

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 18 December 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Churchill	
Subject of Report	Edgson House, Ebury Bridge Road, London, SW1W 8RU		
Proposal	Demolition of Edgson House; back-filling of basement, regrading of site and laying out of porta cabin accommodation for use for a temporary period of up to three years for social and community uses.		
Agent	Jones Lang LaSalle Limited		
On behalf of	Westminster City Council		
Registered Number	18/08372/COFUL	Date amended/ completed	1 October 2018
Date Application Received	1 October 2018		
Historic Building Grade	Unlisted		
Conservation Area			

## 1. RECOMMENDATION

Grant conditional permission under Regulation 3 of the Town and Country Planning Regulations 1992.

## 2. SUMMARY

Ebury Bridge Estate is one of five priority housing estates identified in the Westminster Renewal Strategy 2010 as being in need of improvement and significant investment. The current application relates to Edgson House a 1950's building located on the Ebury Bridge Road frontage of the Estate.

The City Council is committed to undertaking the renewal and regeneration of the Estate and although it is no longer intended to implement the 2016 planning permission for redevelopment of the Estate, a large number of the estate residents including those from Edgson House have already moved to alternative accommodation whilst a wider estate regeneration scheme is worked up.

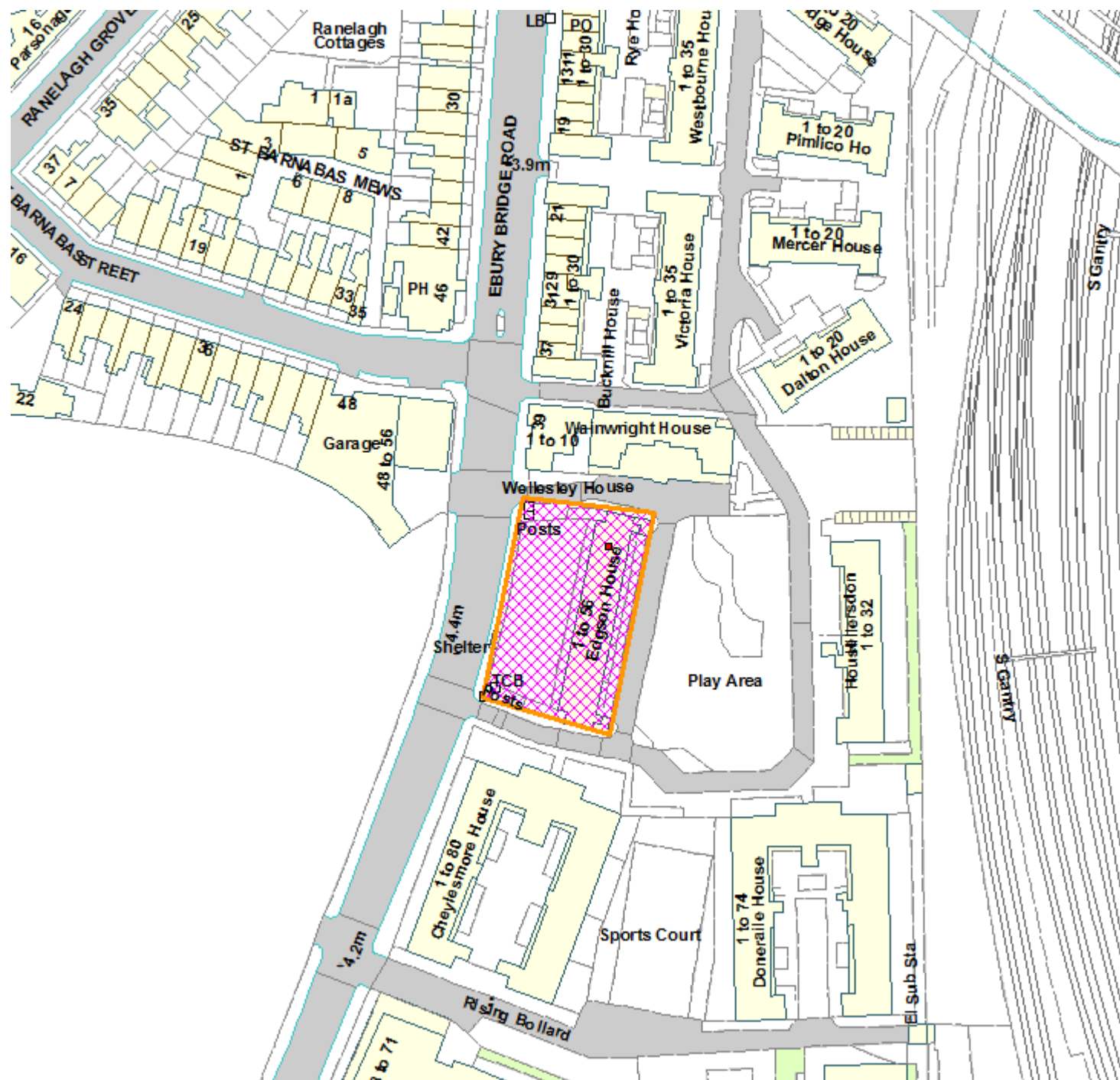
Edgson House has been vacant since August 2017 but previously comprised 55 residential units (39 social rented units and 16 leaseholder units) with a youth centre/community space in the basement. Permission is sought to demolish the building and replace it with a porta cabin for a temporary period of up to three years to provide social and community uses for the estate residents.

