

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 12 February 2019	Classification For General Release	
Report of Director of Place-shaping and Town Planning		Ward(s) involved Abbey Road	
Subject of Report	58 Maida Vale, London, W9 1PP,		
Proposal	Erection of a rear conservatory at upper ground floor level.		
Agent	Mr Mehdi Mehra		
On behalf of	Mr Mehdi Mehra		
Registered Number	17/10354/FULL & 17/10355/LBC	Date amended/ completed	5 December 2017; 14 May 2018; 19 December 2018
Date Application Received	21 November 2017		
Historic Building Grade	Grade 2		
Conservation Area	St John's Wood		

1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

This application relates to a Grade 2 listed semi-detached dwellinghouse located within the St John's Wood Conservation Area. Retrospective permission is sought for the retention of a rear conservatory at upper ground floor level. Objections have been received from an adjoining neighbour and a surveyor with respect to the design and scale not being in keeping with the conservation area and listed building; loss of light to the neighbouring property; the development being carried out prior to planning permission and listed building consent being granted and issues relating to the party wall.

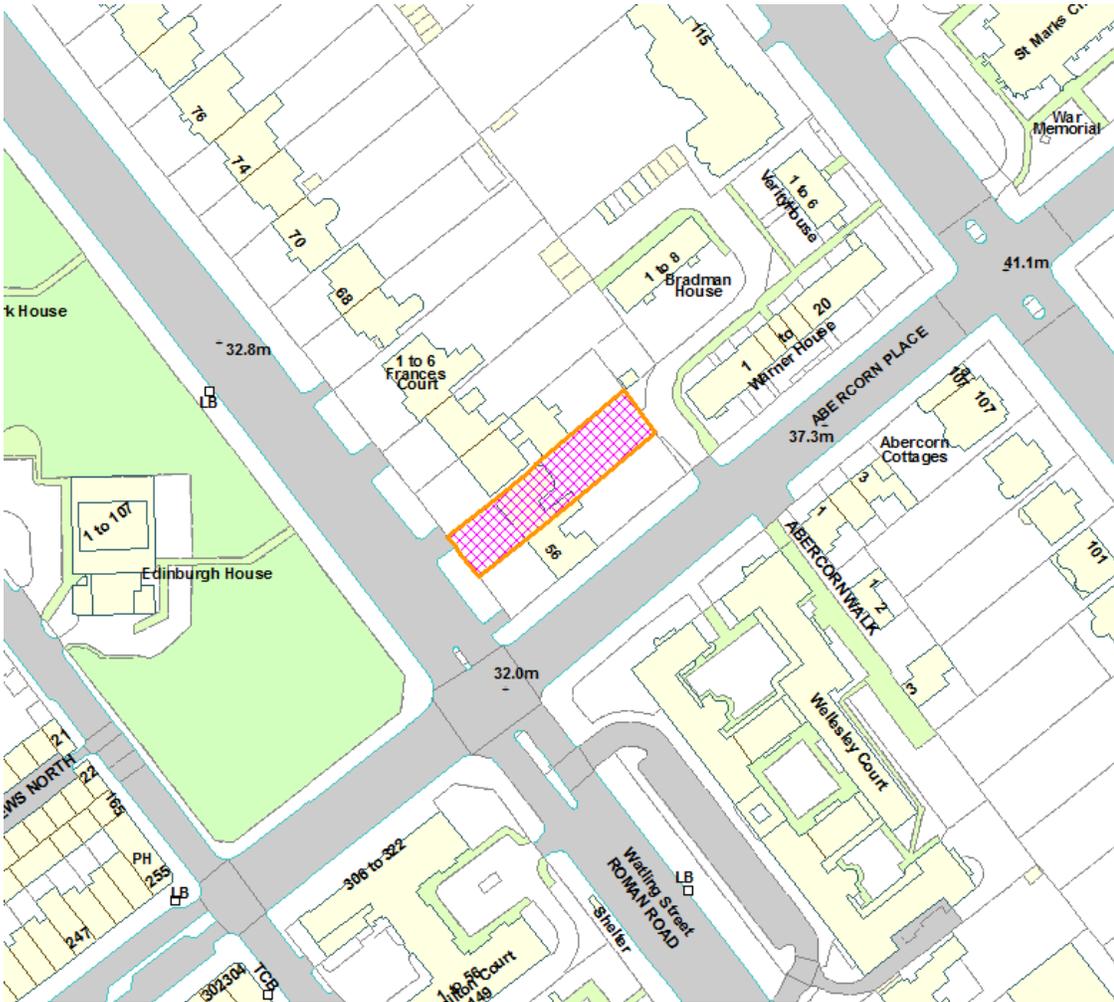
The key considerations relate to:

- * Impact of the development on the character and appearance of the listed building and the St John's Wood Conservation Area;
- * Impact of the development on the amenity of adjacent occupiers.

Since the original drawings were submitted, revised drawings have been submitted to ensure the drawings accurately reflect what has been built and is proposed to be retained.

Despite the objections raised, and subject to the appropriate conditions as set out in the draft decision letter appended to this report the conservatory as built is considered to be acceptable in design, conservation and amenity terms and would comply with the relevant policies in the Unitary Development Plan adopted in January 2007 ('the UDP') and Westminster's City Plan adopted in November 2016 ('the City Plan'). As such, the applications are recommended for approval subject to the conditions as set out in the draft decision letter.

3. LOCATION PLAN



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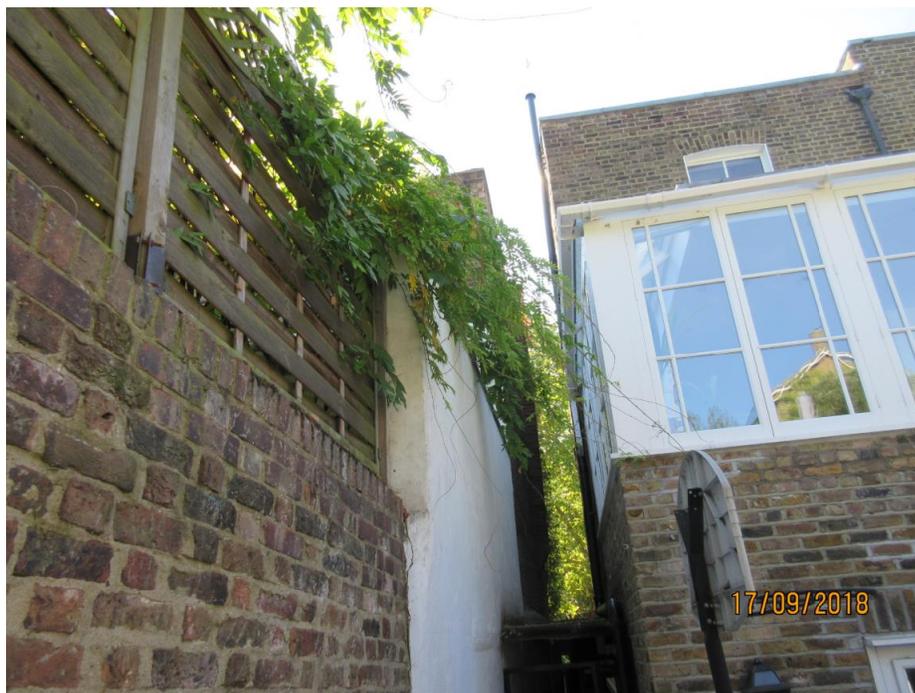
4. PHOTOGRAPHS



Rear Elevation (top); view of boundary with no. 60 Maida Vale (bottom)



Views from neighbouring property at no. 60 Maida Vale



Views from garden of No. 60 Maida Vale

5. CONSULTATIONS

ORIGINAL CONSULTATION

ST. JOHN'S WOOD SOCIETY

Object on grounds of loss of amenity to neighbours; and design is unsympathetic to the existing building. Request that the case officer carefully considers the impact that this inappropriate aluminium framed conservatory is having, not only on the character of the building but also in terms of light spillage, loss of light, sense of enclosure, noise and loss of privacy for neighbours.

PLANNING ENFORCEMENT TEAM

Any response to be reported verbally.

