

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date: 11 th December 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Regent's Park	
Subject of Report	1 Denning Close, London, NW8 9PJ		
Proposal	Excavation of a basement below existing dwelling with light well to north west elevation, roof extension to north west elevation, insertion of windows and doors at rear and side elevations, demolition of garden wall at entrance to create larger entrance to car parking, new glazed roof to conservatory, new glazed roof above car parking erection of canopy to front elevation.		
Agent	Miss Avital Wittenberg		
On behalf of	Mr Abraham Haim		
Registered Number	18/06360/FULL	Date amended/ completed	2 August 2018
Date Application Received	27 July 2018		
Historic Building Grade	Unlisted		
Conservation Area	Outside of, but adjacent to St John’s Wood Conservation Area		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

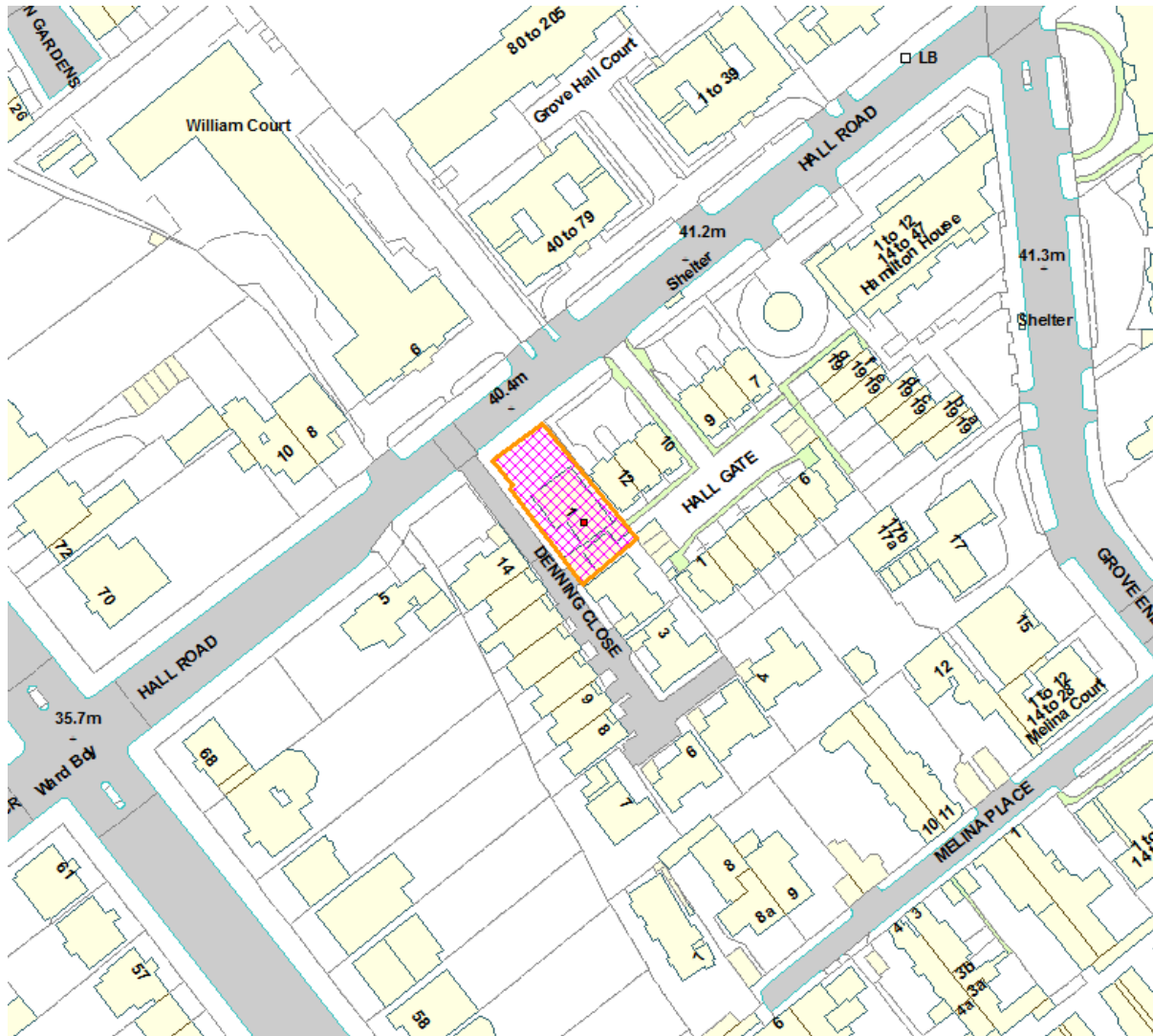
Permission is sought to excavate beneath this unlisted house and part of its garden to create a basement, extensions at ground, first floor and roof levels, together with external alterations including a canopy to the front entrance, new fenestration and a glazed roof to the carport, accessed from an enlarged entrance. Representations of objections have been received from four neighbours on a number of grounds including over development, lack of design and highway safety. Furthermore, the St John's Wood Society and a significant number of the objectors raise concern as to the potential impact of construction on residents, given the nature and size of Denning Close. The key issues in this case are:

