

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 16 April 2019	Classification For General Release	
Report of Executive Director Growth Planning and Housing		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	31 Ennismore Mews, London, SW7 1AP		
Proposal	<u>Application 1</u> Erection of a mansard roof extension at second floor level, installation of plant machinery and associated external alterations. (Retrospective) <u>Application 2</u> Variation of condition 1 of planning permission dated 27 March 2018 (RN: 17/08327/FULL) for the erection of a mansard roof extension at second floor level and associated external alterations, namely to vary the approved drawing numbers to extend the mansard roof. (Retrospective)		
Agent	WvH Planning Ltd		
On behalf of	Mr Neil Staff		
Registered Number	<u>Application 1</u> 18/07642/FULL <u>Application 2</u> 18/08563/FULL	Date amended/ completed	5 September 2018
Date Application Received	5 September 2018		
Historic Building Grade	Unlisted		
Conservation Area	Knightsbridge		

1. RECOMMENDATION

Application 1:
Grant conditional permission.

Application 2:
Grant conditional permission.

2. SUMMARY

The application site comprises an unlisted single family dwelling within the Knightsbridge Conservation Area. The building is located at the northern end of Ennismore Mews and backs onto properties on Ennismore Gardens.

The planning history for this property shows that permission has been granted for a mansard roof extension at this property on a number of occasions. The most recent being on 27 March 2018.

Application 1 again seeks permission for the erection of a mansard roof extension at second floor level but the proposal includes the provision of a dormer on the west elevation of the mansard which is to house mechanical plant equipment.

Application 2 seeks to vary condition 1 of planning permission dated 27 March 2018 (RN: 17/08327/FULL) for the erection of a mansard roof extension at second floor level, namely to vary the approved drawing numbers to extend the mansard roof at the east elevation.

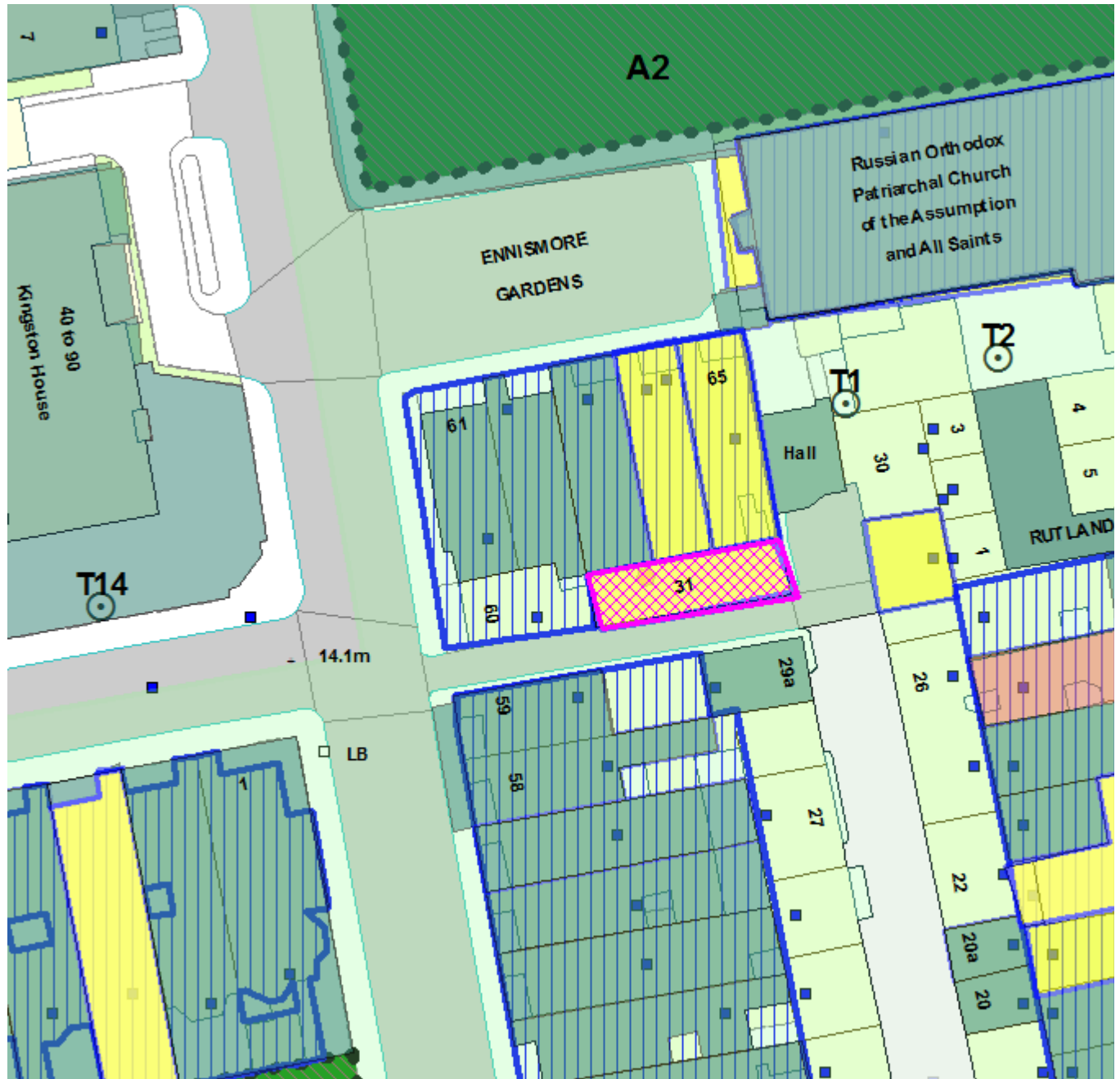
The applicant has already started work on site and following complaints from residents a planning enforcement investigation has commenced. Enforcement action is being held in abeyance pending the determination of these applications.