BUILDING CONTROL

No adverse comments.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 6

Total No. of replies: 3, including 2 from the same person

Representations received from three responses raising objection on the following grounds:

Amenity

- The window opens directly onto the neighbour's windows
- It effects the neighbour's privacy
- Noise can be overheard both ways
- The structure blocks the neighbour's sunlight, light and obstructs the view
- Previous view of the sky now blocked by frosted windows just 1m away
- Illumination at night and so close to neighbour's windows ruins the privacy and is unsightly

Design

- The design of the 'lean-to' roof and aluminium material and glass is not in keeping or sympathetic with the 1820 villa-listed house, nor the surrounding area
- Frosted glass not appropriate
- Ugly finish with cheap metal screws, bolts & fixtures visible; looks unsightly and unfinished

Other

- The aluminium/glass roof frame is bolted onto the existing party wall; not sure a 200 year old, very tall wall can take the extra weight; how can it be known that the relevant structural and surveying expert work has been done to ensure the wall can withstand this. In fact several cracks have appeared on the other side of the wall that the applicant may not be aware of;
- It is a party wall, how can the applicant be permitted to build directly onto this wall rather than needing to erect a separate wall next to it;

Comments have been received from right of light surveyors highlighting the following issues/points:

- The applicant has not yet taken steps to consider the impact on daylight and sunlight to neighbouring properties.
- The main sunlight receiving windows to the conservatory at no. 60 face south east and directly onto the conservatory at No. 58; it is therefore appropriate to apply the BRE's preliminary 25 degree test, and if it is breached, the further detailed annual probably sunlight hours tests should be undertaken;
- Daylight and sunlight should both be fully considered in this instance

PRESS ADVERTISEMENT / SITE NOTICE: Yes

RECONSULTATION *on revised drawings to address inaccuracies in drawings*

ST. JOHN'S WOOD SOCIETY

We request that the case officer carefully considers the impact on the listed building; light spillage; loss of light; sense of enclosure; noise and loss of privacy for neighbours

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 7

Total No. of replies: 1

No. in support: 0

An objection has been received from an adjoining neighbour raising the following issues:

Amenity

- No drawings of how the conservatory appears from my neighbouring property and the negative impact it has, including obstructing light;
- Harmful impact due in terms of noise
- Light spillage at night
- Harmful impact on their outlook

Design

- The lean to conservatory is an eyesore;
- The use of aluminium is inappropriate for this listed building;
- The Heritage statement and Design/Access statements erroneously tries to stage that the conservatory is sympathetic to the listed building;

Other

- Believe that the drawings are in accurate; the side wall of this conservatory is built directly onto the listed boundary party wall; this is not shown in the drawings;
- No party wall agreement was ever requested or made;
- The existing conservatory at no. 60 Maida Vale cannot be used as a comparable or precedent;

- The conservatory has been built without planning permission, consultation or notice or consideration of the neighbouring property

6. BACKGROUND INFORMATION

6.1 The Application Site

This application site comprises of a semi-detached grade 2 listed dwellinghouse located within the St John's Wood Conservation Area. It represents one-half of a paired villa building, a building form common to St John's Wood, and there are a long series of such paired villas along this eastern side of Maida Vale. The building has been extended by a full sheer height side extension to the north side of the building. The building already has a rear extension across the width of half of the rear elevation of the building and across the width of the side extension at lower ground floor level, and at ground floor level an extension is in place at ground floor level on half of the width of the original rear elevation.

6.2 Recent Relevant History

18/04004/FULL

Demolition of existing boundary wall between 56 - 58 Maida Vale, excavating trench to allow for larger foundations, and then rebuilding the wall to match the previous colour and style. Linked to 18/02896/LBC. *Still under consideration*

18/02896/LBC

Demolishing the existing boundary wall between 56 - 58 Maida Vale, excavating trench to allow for larger foundations, and then rebuilding the wall to match the previous colour and style linked to 18/04004/FULL. *Still under consideration*

7. THE PROPOSAL

Retrospective planning permission and listed building consent are sought for the a conservatory which has been recently erected at rear upper ground floor level, adjacent to the boundary with the neighbouring property at no 60 Maida Vale.