- The impact of the basement
- The impact of construction

The proposed development is considered to accord with relevant policies of our Unitary Development Plan and City Plan and the applicant has agreed to sign up to our Code of Construction Practice

which sets out the standards and procedures to which developers and contractors must adhere to when undertaking construction. As such, the application is recommended favourably.

3. LOCATION PLAN



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4. PHOTOGRAPHS

1 Denning Close set behind boundary wall. Trees in the front garden visible



Front of 1 Denning Close taken from within the front garden



Side elevation of 1 Denning Close



5. CONSULTATIONS

ST JOHN'S WOOD SOCIETY

Comment. Potential for light pollution from conservatory. Concerns remain regarding the difficult access to the site and loss of amenity to neighbours during construction. We recommend that a condition to restrict Saturday working.

BUILDING CONTROL

No objection. The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. As the new construction provides support to the highway an informative should be included to remind the applicant to obtain a Technical Approval from the City Council's highways engineers before beginning excavation.

HIGHWAYS PLANNING

No objection subject to conditions to secure car and cycle parking. The proposal does not represent an increase in residential units or loss of parking as such the proposal satisfies policy TRANS23. The existing vehicular access and car parking space is retained.

ARBORICULTURAL MANAGER

No objection, subject to conditions.

ENVIRONMENTAL SCIENCE

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

Initial neighbour consultation:

No. Consulted: 16

Total No. of replies: 6

No. of objections: 6 objections from 4 addresses

No. in support: 0

Five letters of objection have been received from four objectors on one or more of the following grounds.

Land use

- Over development

Highways

- Larger entrance to car park will endanger residents and pedestrians.

Construction impact

- Amenity disturbance during the course of works
- Criminal damage to private property during course of other basement works.

- Noise and harm to private road/pavement.
- Aiding and abetting trespass and criminal damage.
- There is a lack of detail within the application regarding how vehicles associated with basement development will access the site.
- The works carried out at No.14 Denning Close have had harmful impact on the residents of Denning Close and a further permission would compound the harm.
- Access details for vehicles and mitigating measures should be agreed prior to planning permission being granted in the form of a CMP/SEMP.
- Criminal damage and disruption resulting from previous planning permissions at 5 and 14 Denning Close.
- Loss of parking and vehicle access at Denning Close during works.

Second Neighbour consultation carried out to include the whole basement in the description of development and not just lightwell section

No. Consulted: 18

Total No. of replies: 2

No. of objections: 2

No. in support: 0

Two letters of objection have been received on the following grounds.

Highway Safety

- Enlarged entrance to No.1's car park would damage the pavement and raise health and safety issues as pedestrians use the pavement.

