 2 or more bedrooms. The proposed car parking space is consistent with TRANS21.

The garage dimensions are considered to meet the minimum requirements in terms of size. While the mews is tight, in terms of vehicle access to the garage, it is accepted that similar garage access arrangements exist along the mews.

8.5 Economic Considerations

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

8.6 Access

Currently, the rear garden of the application site can be accessed via a gate in St Petersburg Mews. This access route will be lost as a result of the introduction of the mews building; however, given it is a secondary point of access it is not considered to

raised concerns in this instance. Access to the rear garden will still be possible from St. Petersburg Mews, via the ground floor of the proposed mews house.

8.7 Other UDP/Westminster Policy Considerations

Construction Impact

Concerns from adjoining occupiers have been expressed regarding impacts relating to construction works. Policy CM28.1 requires applicants to sign up to the requirements of the City Council's Code of Construction Practice (CoCP). This requires the submission of a construction management plan in consultation with Environmental Health in due course and also a financial contribution to enable greater monitoring powers on behalf of the City Council during construction. A signed pro-forma has been supplied in accordance with the policy requirements to demonstrate that the applicant is content to accept a condition requiring compliance with the CoCP. Accordingly, the construction impact of the proposed development would be mitigated as far as possible under planning law.

8.8 London Plan

The 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 (July 2018) unless stated otherwise.

8.10 Planning Obligations

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

The total floorspace of the extension and mews building is 98m². Therefore, the scheme falls marginally below the threshold of 100m² above which development is liable to pay the Mayoral and Westminster CIL.

8.11 Other Issues

The issues raised by objectors have largely been addressed above. However, the following is also noted.

A concern has been raised by neighbours that the identified site curtilage at the property frontage falls under different ownership from the applicant. Subsequently, a revised location and site plan has been received no longer showing the area to the front of 16 St Petersburg Place as within the application site boundary.

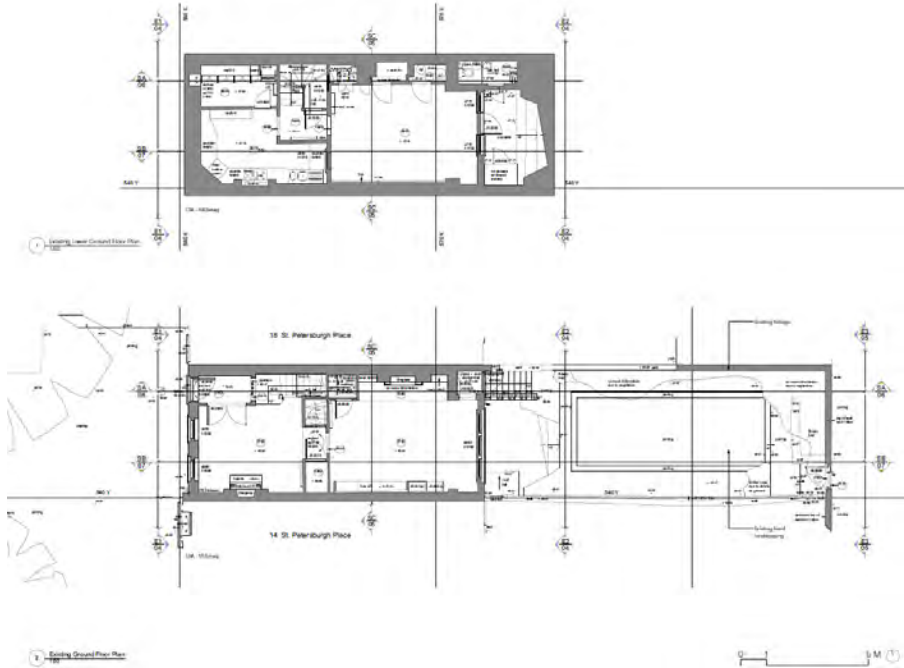
An objector has raised concern that the large rooflight proposed in the roof of the mews building will result in light pollution and would allow views into the rooflight from neighbouring properties. However, and given the location and position of the rooflight, it is not anticipated that it would result in unacceptable light pollution or be overlooked.

Objectors have also queried why the applicant has not approached them directly to discuss the application and their objections. However, the applicant is not obliged to do this under planning law and therefore permission could not reasonably be withheld on the basis of the objections made on this ground.