During the course of the application, officers have noted inconsistencies between the drawings and inaccuracies. These included the inconsistencies between how the high wall adjacent to the boundary with no. 60 was shown in the pre-existing drawings and the existing drawings and also what was the actual situation on site. This has now been corrected and it is confirmed that there are no alterations made to this wall that the applicant is seeking retrospective permission for. The conservatory wall facing no. 60 is built above the pre-existing high wall and the drawings now correctly reflect this.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The provision of additional floor space to the existing house is in line with the City Councils policies H3 of the UDP (January 2007) and S14 of the City Plan (November 2016).

8.2 Townscape and Design

The building is grade 2 listed and is located within the St John's Wood Conservation Area. It represents one half of a paired villa building, a building form common to St John's Wood, and there are a long series of such paired villas along this eastern side of Maida Vale. The building has been extended by a full sheer height side extension to the north side of the building. The building already has a rear extension across the width of half of the rear elevation of the building and across the width of the side extension at lower ground floor level, and at ground floor level an extension is in place at ground floor level on half of the width of the original rear elevation. At some point in the past (prior to September 2009) the rear elevation at ground floor level (in the area above the ground floor extension though not at first floor level and to the ground floor rear elevation of the side extension) has been rendered and painted white.

Rear conservatory extensions at a more elevated ground floor position, would not typically be considered acceptable; however in the particular circumstances of this case the works are considered acceptable. Unusually for Westminster there is a pattern along this section of Maida Vale for their being conservatory extensions in prominent ground floor positions to the rear of buildings, along with other alterations to rear elevations to those locations. A conservatory was approved to the main rear elevation of ground floor level of no. 116 Maida Vale in 2013, and there are others present and a number of others where permission has been granted to rebuild conservatories to these locations. In addition, the conservatory is set onto the rear of the later addition side wing rather than the original main building, and this area of the building was already rendered and painted white, giving it a much more distinct modern appearance rather than one where it was covering exposed brickwork. Though it projects slightly forward of the line of the adjoining rear extension to this building, the projection is slight and this is not considered as a reason for refusal in itself.

The detailing is plain, and lacks refinement or elaboration to the mouldings. However, the ground floor conservatory extension in place to the immediate north side of the application site has similarly detailed plain framing. Other extensions with aluminium framing have been approved to locations along the terrace, and though this does not give the structure a particularly traditional appearance, it at least presents plain rather than cluttered or genuinely unattractive detailing.

As such, and solely in the particular circumstances of this case, the proposals are considered in line with policies DES 1, DES 5, DES 9 and DES 10 in the UDP and S25 and S28 in the City Plan. Again, in the particular circumstances of this case, the proposals are considered in line with the statutory duties in Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act of 1990 which set out that the local planning authority shall have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it

possesses, and also that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of a conservation area, mindful that considerable importance and weight should be given to these duties. Given the above, the development is considered acceptable in design terms.

The objection received referring to concerns about the appearance of the conservatory structure is noted, and it is acknowledged by officers that it is designed as a more modern style of structure rather than drawing design inspiration from more historic conservatories. For the reasons set out above however, including this locally specific pattern in this terrace where there are numbers of higher level conservatories present in a variety of design styles, in the particular circumstances of this case this approach is considered acceptable.

The reference to a conservatory at no. 60 Maida Vale in the objection is noted, however it is of relevance that the City Council approved a conservatory style extension to this adjoining building on 16th November 2009, in a similar position and relationship with the property as in this current application at no. 58 Maida Vale, albeit that it was to replace an existing conservatory at no. 60.

The reference in the objection to the use of a metal framing material for the conservatory is noted, and in many circumstances, particularly to listed buildings and within conservation areas, this approach would not be supported by officers. As set out above however, in this particular terrace there appears a long-standing pattern for conservatory structures in a variety of forms, and with other previous conservatories having been approved with aluminium framing.

In addition, the comments raised by the objector regarding a previous conservatory erected to the property and subsequently removed are also noted; however this is not a consideration in terms of judging the planning merits of these current applications to retain the existing conservatory structure on site.