The primary use will be as an adult employment skills training/advisory centre but there is also a wide ranging list of other potential social and community uses which has been drawn up via community engagement with estate residents. However, insufficient information has been provided as part of this application to fully assess the potential amenity and environmental impact of some of these aspirational uses so it is recommended that the use of the porta cabin be restricted by condition to an adult employment skills training facility and community hall for Ebury Bridge Estate residents only.

Some residents have expressed concern about the noise, dust and disruption that is likely to be caused by the demolition of the building. These issues will be managed and appropriate mitigation measures put in place in accordance with the Council's Code of Construction Practice. Consultation with all residents and local stakeholders is on going and there is a dedicated Community Engagement Team and Regeneration Base (advice centre) nearby on Ebury Bridge Road.

Subject to appropriate conditions and, for the reasons set out in the report, the proposals are considered acceptable and in accordance with relevant London Plan and Westminster City Plan and Unitary Development Plan policies.

## 3. LOCATION PLAN



#### 4. PHOTOGRAPHS



Aerial view of Edgson House  
Ebury Bridge Estate

## 5. CONSULTATIONS

### WESTMINSTER SOCIETY

Any response received to be reported verbally by officers

### ENVIRONMENTAL HEALTH

The project involves 'sizable demolition' and would therefore benefit from the involvement of the Council's Environmental Sciences Team. Pre-commencement conditions ensuring compliance with the Council's Code of Construction Practice and requiring the submission of a detailed contaminated land investigation report prior to the commencement of demolition are required.

Noise Impact Assessment reports are likely to be required for some or all of the temporary uses once details of these are known.

### HIGHWAYS PLANNING

Given the wide variety of potential temporary social and community (Class D1 and Class D2) uses, concern is raised that some of these uses may generate significant peaks of vehicular traffic and increased servicing needs e.g. school/nursery type uses, farmers markets, food stalls and cinema/movies. The expectation is that all servicing will occur from within the site/estate and not from the public highway. Further information must be submitted once details of the individual temporary use(s) are known. Some uses will also generate the need for a Travel Plan.

Whilst the proposed social and community uses are temporary, three years is sufficiently long enough to warrant some form of cycle parking; details of cycle parking should therefore be secured by condition.

### WASTE (PROJECT OFFICER)

Request a condition is attached requiring the submission of a detailed plan showing the provision of storage for residual waste and recyclable materials and that the waste storage facility is made permanently available for the duration of the temporary uses.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 318 Total No. of replies: 3

No. of objections: 1 No. in support: 1 No. of comments: 1

Comments/objections from residents of the estate raising the following issues:

- Noise, dust and disruption during the demolition process
- Insufficient consultation with estate residents
- Importance of continued engagement and effective communication with residents/stakeholders

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

Ebury Bridge Estate is one of Westminster's oldest housing estates with the majority of the buildings constructed in the 1930s. Nine buildings (Rye, Bucknill, Westbourne, Victoria, Bridge, Pimlico, Mercer, Dalton and Wellesley Houses) completed in 1930/1931 make up the original northern part of the estate, with a further three buildings (Cheylesmore, Doneraile and Hillersdon Houses) completed in 1938 at the southern end of the estate. Edgson House on Ebury Bridge Road was added in 1955 and Wainwright House was built on to the rear of Wellesley House in the 1980s. The current application relates to Edgson House only. The building has been vacant since August 2017 but comprised 55 residential units (39 social rented units and 16 leaseholder units) with a youth centre/community space (154sqm) in the basement.

The Estate is not located within a conservation area but the Belgravia Conservation Area lies immediately to the west at the northern end of the Estate. None of the Estate buildings are listed. The site is within the Central Activities Zone (CAZ) but outside Core CAZ.