Construction impact

- Amenity disturbance during the course of works
- Traffic and parking issues during the course of construction as has occurred during the course of the works at No. 14.
- Use of the pavement would be considered trespass and criminal damage.
- Heavy goods and delivery vehicles associated with No. 14 Denning Close damaging the pavement, tarmac, walls and cars parked in Denning Close.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

No.1 Denning Close is an unlisted building, which is located outside of but adjacent to (the west and south) the St John's Wood Conservation Area. It is a detached two storey single family dwelling which sits behind a large boundary wall with the entrance and parking accessed through the west of the site. Within the gardens of the property there are a number of trees, most notably at the boundary along Hall Road.

Denning Close is a private road providing access to the properties within the Close.

Recent Relevant History

Planning permission was granted on 27th February 2018 for 'Excavation below part of existing ground floor to form a basement extension to existing dwellinghouse.' (RN: 17/10516/FULL)

Withdrawal of planning application on 25th June 2018 for 'Excavation to create a basement, a garden at basement level and a side extension at basement level. Insertion of windows and doors at rear and side elevations, demolition of garden wall at entrance to create larger entrance to car parking, roof extension, new glazed roof to conservatory, new glazed roof above car parking, and extension of car park roof to create canopy.' (RN: 18/03673/FULL)

7. THE PROPOSAL

Permission is sought for the excavation of a single storey basement level with light well to the north west of the existing building to provide ancillary rooms to the main living accommodation at ground and first floor levels, the rooms are to be non-habitable. The basement is below the north western section of the building. In addition to the basement, permission is sought for extensions at first floor and roof level to the north west of the site to provide an additional 17sqm of habitable accommodation at first floor level.

To the south west elevation the proposal includes widening the existing vehicle entrance at the front of the property, a new glazed roof to the car port and a canopy between the car port and front door. To the rear of the property an existing glazed conservatory is being replaced with a glazed conservatory which features a hipped roof rather than a pitched roof. There are alterations to windows on the northwest and southwest elevations and the removal of and insertion of a new window to the north east elevation which is obscure glazed.

The table below sets out the existing and proposed floorspace to this single family dwelling house.

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Use (resi)	405	549	144
Total	405	549	144

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposed basement, extensions and alterations are an addition to the existing dwelling house and are proposed to be used as ancillary space including as a play room and gym. The works are in accordance with H3 of the UDP (adopted 2007) and S14 of the City Plan adopted (November 2016) which seek to optimise housing and supports the enlargement of existing housing.

8.2 Townscape and Design

The building is a mid to later 20th century property of limited architectural character in its own right, though with a good degree of harmony resulting from the consistency of detailing and materials with the other buildings in Denning Close.

With regard to the extension at first floor level, onto the roof terrace on the north side of the building. It is recognised that this would take the building line forward at first floor level notably beyond the line of the front elevation of the neighbouring building to the east side (as the ground floor level already does to this building).

The existing first floor level currently projects marginally beyond the front elevation of the neighbouring building. There is not a, consistent built line to the buildings fronting onto Hall Road from the south side of the street. Additionally the building line is obscured by the heavy tree cover to the gardens on the north sides of these buildings. In this context the principle of the extension is considered acceptable.

This north elevation contains a significant degree of glazing, however seen in context with this modern building it is considered to be appropriate in design terms. Though the roof pitch above this element of the building rises in height above the existing and previously approved, nonetheless the roof structure proposed is in scale with the building as a whole and the pitched roof design in character with the building.

The conservatory structures to the rear of the building which are proposed to be rebuilt are slightly larger than existing however they are of similar styling to the existing which is considered to integrate successfully with the design of this building, and is considered acceptable in design terms.

Though the glazing to the roof of the car port area diverges from the standard pattern to the street of these areas having solid roofs, the work is not considered unsympathetic to the styling of this modern building and as such is considered acceptable. The more slender brick piers to the frontage of this car port are also not considered to compromise the character of the building, and though the car entrance will be increased in width nonetheless to a street where most buildings incorporate garages or large gated openings to the front parking area this is considered acceptable.

The canopy above the entrance frontage is also in character with the building to a street where such structures above ground floor level are not uncommon.