Overall, though acknowledging the concerns raised by the objector, in the particular circumstances of this case these concerns are not considered sufficient to warrant the refusal of the applications and for the reasons set out above the application proposals are recommended for approval.

8.3 Residential Amenity

Policies S29 in the City Plan and ENV13 in the UDP relate to protecting amenities, daylight and sunlight, and environmental quality. Part (D) of ENV13 states that the City Council will resist proposals, which result in a material loss of daylight/sunlight, particularly to existing dwellings. Part (E) of ENV13 goes on to state that developments should not result in a significant increase in sense of enclosure, overlooking, or cause unacceptable overshadowing, particularly to gardens, public open space or on adjoining buildings, whether in residential or public use.

8.3.1 Sense of Enclosure and Sunlight and Daylight

The conservatory, as it has been erected immediately adjacent to the boundary with the neighbouring property at no. 60 Maida Vale, has an impact on amenities of the neighbouring property at no. 60, in terms of sense of enclosure and daylight and sunlight. The height of the conservatory above the existing wall is 0.85m and it projects 3.2m beyond the rear wall.

The neighbouring property at no. 60 also has an existing conservatory located adjacent to a high wall adjacent to the shared boundary. This wall had been in situ prior to the erection of the conservatory. The conservatory at no. 60 projects further, and is also taller, than that at no. 58 and has an impact on no. 58 comparable to the impact of the subject conservatory on no. 60. Accordingly, there is now a mutual impact that did not exist prior to the erection of the subject conservatory. Whilst the subject conservatory will have increased sense of enclosure for the occupants of no. 60, it would be unreasonable to refuse permission on this basis given both properties are subject to this mutual impact. Given this mutual relationship, the conservatory at no. 58 would not result in an unacceptable increase in sense of enclosure for the occupants of no. 60.

In terms of a reduction in sunlight and daylight, the objector contends that this application should be accompanied by a BRE light test as the conservatory would breach the 25 degree test set out in the BRE Guide. However, the affected windows on no. 60 are located very close and parallel to the boundary with the application site. In this position, these windows place an unreasonable constraint on development of the application site and are considered unneighbourly. As such, it is not considered appropriate to protect light to these windows. Given the mutual relationship noted above, the loss of light experienced by no. 60 is considered acceptable.

It is therefore not considered that the conservatory has an unduly harmful impact on neighbouring residential amenity in terms of sense of enclosure or in terms of a reduction in sunlight and daylight, to warrant a refusal in this case.

8.3.2 Privacy and light spillage

By nature, the conservatory is mainly glazed, including the roof. The flank wall facing no. 60 Maida Vale includes obscure glazed openable panels which protrude above the existing side wall adjacent to the boundary with no. 60. In this case, to reduce the impact of the extension, a condition is recommended to replace these panels with opaque non-openable panels. This would reduce the emission of light from the use of the conservatory and also ensure there is a reduced impact on the privacy of the neighbouring property at no. 60. It should be highlighted that the existing conservatory at no. 60 also has glazing on all sides, including the roof and therefore also emits light. A refusal on grounds of light spillage therefore cannot be sustained.

The conservatory extension is therefore in accordance with ENV13 of the UDP and S29 of the City Plan, and is therefore acceptable on amenity grounds.

8.4 Economic Considerations

No economic considerations are applicable for a development of this size

8.5 Access

No change to existing arrangements.

8.6 Other UDP/Westminster Policy Considerations

Not applicable

8.7 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.

8.8 Neighbourhood Plans

There is currently no Neighbourhood Plan, or draft Neighbourhood Plan for the area in which the application site is situated.

8.9 London Plan

This application raises no strategic issues.

8.10 National Policy/Guidance Considerations

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

8.11 Planning Obligations

Planning obligations are not relevant in the determination of this application. In addition, the development is not liable for CIL given the small scale of the extension.

8.12 Environmental Impact Assessment

Not applicable to a development of this scale.

8.13 Other Issues

A concern has been raised with regards to a the existing wall upon which the conservatory has been erected, and that this wall may be a party wall. In this case, the applicant has confirmed that this wall is within their ownership. The submitted drawings show that this wall is within the boundary of no. 58. The applicant has also formally confirmed that the wall is within their ownership and therefore they have signed Certificate A on the planning application form and not been required to serve notice on

the owner of the neighbouring property at no. 60. If there are any party wall issues, this is a civil matter between neighbours and not a material planning consideration.