### 6.2 Recent Relevant History

Planning permission was granted on 7 March 2016 (14/01295/COFUL) for:

Demolition of eight existing buildings and construction of four new buildings of between four and 14 storeys to provide 271 new flats (118 x 1 bedroom, 95 x 2 bedroom, 51 x 3 bedroom and 7 x 4 bedrooms) consisting of 129 social rent flats, 26 equity share flats and 116 private/market flats: use of ground/basement floors of Block 1 for Class A1/A2/D1 purposes; a replacement community room and children's playspace; new landscaping and pedestrian route through the site; new basement car park (62 spaces) and 12 surface level parking spaces (one car club space and 11 disabled spaces).

This permission is subject to a S106 legal agreement (unilateral undertaking) to secure the following:

- i) provision of affordable housing on site;
- ii) provision of a new community room (200m<sup>2</sup>);
- iii) provision of landscaped open space; and children's playspace and play equipment;
- iv) a financial contribution towards education;
- v) car park management plan;
- vi) servicing management plan;
- vii) car club membership for residents of the estate from first occupation of the development;
- viii) all highways works surrounding the site required for the development to occur including the servicing lay-by, changes to on-street restrictions, vehicle crossovers, footway repaving and street tree planting;
- ix) bus stop relocation;
- x) employment and training opportunities for local people;

- xi) a financial contribution to the Council's Environmental Inspectorate and Environmental Sciences Team to monitor compliance with the site Construction Environment Management Plan;
- xii) monitoring costs associated with the obligations.

This permission has not been implemented and will expire on 7 March 2019.

## **7. THE PROPOSAL**

Planning permission is sought to demolish the vacant Edgson House. The basement will be back-filled and the site regraded with a new porta cabin erected (225sqm) to provide a variety of social and community uses for a temporary period of up to three years whilst a wider estate regeneration scheme is worked up which will include the replacement of the residential units within Edgson House.

The primary use of the porta cabin accommodation will be as an adult employment skills advisory centre providing general advice and back to work skills for local residents in a classroom with ancillary facilities (e.g. toilets, offices and kitchen). In addition, the City Council Ebury Bridge Community Engagement Team have carried out an extensive consultation exercise with estate residents which has resulted in a wide ranging list of other potential 'meanwhile' uses for the temporary porta cabin including childcare space, social club for older residents, pop-up cinema and a farmers market.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

#### **Residential**

London Plan Policy 3.14 resists the loss of housing including affordable housing unless the housing is replaced at existing or higher densities with at least equivalent floorspace. For estate regeneration schemes, paragraph 3.82 of the London Plan advises that where redevelopment of affordable housing is proposed it should not be permitted unless it is replaced by better quality accommodation, providing at least an equivalent floorspace of affordable housing.

Westminster City Plan (adopted 2016) Policy S14 and Unitary Development Plan (adopted 2007) Policy H3 seek to optimise housing delivery and resist the loss of existing residential units, except where (as Policy S14 states) the Council considers that the reconfiguration or redevelopment of affordable housing would better meet affordable housing need. City Plan Policy S16 states that affordable housing and floorspace that is used or was last used as affordable housing will be protected.

The demolition of Edgson House involves the temporary loss of 55 flats, 36 of which are social rent units.

Ebury Bridge Estate is one of five priority housing estates identified in the Westminster Housing Renewal Strategy 2010 as being in need of improvement and significant investment. The City Council is committed to undertaking the renewal and regeneration of the Estate and a large number of the estate residents have already moved to

alternative accommodation while the scheme is progressed including those from Edgson House, which has been vacant since August 2017. However it is no longer intended to implement the 2016 planning permission and instead an alternative regeneration scheme encompassing most of the buildings on the Estate is being worked up.

Meanwhile, it is proposed to demolish the vacant Edgson House (to prevent it being used for anti-social behaviour and for pest control reasons) to provide a variety of social and community (meanwhile) uses in temporary porta cabin accommodation for estate residents. Edgson House was always likely to be the first building demolished (due to its position on Ebury Bridge Road) to provide access/egress for the construction of the new estate buildings. The forthcoming estate renewal/redevelopment will explicitly replace the flats that are to be demolished in Edgson House and the City Council has already committed to tenants and leaseholders that they will have a right of return to the Estate.

### Social and Community uses

London Plan Policy 3.16, Westminster City Plan Policy S34 and Unitary Development Plan Policy SOC1 seek to protect and enhance social and community facilities and resist the loss of social and community floorspace except where it is being reconfigured, upgraded or relocated to improve services and meet identified needs as part of a published strategy by a local service provider. Policy S34 also states that new social and community facilities will be encouraged throughout Westminster and will be provided on large-scale development sites. In addition, existing or new developments should wherever possible, extend the use of the facilities to serve the wider community.