The key issues in these cases are:

- *The impact of the proposals on the appearance of the building and upon the character and appearance of the Knightsbridge Conservation Area;
- *The impact on neighbouring residents' amenity.

The proposed applications are considered to be acceptable in land use, design and amenity terms and would accord with policies within the Unitary Development Plan (UDP), Westminster's City Plan (City Plan) and the Knightsbridge Neighbourhood Plan (KNP). As such, it is recommended that conditional planning permission is granted for both Application 1 and 2.

3. LOCATION PLAN



4. PHOTOGRAPHS



Application Site Before Works Commenced



East elevation of mansard roof taken 27 February 2019



Dormer on west elevation taken 14 March 2019

5. CONSULTATIONS

Application 1

KNIGHTSBRIDGE ASSOCIATION:

-No objection.

ENVIRONMENTAL HEALTH

-No objection, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 22

Total No. of replies: 5 objections

DESIGN AND CONSERVATION

-The plant machinery should be located in the basement, not on a roof visible in a conservation area.

AMENITY

-The proposals will cause unacceptable noise disturbance day and night and create pollution.

OTHER

-Concern raised about level of neighbour notification.

-The applicant has already carried out the works without permission.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

Application 2

KNIGHTSBRIDGE ASSOCIATION:

-The Association feels that the amendments are an improvement on the previous approved proposals.

-It would not be acceptable to put plant/ac equipment on the roof at a subsequent stage.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 25

Total No. of replies: 4 objections

DESIGN AND CONSERVATION

-The roof will be the biggest in the mews and look out of place to the detriment of the Knightsbridge conservation area.

AMENITY

-The proposals will impact natural sunlight

-The proposals will create overlooking into nearby properties and reduce privacy.

OTHER

-The applicant has already carried out the works without permission.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION**6.1 The Application Site**

31 Ennismore Mews is an unlisted building within the Knightsbridge Conservation Area. The building is a single family dwelling, located at the northern end of Ennismore Mews and backs onto properties in Ennismore Gardens.

6.2 Recent Relevant History

In December 1998, permission was granted for the erection of mansard extension at second floor roof level with new roof terrace also at second floor level. The description advises that the scheme was revised to omit terrace and provide set-backs to roof extension (RN:98/03034/FULL). In January 2000, this permission was varied by raising the rear parapet wall for staircase enclosure at second floor level and alterations to fenestration at first floor level (RN: 99/10894/FULL). Neither permissions were implemented.

In February 2017, planning sub-committee resolved to grant permission for the erection of a mansard roof extension at second floor level of the same dimensions and profile approved in January 2000 (16/09470/FULL).