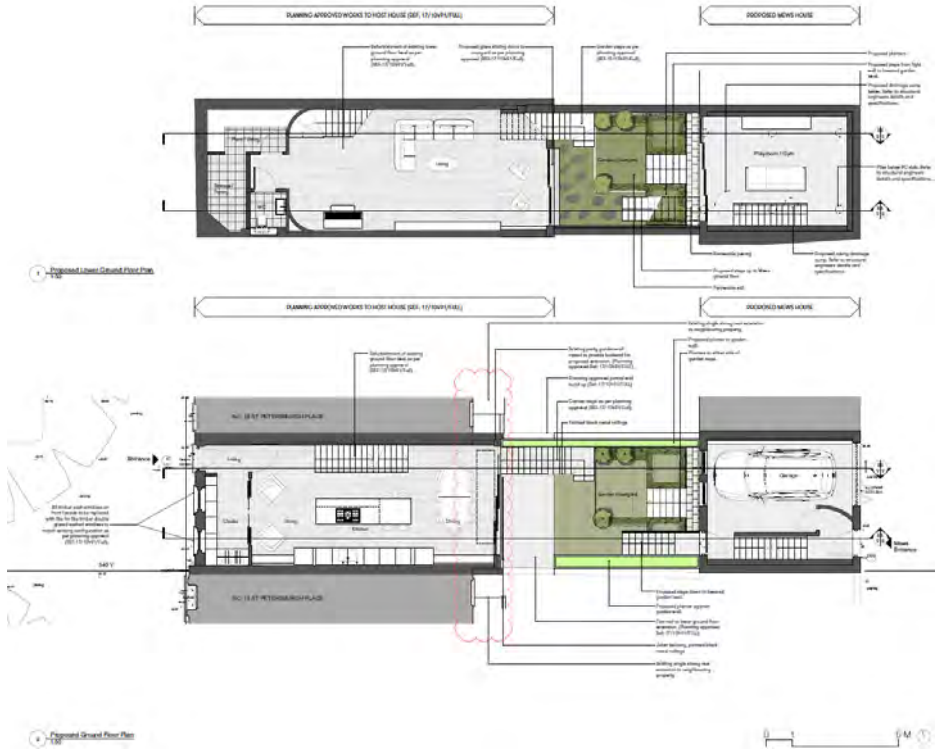
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

Existing Lower Ground and Ground Floor Plan



Proposed Lower Ground and Ground Floor Plan



16 St Petersburg Place - Existing Elevations



16 St Petersburg Place - Proposed Elevations



Proposed Mews Building Elevations



1 Proposed Elevation 3



2 Proposed Elevation 4



DRAFT DECISION LETTER

- Address:** 16 St Petersburg Place, London, W2 4LB
- Proposal:** Erection of a Mews building in the rear garden of 16 St Petersburg Place fronting St Petersburg Mews including three upper storeys and basement level.
Replacement of front windows, alterations to the windows on the rear elevation, erection of rear extension at lower ground and ground floor levels, lowering of the rear garden level.
- Reference:** 18/03201/FULL
- Plan Nos:** Cover letter dated 18th April 2018; Design and Access Statement dated 18th April 2018; 16178-PL-901 rev P02; 16178-PL-902 rev P01; 16178-PL-903 rev P01; 16178-PL-904 rev P01; 16178-PL-905 rev P01; 16178-PL-906 rev P01; 16178-PL-907 rev P01; 16178-PL-908 rev P01; 16178-PL-909 rev P01; 16178-PL-910 rev P01; 16178-PL-911 rev P01; 16178-PL-912 rev P01; 16178-PL-913 rev P02; 16178-PL-914 rev P02; 16178-PL-915 rev P02; 16178-PL0916 rev P03; 16178-PL-917 rev P03; 16178-PL-918 rev P02; 16178-PL-919 rev P03; 16178-PL-920 rev P02; 16178-PL-921 rev P03; Planning and Heritage Statement.
- FOR INFORMATION ONLY: Chemical Interpretive Report dated March 2018; Geotechnical Interpretive Report dated March 2018; Ground Movement Assessment dated March 2018; Basement & Structural Impact Assessment dated 28th July 2016; Structural Engineer's Structural Methodology Statement for Planning dated March 2018; Planning and Heritage Statement.

Case Officer: Nathan Barrett

Direct Tel. No. 020 7641 6204

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in 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)

- 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 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. (R48AA)

- 6 The mews building must be ancillary to the main dwelling (No. 16 St Petersburg Place) only and not a separate residential unit.

Reason:

To ensure that the impacts of using the mews house as separate living accommodation can be properly assessed in future by the City Council in terms of its impact on neighbouring resident's amenity, the building's sustainability, the provision of amenity space, and the impact on traffic and parking.

- 7 In relation to the mews building, you must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building or erect any extensions without our permission. This is despite the provisions of Classes A, B and C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (as amended) (or any order that may replace it). (C21EB)

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)

- 8 You must apply to us for approval of samples of the following parts of the development:

- 1.) The brickwork to the extensions and boundary wall.
- 2.) The materials to the mews building.

You must not start work until we have approved what you have sent us. You must then carry out the work according to these samples.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in 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)

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

- 1.) The new windows (at a scale of 1:50).
- 2.) The new dormers to the Mews building.

You must not start work until we have approved what you have sent us. You must then carry out the work according to these drawings. (C26CB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in 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)

- 10 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 facing the street unless they are shown on drawings we have approved. (C26MA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in 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 The new staircase connected to the extension must be constructed of black painted metal and maintained as such.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Bayswater Conservation Area. This is as set out in 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 a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within 1 planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 5 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 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. (R30AC)

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 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

- 3 As this development involves demolishing the buildings on the site, we recommend that you survey the buildings thoroughly before demolition begins, to see if asbestos materials or other contaminated materials are present - for example, hydrocarbon tanks associated with heating systems. If you find any unexpected contamination while developing the site, you must contact:

Contaminated Land Officer
Environmental Health Consultation Team
Westminster City Council
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Phone: 020 7641 3153
(I73CA)

- 4 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 5 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

Item No.
2

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)