The issues raised with regards to whether the existing high wall upon which the conservatory has been erected, are a matter for building regulations. In this case, the Council's Building Control Officer was consulted for their information and they have raised no objection. In any case, the structure above the existing high wall, by virtue of it being a conservatory is considered to be lightweight. Furthermore, building regulations are not a material planning consideration for a development of this scale. Should any issues relating to the stability of the wall arise in the future, then the impact on the listed building would be a consideration. However, it is not considered that this is an issue in terms of the impact on the listed building at this stage.

An objection has been received on grounds that the drawings are inaccurate as they do not show that the side wall of this conservatory is built directly onto the listed boundary party wall. However, the rear elevation shows the conservatory that the side wall is built adjacent to the boundary line and a section drawing also shows this. These are shown on drawing number 1710MAIDA_1210 Rev A which shows the rear elevation and drawing number 1710MAIDA_1320 Rev C.

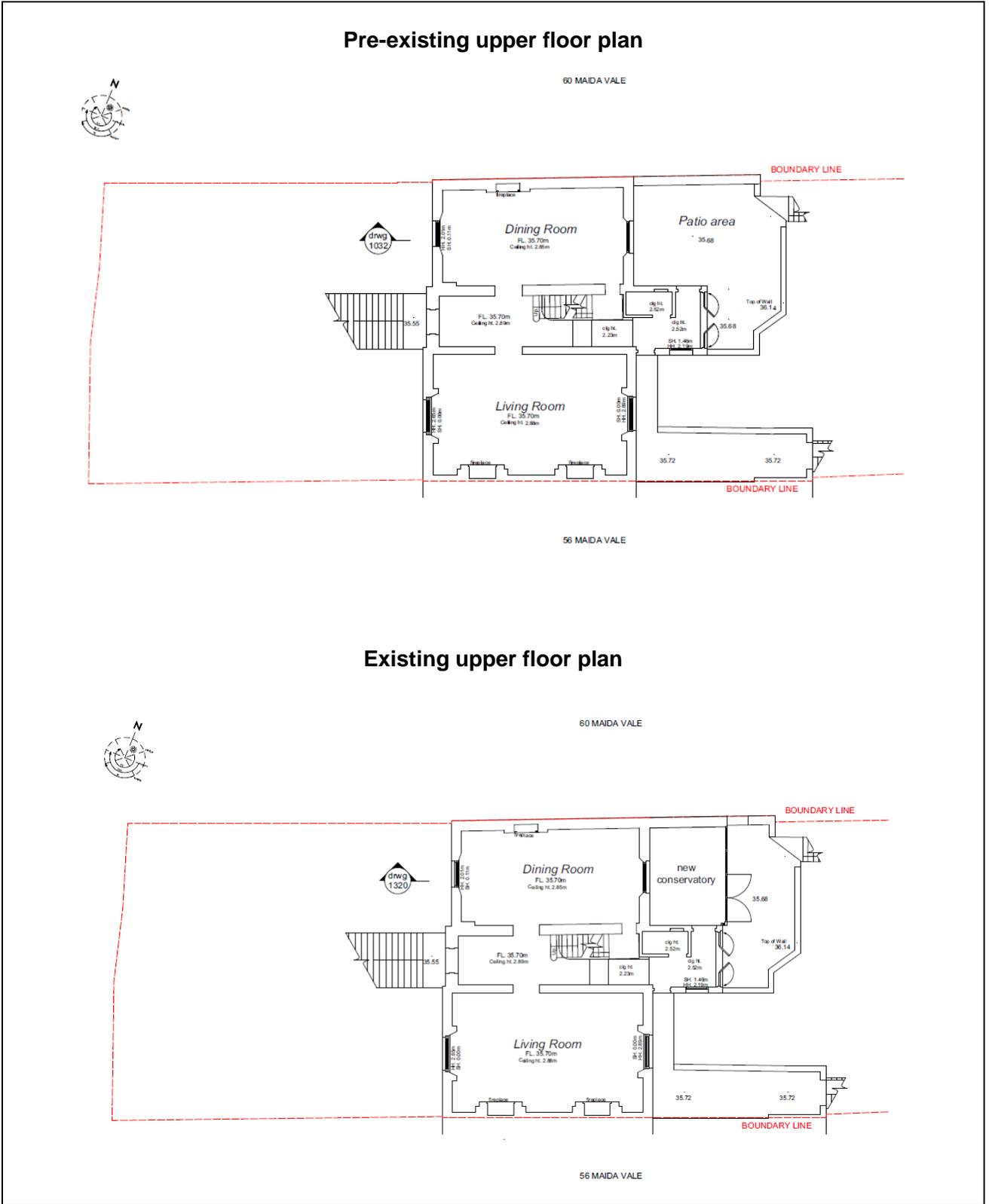
An objection notes that there are no drawings of how the conservatory appears from the neighbouring view. Although this particular view has not been submitted, there has been sufficient information submitted in order to deem the application valid and to enable formal assessment. In this case, as the conservatory has already been built and this application seeks permission to retain it, an assessment of its impact has also been made possible by an officer site visit.