A youth group and the resident's association formerly used the basement of Edgson House. Demolition of the building will involve the temporary loss of this facility, but a replacement facility plus the provision of new social and community uses and floorspace to support the needs of the new and returning estate residents will form a necessary part of the larger regeneration scheme in accordance with the above London Plan, City Plan and UDP policies.

The temporary porta cabin (225sqm) will consist of one main large classroom/space with two smaller rooms/spaces, a small kitchen and toilets and is capable of accommodating between 40-80 people at any one time. The porta cabin would be available for estate residents to use Monday to Sunday between the hours of 07.00 until 22.00 and would be managed by the City Council's Ebury Bridge Community Engagement Team who are located nearby in the Regeneration Base on Ebury Bridge Road.

The main 'meanwhile' temporary use will be the provision of an adult employment skills (back to work education) facility. Policy S19 of the City Plan supports initiatives that provide employment, training and skills development for local residents.

The Community Engagement Team would also like to be able to use the porta cabin for a variety of other 'meanwhile' uses drawn from a list drawn up through consultation with estate residents. Many of these potential uses are Class D1 (non-residential institution) type activities which typically take place in a community hall e.g. playgroup for under-fives, social club for older residents, learning space, technology suite etc. However, some of the other aspirational uses identified are Class D2 (entertainment and leisure) type uses which are likely to draw in people and traffic from outside the Estate e.g. pop-



up cinema, sports hall, trampoline park causing noise, nuisance and traffic congestion. Given the lack of information available about these types of 'meanwhile' use at this stage, both Environmental Health and the Highways Planning Manager have requested conditions requiring the submission and approval of full details of each of the uses prior to occupation. In addition, Environmental Health advise that a Noise Impact Assessment will be required for some of the proposed uses and the Highways Planning Manager has requested a condition requiring a Travel Plan should the porta cabin be used as a school or similar education facility.

As the primary intention is to use the porta cabin as a temporary community facility for Ebury Bridge Estate residents, a condition is recommended restricting the use to an adult employment skills training facility and as a community hall for Ebury Bridge Estate residents only and for no other use within Class D1 for the reason that there is insufficient information available at this stage to ensure that other types of D1 uses will not have a detrimental impact on residential amenity and the quality of the local environment. Should other types of Class D1 uses and Class D2 (entertainment and leisure) uses wish to use the porta cabin, a further planning application supported by full details of the use/operation and any mitigation measures required would need to be submitted for approval to the City Council as local planning authority.

## **8.2 Townscape and Design**

Edgson House is located on Ebury Bridge Road, positioned between two buildings (Wellesley and Cheylesmore) that are of a more traditional appearance. The entire estate is located outside of a conservation area and none of the buildings (including Edgson House) are listed.

Edgson House is a building of its time and is of little architectural merit. Its demolition would be permitted development if not for the extant permission (14/01295/COFUL) for redevelopment of the entire estate. This permission will not now be implemented and so the City Council's Development Project Team propose to demolish Edgson House and provide temporary 'meanwhile' uses in porta cabins on the cleared site while they work up a wider estate regeneration scheme. Whilst the proposed porta cabins are not ideal, they are for a limited period of time and as such are considered acceptable in design terms. It is recommended that details of the hard and soft landscaping around the porta cabins are secured by condition.

## **8.3 Transportation/Parking**

There is currently no car parking provision on Ebury Bridge Estate except for a few ad hoc spaces provided for disabled residents. There are no car parking spaces proposed for use in conjunction with the 'meanwhile uses. It is intended that the temporary porta cabin will be used primarily as a space for Ebury Bridge Estate community activities run by locally based providers. Provided the proposed uses are directly related to/for the estate residents it is accepted that the impact on the local highway network is likely to be negligible. However, significant concern is raised with regard to some of the other aspirational uses, which rely on a wider catchment and could draw traffic into the surrounding highway network. Some of the uses e.g. schools can generate significant peaks of motor traffic and others like medical uses have drop-offs throughout the day and increased servicing needs. Restricting the use to an adult employment skills training

facility and community hall for estate residents (in the absence of sufficient information about the other uses) will address this issue.

Whilst the temporary nature of the porta cabin is acknowledged, it is considered that three years is sufficiently long enough for there to be some form of cycle parking provision; this could be communally available to all residents on the estate. A condition requiring the submission and approval of cycle parking provision is therefore required.

No details of the storage provision for waste and recyclables have been provided and therefore a condition requiring the submission and approval of this is also required.

#### **8.4 Other issues**

##### **Demolition process**

An Outline Environmental Plan and an Outline Method Statement have been submitted with the application for information purposes. These two documents deal with some of the issues associated with the demolition process and are referred to by the Wainwright House resident in their comments on the current planning application.