In March 2018, permission was granted for the erection of a mansard roof extension at second floor level and associated external alterations (17/08327/FULL) and excavation of a single storey basement extension (17/09555/FULL). In December 2018, permission was granted to vary the March 2018 permission for the mansard roof extension with a louvred privacy screen on the north elevation of mansard roof extension.

A non-material amendment was also approved to enlarge a window at ground floor level on the east elevation and reposition a window at second floor level on the south elevation (RN:18/09416/NMA).

7. THE PROPOSALApplication 1

Permission is sought for the erection of a mansard roof extension at second floor level, installation of plant machinery and associated external alterations.

The proposed mansard has the same dimensions and profile as that which was approved in March 2018 under reference 17/08327/FULL. The only amendment is the addition of an additional louvred dormer on the west elevation to house two air

conditioning units. The dormer on the west elevation would measure approx. 1.8m x 3.0m x 1.5m.

Application 2

Permission is sought to vary condition 1 of planning permission dated 27 March 2018 (RN: 17/08327/FULL) to extend the mansard roof. As with the previously approved scheme, the proposed mansard roof would be approximately 2.2m above the existing parapet and 1.1m above the highest point of the shallow pitched roof. Whilst the previously approved mansard was set back from the east elevation (front) by approx. 3m, these proposals seek to extend it forward by approximately 2.4m.

8. DETAILED CONSIDERATIONS

8.1 Land Use

In land use terms the creation of a larger single family dwelling house is considered to be acceptable and in accordance with Policy H3 of the UDP and Policy S14 of the City Plan.

8.2 Townscape and Design

City Plan Policy S28 states that development must incorporate exemplary standards of sustainable and inclusive urban design and architecture.

UDP Policy DES 6 part (B) states that permission may be granted for new roof structures or additional storeys on existing buildings in the following circumstances:

- 1) Where the proposed development or form of alteration is in sympathy with the existing building's architectural character, storey heights and general elevational proportions.
- 2) Where the form and detailing of the extension either repeats or reflects the form, detailing or use of materials found in the existing building
- 3) Where the proposed design accords with (or establishes an acceptable precedent for) similar extensions within the same group of buildings
- 4) Where the design of extension avoids any infringement on the amenity or reasonable visual privacy enjoyed by the occupants of adjacent or nearby buildings.

Policy KBR1 of the Knightsbridge Neighbourhood Plan states that proposals for new development or the redevelopment of existing buildings should contribute towards the local distinctiveness of Knightsbridge and should demonstrate high quality, sustainable and inclusive design and architecture that respects the relevant character area or Conservation Area.

Application 1

Objectors consider that the plant machinery should be installed at basement level and not on a roof visible in a conservation area.

Policy KBR 9 of the Knightsbridge Neighbourhood Plan (KNP) states that in new developments, plant (including machinery, ducts, tanks, satellite dishes or radio aerials)

should be provided within basement levels or concealed within the roof area or roof space of buildings. Should this not be feasible, equipment should be housed within visual and acoustic screening of an appropriate design that takes account the energy efficiency of such mechanical plant.

The additional dormer now proposed is in a discrete location on the hip of the roof and close to the blank closet wing façade of the neighbouring property. The dormer would be partially visible from the street, but due to the proximity of the neighbouring building would appear as a traditional addition. Only properties to the rear would be aware of the dormer's slightly larger than normal scale and the louvres, however, these views are limited in both number and impact. Accordingly, it is considered that the proposals are in accordance with Policy KBR 9 and that it would not be sustainable to refuse the application for this reason.

The mansard has a same profile as that approved under the scheme approved in March 2018. The roof will be clad in slate and the dormers in lead. In terms of architectural composition, the offset nature of the mansard, set back from the east elevation follows that of the building opposite. Accordingly, the proposals are also considered to accord with policies within the Unitary Development Plan (UDP), Westminster's City Plan (City Plan), the Knightsbridge Neighbourhood Plan (KNP) and Westminster's "Roofs" Design Guide.

Application 2

Objectors state that the roof will be the biggest in the mews and look out of place to the detriment of the Knightsbridge Conservation Area.

The proposal to extend the approved mansard follows what would be normally be considered the traditional massing for mansard roofs in Westminster. There are a number of mansard extensions in the mews and no single style stands out. For example there are mansards that are set back and there are mansards that are set further forward.