A comment has been made that the conservatory has been built without any permission, consultation, notice or consideration to the neighbouring property or giving anybody the opportunity to object. Although planning permission had not been sought prior to the erection of the conservatory, the applicant is now seeking retrospective permission to retain it. Although the application is retrospective, formal consultation as required by the planning process has been carried out and the application has been determined on its merits and the retrospective nature of the proposal is not a reason to withhold permission.

(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: NATHAN BARRETT BY EMAIL AT nbarrett@westminster.gov.uk.

9. KEY DRAWINGS



Pre-existing rear elevation



Do not scale off drawing
Work only to noted dimensions
Check all dimensions on site prior to commencement
Notify the architect immediately of any discrepancy

60 MAIDA VALE

unable to obtain levels

Project:	Drawing No.:	Revision:
58 Maida Vale	1710MAIDA_1021	A
W9 1PP	Scale@A1:	Scale@A3:
	25	50
Drawing Title:	Drawn:	Fast Drawn:
EXISTING	RP	01.08.16
Rear Elevation		RP

PARDON CHAMBERS
ARCHITECTS

Existing rear elevation



Do not scale off drawings!
 Work only to noted dimensions
 Check all dimensions on site prior to commencement!
 Notify the architect immediately of any discrepancy

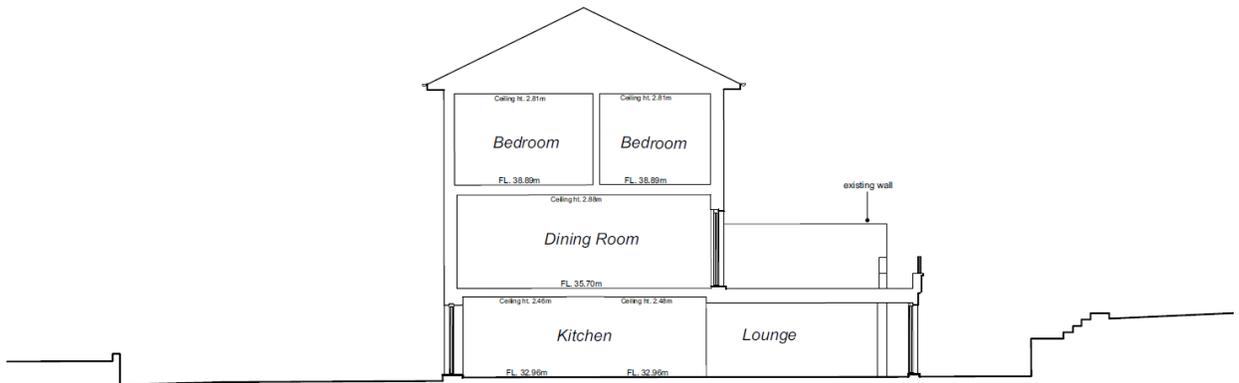
60 MAIDA VALE

unable to obtain levels

Project: 58 Maida Vale W9 1PP	Drawing No.: 1710MAIDA_1210	Revision: A
Drawing Title: PROPOSED Rear Elevation	Scale@A1: 25	Scale@A3: 50
	Drawn: RP	Rev. Date: -
	First Drawn: RP	Checked: RP
		01.08.16