Though a relatively large section of the garden to the north west of the building will be excavated, given the heavy tree cover and high boundary walls to the garden the works will not be readily visible except from angled views from upper floors of the adjoining property to the east. In these views, this area will represent a more sunken courtyard below garden level such as are not uncommonly found in St John's Wood from the floor level below ground floor. Overall, this work is considered acceptable.

The new doors and windows proposed are generally in character with the building and though representing a generally more glazed approach to the elevations, particularly the north facing elevation, nonetheless the works are considered acceptable in context with this modern building.

The proposals therefore are considered in line with policies DES 1, DES 5 and DES 6 in the UDP and S28 in the City Plan, and they are considered acceptable in design terms.

Basement

The proposal includes the excavation of a single storey basement beneath the north west section of the property and part of its garden which is approximately half of the existing building, the relevant policy of Westminster's City Plan is therefore CM28.1 - Basement Development.

A

The applicant has submitted the Pro-forma attached to Appendix A of the City Council's Code of Construction Practice to demonstrate they will comply with the relevant parts of the Code of Construction Practice and awareness of the need to comply with other public and private law requirements governing development of this kind.

The applicant has provided a structural engineer's report explaining the likely methodology of excavation, the impact on adjacent properties. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage. The site is not within a flood risk zone or in an archaeologically significant area.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular 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.

This report has been considered by our Building Control officers who advised that the structural approach appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course.

B

The proposed drawings show that the garden areas will be retained as existing apart from the lightwell to the northwest of the building and the City Council's Tree Officer is satisfied that the excavation works will not harm the trees on site. The new basement will be naturally ventilated and lit from the lightwell. The drainage in the surrounding gardens will remain as existing. The proposed light well is directly adjacent to the host building and of a depth and width that are appropriate given the scale of the property. The lightwell is not on the primary elevation of the building and due to the large garden walls will not be readily visible from the surrounding streets, the character of the building and surrounding area will therefore not be harmed. Details of a suitable pumped drainage system have been provided and are acceptable.

C

The basement is below part of the existing building and small section of the garden, therefore the works are in accordance with parts 1. and 2. of part C as the extension will not extended below more than 50% of garden land, there will be no soil depth above the basement and the existing garden will act as the margin of undeveloped land. One storey is proposed and the site is not within a conservation area or listed. The site is located adjacent to the St John's Wood Conservation Area but as the works are largely subterranean with the only external manifestation the lightwell to the northwest of the building, it is therefore considered that the works will not harm the setting of the conservation area, therefore the works are in accordance with 3. of part C.

Part D of CM18.1 is not relevant as the works are not below the adjacent highway.

Objections have been received from neighbouring properties on the grounds that the works will harm the amenity of neighbouring residential properties throughout the construction period, that the applicant has not submitted a Construction Management Plan and that the proposed works will damage Denning Close in a similar way to previous basement works in the Close.

Under Policy CM 28.1 applicants are not required to provide a Construction management plan as details of how the works will be carried out and the impact on neighbours is now managed and controlled through our Code of Construction Practice.

Basement and construction impact

The applicant has submitted a signed Pro forma Appendix A demonstrating that they will sign up to the Code of Construction Practice (CoCP). The standard Code of construction practice condition has been recommended. The purpose of the code is to monitor, control and manage construction impacts on sites. The code sets out the standards and procedures to which developers and contractors must adhere to when undertaking construction of major projects. This will assist with managing the environmental impacts and will identify the main responsibilities and requirements of developers and contractors in constructing their projects

The objections regarding construction disturbance to neighbours and lack of a construction management plan, damage to the street/pavement, cars and trespassing are therefore not planning reasons to withhold permission.

The proposal is in accordance with CM 28.1 of the City Plan and is therefore acceptable on basement grounds.

There have been significant neighbour objections and concerns raised regarding the potential disturbance to residents and harm to Denning Close during the proposed works. The objections refer to works that have been carried out at Numbers 5 and notably 14 Denning Close, issues raised relate to vehicle access, damage to roads, pavements, walls and property.