On the advice of Environmental Health, the Development Project Team have agreed to a pre-commencement condition, which will require them to adhere to the City Council's Code of Construction Practice. This requires the submission of a Site Environmental Management Plan (SEMP) for review and approval by the Council's Environmental Sciences Team. The Environmental Sciences Team will monitor dust levels, noise etc throughout the demolition process via live environmental monitoring positions. In addition, the principal contractor will be required to apply for a Section 61 consent under the Control of Pollution Act 1974, which will impose periods of quieter/non-noisy works to give the residents some respite.

##### **Consultation with estate residents**

The application is supported by a Statement of Community Involvement, which sets out the process of consultation undertaken. This includes a leaflet sent to approximately 750 addresses, two consultation events and various meetings associated with Edgson House demolition project. Following receipt of the Wainwright House residents' objection to the planning application, the Community Engagement Team held a further meeting with the Wainwright House residents on 21 November 2018 to address their concerns.

In addition, there are regular Ebury Bridge Newsletter updates, a dedicated website, a resident's group (Community Futures Group) and The Ebury Bridge Community Engagement Team is based nearby in the Regeneration Base, 15-19 Ebury Bridge Road where residents can have queries answered and be put in touch with the City Councils' Relocation and Employment Teams.

##### **Contaminated Land**

Environmental Health records indicate the possibility of historical contaminated land sources on the site and so a pre-commencement condition requiring the submission and approval of a contaminated land investigation report is required. This report, when

submitted, will be assessed by the Council's Environmental Health officers in consultation with the Environment Agency who are responsible for safeguarding aquifers and ground water sources from contamination.

### **8.5 Economic Considerations**

The demolition of Edgson House will remove a vacant, unsightly building and thereby improve the appearance of the Estate and help reduce instances of anti-social behaviour and drug related crime until the larger scale regeneration scheme goes ahead. The adult employment skills training facility will assist in improving the economic and social well-being of Westminster residents.

### **8.6 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 paragraph 48 of the NPPF, the policies of the emerging draft City Plan are given little to no weight at the present time.

### **8.7 London Plan**

London Plan policies resist the loss of housing including affordable housing and require that on redevelopment the residential accommodation must be better quality with at least an equivalent of affordable housing provided.

### **8.8 National Policy/Guidance Considerations**

Westminster City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, require the City Council to seek the written agreement of the applicant to the imposition of a pre-commencement condition (a condition which must be discharged before works can start on site) on a planning permission. During the course of this application, a pre-commencement condition notice was served on the applicant informing them of the proposed imposition of two pre-commencement conditions requiring i) evidence of compliance with the City Council's code of Construction Practice and ii) submission and approval of a contaminated land site investigation report. The applicant has agreed to the imposition of these conditions.

### **8.9 Planning Obligations**

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

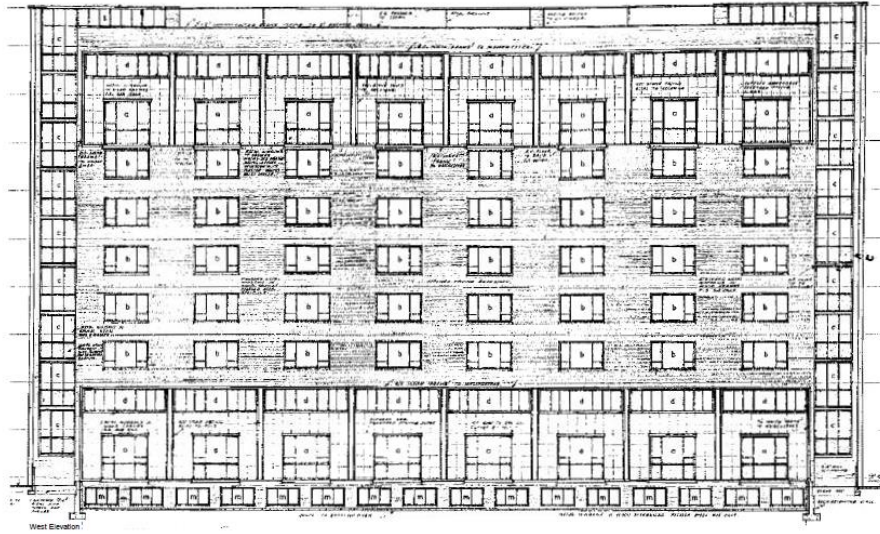
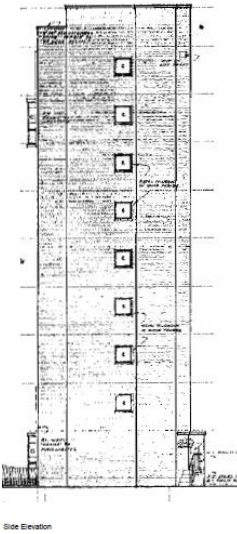
### **8.10 Environmental Impact Assessment**

An Environmental Impact assessment is not required. Environmental issues have been covered in sections 8.1, 8.3 and 8.4 above.