PARDON CHAMBERS
 ARCHITECTS

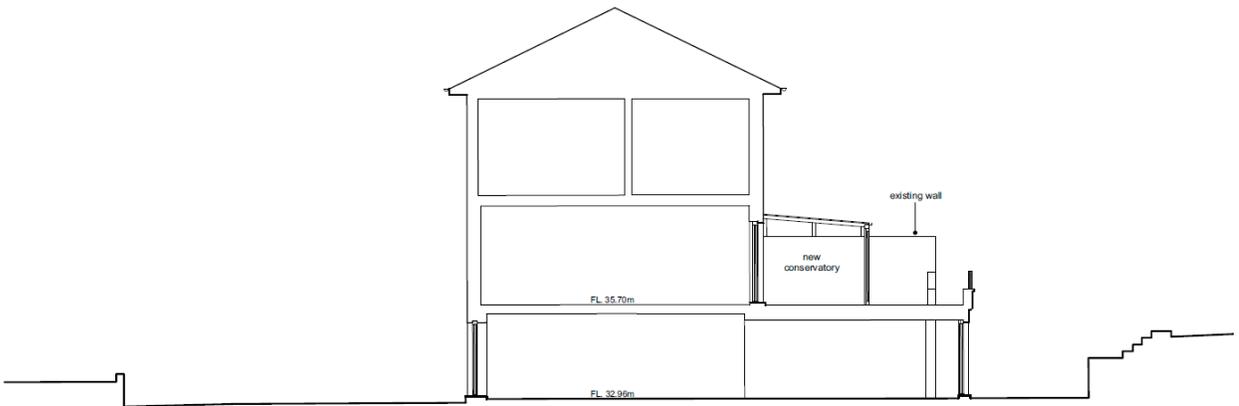
Pre-existing section



Datum: 30.00m.
Elevation 3.



Existing section



Datum: 30.00m.
Elevation 3.



DRAFT DECISION LETTER

Address: 58 Maida Vale, London, W9 1PP,

Proposal: Erection of a rear conservatory on upper ground floor. (Linked with 17/10355/LBC)

Reference: 17/10354/FULL

Plan Nos: 1710MAIDA_1000; 1710MAIDA_1010 Rev A; 1710MAIDA_1011 Rev B;
1710MAIDA_1021 Rev A; 1710MAIDA_1032 Rev B; 1710MAIDA_1101 Rev C;
1710MAIDA_1210 Rev A; 1710MAIDA_1320 Rev C; Heritage Statement; Design &
Access Statement

Case Officer: Avani Raven

Direct Tel. No. 020 7641 2857

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 Within three months of the date of this decision, the high-level windows on the flank elevation facing no. 60 Maida Vale shall be replaced with non-openable opaque white panels to match the material of the rest of the conservatory, and shall thereafter be maintained.

Reason:

To protect the privacy and environment of people in neighbouring properties, and to protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the St John's Wood Conservation Area. This is as set out in S25, S28, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 13, DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

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, neighbourhood plan (where relevant), 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, siteenquiries@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>

DRAFT DECISION LETTER

Address: 58 Maida Vale, London, W9 1PP,

Proposal: Erection of a rear conservatory on upper ground floor. (Linked with 17/10355/LBC)

Reference: 17/10355/LBC

Plan Nos: 1710MAIDA_1000; 1710MAIDA_1010 Rev A; 1710MAIDA_1011 Rev B;
1710MAIDA_1021 Rev A; 1710MAIDA_1032 Rev B; 1710MAIDA_1101 Rev C;
1710MAIDA_1210 Rev A; 1710MAIDA_1320 Rev C; Heritage Statement; Design &
Access Statement

Case Officer: Avani Raven

Direct Tel. No. 020 7641 2857

Recommended Condition(s) and Reason(s)

- 1 The works 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.

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Item No.
3

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

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.