The principle of a basement in this location has previously been approved by committee in January 2018 and was subject to the CoCP condition allowing the City Council to monitor the works. The applicant has again agreed to the CoCP condition and the city council does therefore not consider the harm caused to the road and pavement within

Denning Close during the course of previous works as a reason to withhold planning permission. Denning Close is a private road and therefore harm to the road is a private legal matter.

8.3 Residential Amenity

Sunlight and Daylight

The excavation of the basement, alterations and insertion of windows, alterations to the front elevation and carport and the replacement conservatory would not harm the sunlight/daylight received by neighbouring residential properties due to the location of the works and the relationship to surrounding properties.

To the northwest elevation, the built line of the property is being brought forward at first and roof levels. However, given that the property is set significantly away from the neighbouring property to the northeast and the relatively minor increase in the size of the building, the works would not result in a loss of daylight/sunlight for the neighbouring property.

Sense of Enclosure

The works at basement, and ground floor level will not increase the bulk or mass of the building and therefore not harm the sense of enclosure for neighbouring properties. The extension to the northwest elevation will bring the first floor and roof levels beyond the front elevation of the neighbouring property facing Hall Road. However, given the separation distance between the properties, the increased depth would not be so great as to increase the sense of enclosure for the residents of the neighbouring property on Hall Road which would maintain the existing outlook towards the large front gardens on Hall Road. Additionally no neighbours have raised objection to the extension.

Privacy

The application site is semi-detached property set behind large boundary walls. The alterations to windows will allow the occupants to look out to their own garden areas but due to the distance from neighbouring properties will not increase overlooking towards neighbouring residents. To the northeast elevation a new window has been added to allow light to the internal staircase, following officers concerns this window has been revised to be obscure glazed and non opening to prevent overlooking towards the adjoining property on Hall Road.

The works are in accordance with ENV13 of the UDP and S29 of the City Plan and are therefore acceptable on amenity grounds.

8.4 Transportation/Parking

The proposal does not represent an increase in residential units or loss of parking as such the proposal is not contrary to TRANS23. The existing vehicular access and car parking space are retained and no additional cycle parking is required.

An objection has been raised to the widening of the vehicle gate on the grounds of pedestrian safety. There is an existing dropped curb allowing vehicles to cross the pavement and park in the carport, the widening of the gate would provide additional

pedestrian visibility for drivers when existing the car port. How pedestrians cross the dropped curb would not change from the existing situation and the objection on pedestrian safety is not supported.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The pedestrian access to the site will remain as existing. While the vehicle access to the site will be made wider than the existing, the location will remain as existing and it is not anticipated that the widened access will impact the use of the vehicle access and cross over. An objection has been raised on the grounds of pedestrian safety which has been addressed in section 8.4 of the report.

8.7 Other UDP/Westminster Policy Considerations

Not applicable

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Informal consultation on the first draft of Westminster's City Plan 2019-2040 started on Monday 12 November 2018 and will close on Friday 21 December 2018. Following this informal consultation, any representations received will be considered and the draft plan will be revised in advance of formal consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012. Given the very early stage of the consultation process and having regard to the tests set out in para. 48 of the NPPF, the policies of the emerging draft City Plan are given little to no weight at the present time.

8.9 Neighbourhood Plans

Not applicable to this location.

8.10 London Plan

This application raises no strategic issues.

8.11 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.

Further to the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the City Council cannot impose a pre-commencement condition (a condition which must be discharged before works can start on site) on a planning permission without the written agreement of the applicant, unless the applicant fails to provide a substantive response within a 10 day period following notification of the proposed condition, the reason for the condition and justification for the condition by the City Council.

During the course of this application a notice was served relating to the proposed imposition of a pre-commencement condition to secure the applicant's adherence to the City Council's Code of Construction Practice during the demolition/excavation and construction phases of the development. The applicant has agreed to the imposition of the condition.

8.12 Planning Obligations

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

8.13 Environmental Impact Assessment

The application is of insufficient scale to require an Environmental Impact Assessment. Where relevant environmental issues have been addressed in the earlier sections of this report.