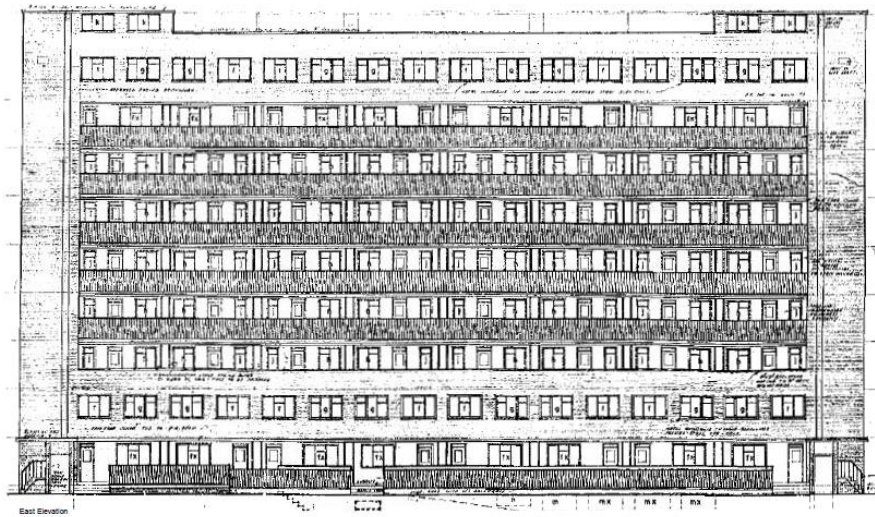
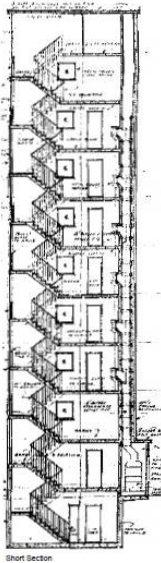
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT: JASGHAR@WESTMINSTER.GOV.UK

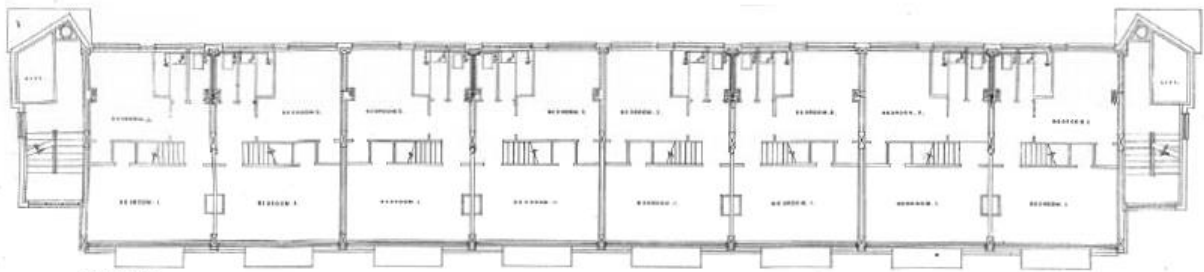
## 9. KEY DRAWINGS



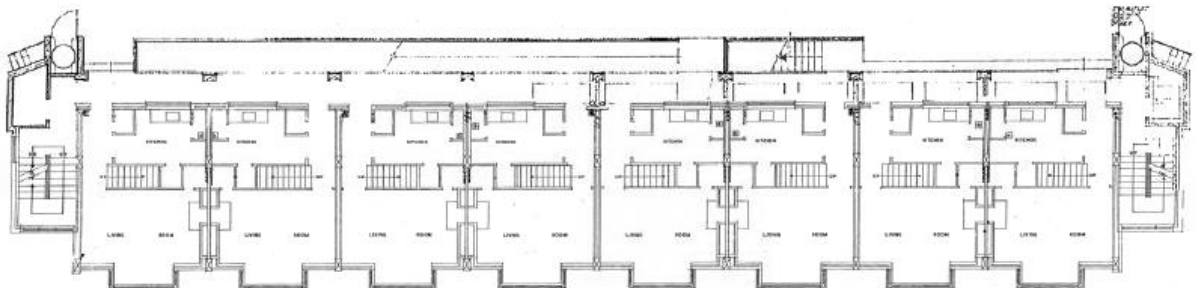
Existing front elevation onto Ebury Bridge Road