8.14 Other Issues

Trees

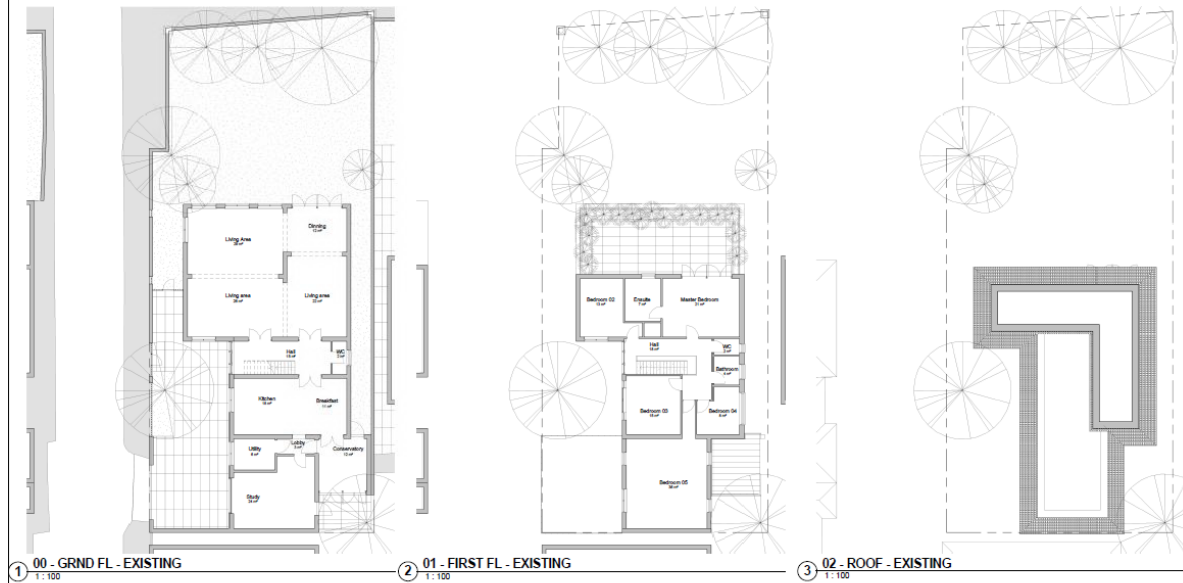
Following revisions to the proposal to reduce the extent of excavation proposed within the garden, the City Council's Tree Officer is satisfied that the proposed development will not be harmful to the trees on site, subject to the recommended conditions.

(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: MAX JONES BY EMAIL AT mjones@westminster.gov.uk.

9. KEY DRAWINGS

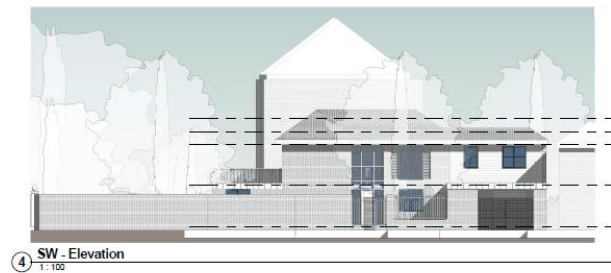
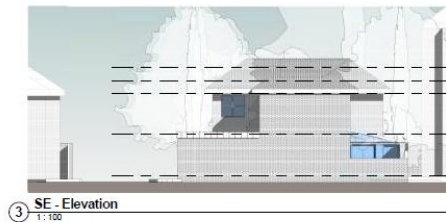
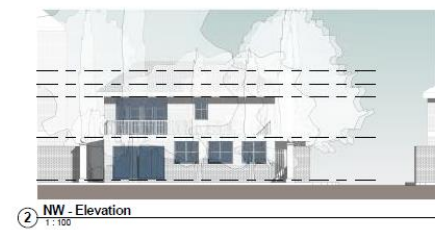
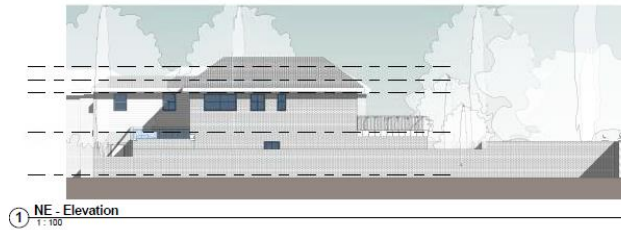
Existing floor plans