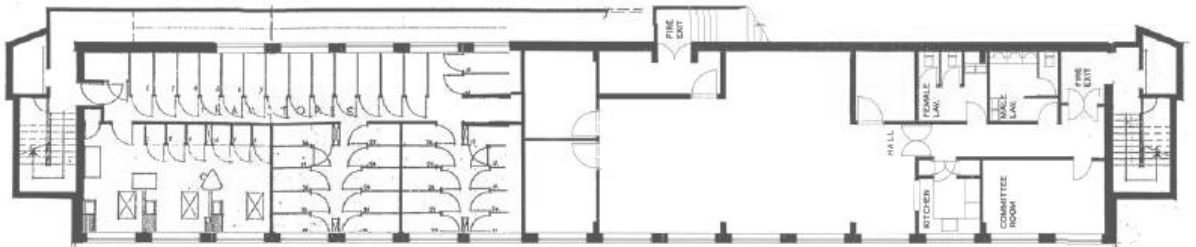
Existing rear elevation



First Floor Plan

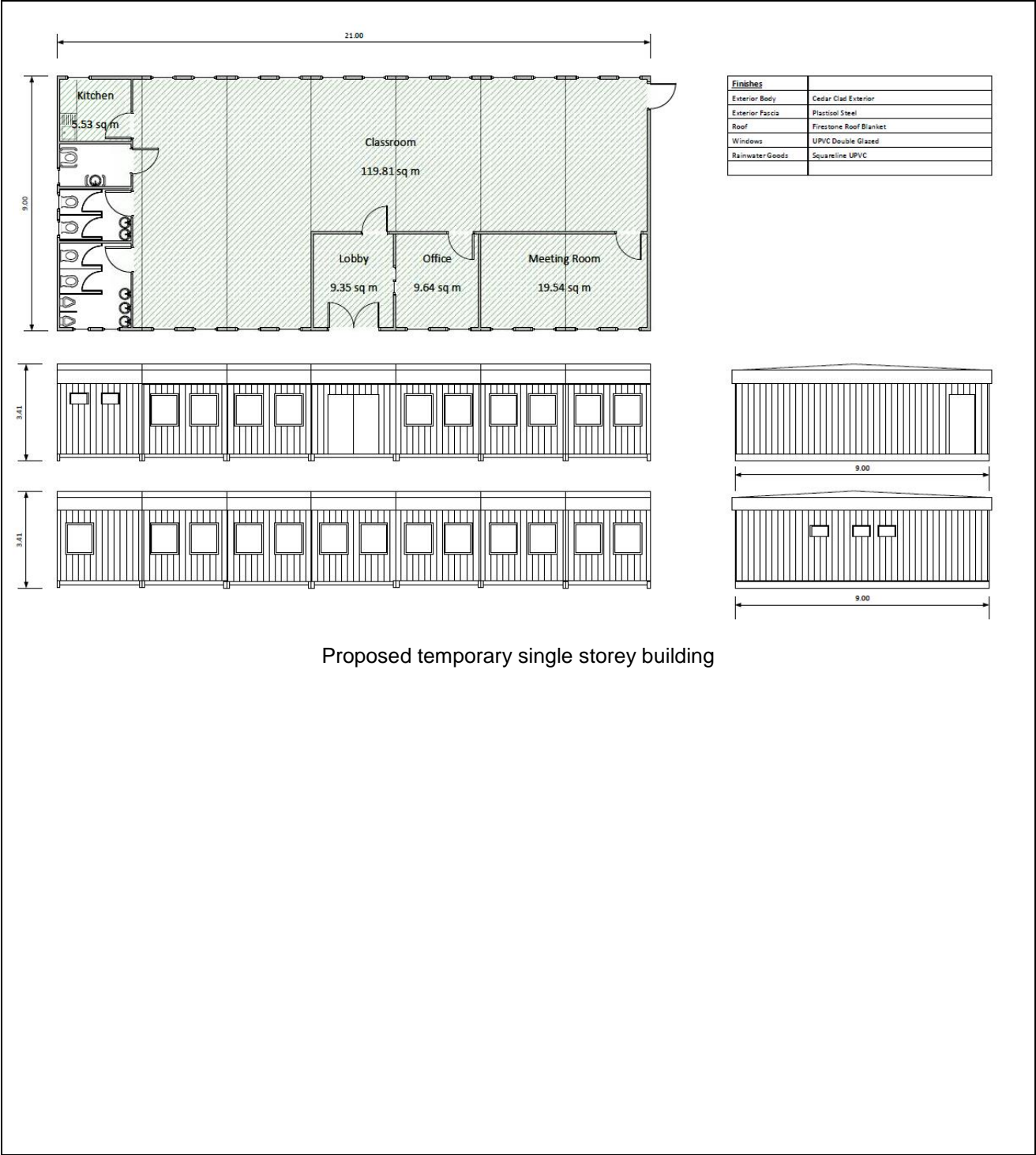


Ground Floor Plan



Basement Plan

Existing basement, ground and first floors



Proposed temporary single storey building

**DRAFT DECISION LETTER**

**Address:** Edgson House , Ebury Bridge Road, London, SW1W 8RU

**Proposal:** Demolition of Edgson House; back-filling of basement, regrading of site and laying out of portacabins for use for a temporary period of up to three years for a variety of social and community uses.

**Plan Nos:** Site Location Plan; as existing drawings CWH-EBE-AL-541, 542, 543, 544; as proposed modular building Rev A.  
For information purposes: Jones Lang LaSalle Planning Statement dated September 2018; Jones Lang LaSalle Design and Access Statement dated September 2018; Paul Mew Associates Transport Statement dated September 2018.

**Case Officer:** Amanda Jackson

**Direct Tel. No.** 020 7641 2934

**Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:**

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

Reason:

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

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
  - o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

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

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of 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 **Pre Commencement Condition.** 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 of Construction Practice and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its written approval of such an application (C11CC)

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 **Pre Commencement Condition.** You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated Land Guidance for Developers submitting planning applications' - produced by Westminster City Council in January 2018.

You must apply to us for approval of the following investigation reports. You must apply to us and receive our written approval for phases 1, 2 and 3 before any demolition or excavation work starts, and for phase 4 when the development has been completed but before it is occupied.

Phase 1: Desktop study - full site history and environmental information from the public records.

Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property.

Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution.

Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.  
(C18AA)

**Reason:**

To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in STRA 34 and ENV 8 of our Unitary Development Plan that we adopted in January 2007. (R18AA)

- 5 The adult employment skills training/advisory centre use and community hall use allowed by this permission can continue until 1 June 2021. After that, the use must end and you must remove the porta cabin building. You must then return the land to its previous condition and use. (C03DA)

**Reason:**

The porta cabin building is acceptable on a temporary basis only to meet the community needs of the Ebury Bridge Estate residents until permanent replacement community facilities are provided as part of a comprehensive estate regeneration scheme.