Proposed floor plans



Existing elevations



Scale 1:100 0 5 10 m

Proposed elevations



Scale 1:100 0 5 10 m

DRAFT DECISION LETTER

Address: 1 Denning Close, London, NW8 9PJ

Proposal: Excavation of a basement below existing dwelling with lightwell to NW elevation, roof extension to NW elevation, insertion of windows and doors at rear and side elevations, demolition of garden wall at entrance to create larger entrance to car parking, new glazed roof to conservatory, new glazed roof above car parking erection of canopy to front elevation.

Reference: 18/06360/FULL

Plan Nos: Site location plan, DC17-PL-A201 Rev C, DC17-PL-A201B, DC17-PL-A203 Rev A, DC17-PL-A101, DC17-PL-A202 Rev A, DC17-PL-A102, Lighting / Ventilation / Sewer Strategy

Case Officer: Max Jones

Direct Tel. No. 020 7641 1861

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 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. (R11AC),

- 3 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of

the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

Reason:

To protect the environment of 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. (R11AC),

- 4 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

- 5 You must provide each car parking space shown on the approved drawings and each car parking space shall only be used for the parking of vehicles of people living in the residential part of this development. (C22BA)

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

- 6 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved in writing what you have sent us. You must then carry out the work according to the approved details. (C31CC)

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

- 7 You must apply to us for approval of detailed drawings of a planting 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 planting within one 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. (C30BB)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of the area, and to improve its contribution to biodiversity and the local environment. This is 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. (R30BC)

- 8 When you apply to us for approval under condition 6 (C31CC) you must include the following: , i) a methodology to carry out initial excavations of the basement footprint where it is closest to the trees a) by hand and b) under arboricultural supervision. You must include details of precautions which will be taken to prevent soil slippage along this part of the excavation., ii) a schedule of arboricultural supervision, to be carried out by a suitably experienced and qualified arboricultural consultant, with provision to report back to the LPA within 5 days following each visit., iii) A Tree Protection Plan incorporating site set-up details, showing storage and site facilities and access routes for vehicles, pedestrians, plant, materials and spoil.

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

- 9 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)

10 The glass that you put in the new window in the north east elevation of the building must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then 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)

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 **HIGHWAYS LICENSING:**, 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., , **CONSIDERATE CONSTRUCTORS:**, 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, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk., , **BUILDING REGULATIONS:**, You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website <https://www.westminster.gov.uk/contact-us-building-control>
- 3 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 4 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)
- 5 You will require technical approval for the works to the highway (supporting structure) prior to commencement of development. The applicant should contact Andy Foster (0207 641 2541) in Engineering & Transportation Projects to progress the applicant for works to the highway.

- 6 Should your proposed building work fall within 3 metres of these pipes we recommend you email us a, scaled ground floor plan of your property showing the proposed work and the complete sewer layout to, developer.services@thameswater.co.uk to determine if a building over / near to agreement is required., , 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.
- 7 With reference to condition 3 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). 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

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.

BACKGROUND PAPERS - 1 Denning Close, London, NW8 9PJ 18/06360/FULL

1. Application form
2. Response from Building Control - Development Planning, dated 13 August 2018
3. Response from Medium Redevelopments And Infrastructure, dated 6 August 2018
4. Response from St John's Wood Society, dated 20 August 2018
5. Letter from occupier of 2 Denning Close, London, dated 29 August 2018
6. Letter from occupier of 10 Denning Close, London, dated 15 August 2018
7. Letter from occupier of 9 Denning Close, London, dated 20 August 2018
8. Letter from occupier of 2 Denning Close , Hall Road , dated 23 August 2018
9. Letter from occupier of 4 Denning Close, Hall Road, dated 5 September 2018