- 6 Notwithstanding the provisions of Class D1 of the Town and Country Planning (Use Classes) Order 1987 (or any provision equivalent to that class in any statutory instrument revoking or re-enacting that order) the social and community (Class D1) use approved shall only be used for the provision of an adult employment skills training/advisory centre and community hall for use by Ebury Bridge Estate residents and no other use within Class D1.

**Reason:**

We cannot grant planning permission for unrestricted use within Class D1 because we do not have enough information to decide whether other uses within Class D1 would be acceptable within this part of the Central Activities Zone (CAZ).

- 7 Staff, trainees, residents and visitors shall not be permitted to use the porta cabin for any purpose before 07.00 or after 22.00 each day.

**Reason:**

To protect the environment of people in neighbouring properties as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R12AC)

- 8 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the porta cabin. (C14EC)

**Reason:**

To protect the environment and provide suitable storage for waste 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. (R14BD)

- 9 You must apply to us for approval of details of secure cycle storage for anyone using the porta cabin. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

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 2016 (R22FA)

- 10 No goods, including fuel, delivered or collected by vehicles arriving at or departing from the porta cabin shall be accepted or despatched if unloaded or loaded on the public highway. You may accept or despatch such goods only if they are unloaded or loaded within the curtilage of the estate. (C23BA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and

STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 11 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)

- 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 three months 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 one year 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 **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](mailto:sitenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://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 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.

- 4 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](mailto:environmentalsciences2@westminster.gov.uk).

Appendix A or B must be signed and countersigned by Environmental Sciences prior to the submission of the approval of details of the above condition.

You are urged to give this your early attention

- 5 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. For further information on how to make an application and to read our guidelines on street naming and numbering, please visit our website: <https://www.westminster.gov.uk/street-naming-numbering> (I54AB)
- 6 Condition 4 refers to a publication called 'Contaminated land, a guide to help developers meet planning requirements' - produced in October 2003 by a group of London boroughs, including Westminster. You can get a copy of this and more information from our environmental health section at the address given below.

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

Phone: 020 7641 3153  
(I73AB)

The term 'clearly mark' in condition 8 means marked by a permanent wall notice or floor markings, or both. (I88AA