The proposal is to be constructed in materials with detailing that is traditional in design and appropriate to the building and conservation area. Whilst the proposed mansard is no longer to be set back from the east elevation, this is considered to provide a more traditional appearance, befitting of a building whose character is and has always been slightly separated from the rest of the mews. Its position at the end of the mews and its greater depth are easily capable of supporting the proposed mansard without unduly harming the surroundings. As such the works are not considered to harm the character and/ or appearance of the building or conservation area.

The proposals are considered to accord with policies within the Unitary Development Plan (UDP), Westminster's City Plan (City Plan), the Knightsbridge Neighbourhood Plan (KNP) and Westminster's "Roofs" Design Guide."

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

Policy KBR 40 of the KNP states that new development should be designed to mitigate any adverse impact on the local noise environment, informed by a noise assessment as appropriate.

Application 1

The proposed mansard has the same dimensions, profile and windows as the mansard approved in March 2018 but with the addition of a louvred dormer on the west elevation to accommodate two air conditioning units. Given the small additional massing over that which has been previously approved, it is considered that the application could not reasonably be refused on the grounds of increased sense of enclosure/loss of outlook, loss of privacy or loss of light.

Objections have been received on noise nuisance grounds. The applicant has submitted an acoustic assessment which demonstrates that the proposed plant machinery is capable of meeting the Council's policies for noise and vibration. No objections have been raised by Environmental Health subject to the Council's standard noise and vibration conditions and a condition to secure the noise mitigation measures set out in the report.

A condition is recommended to ensure that the roof of the building will not be used for sitting out or any other purpose.

The proposals are considered to be in accordance with policies S29, ENV13 and KBR 40.

Application 2

Nearby residential occupiers have objected on the grounds that the proposals will impact on daylight and sunlight. The applicant has provided a Daylight and Sunlight Report which assesses the cumulative impact of both applications (18/07642/FULL and 18/08563/FULL), using the Building Research Establishment (BRE) guide "Site Layout Planning for Daylight and Sunlight: a guide to good practice (2011)".

The BRE guidelines provide two methods for calculating daylight to existing surrounding properties: Vertical Sky Component (VSC) and No Sky Line (NSL). Any reduction in the total amount of skylight can be calculated by finding the VSC at the centre of each main window. If the VSC, with the new development in place, is both less than 27% and less than 0.8% times its former value, occupants of the existing building will notice the reduction in the amount of skylight. The area lit by the window is likely to appear more gloomy, and electric lighting will be needed more of the time. Where room layouts are known, the impact on the daylighting distribution in the existing building can be found by plotting the NSL in each of the main rooms. However, in assessing the loss of light to an

existing building, the VSC is generally recommended as the appropriate parameter to use.

The report mistakenly identifies 31a Ennismore Mews as part of 65 Ennismore Gardens, however all the windows tested at 28, 29a, 29b and 30 Ennismore Mews and 59, 60, 63, and 65 Ennismore Gardens, are fully compliant with BRE guidance in terms VSC and No Sky Line. Accordingly, the proposals are considered to be acceptable in terms of daylight.

The BRE guide states that if a living room of an existing dwelling has a main window facing within 90 degrees of due south, and any part of a new development subtends an angle of more than 25 degrees to the horizontal (measured from the centre of the windows in a vertical section perpendicular to the window), then the sunlighting of the dwelling may be adversely affected. The room may appear colder and less cheerful and pleasant. This will be the case if the centre of the window:

- Receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual probable sunlight hours between 21 September and 21 March; and
- Receives less than 0.8 times its former sunlight hours during either period; and
- Has a reduction in sunlight received over the whole year greater than 4% of APSH.

The winter ASPH of a ground floor window at 30 Ennismore Mews (W1/F00) would reduce from 1% to 0% (100% loss). However because the affected window has a reduction in sunlight over the whole year of 2% (from 15 to 13) the proposal complies with the BRE guidance. All other relevant windows have been tested and found to be fully compliant with the BRE guidance in terms of sunlight.

Objectors state the proposals will create overlooking into nearby properties and reduce privacy. The proposals involve the introduction of an additional dormer window on the south elevation and extending the mansard by approx. 2.4m, bringing the dormer window closer to the residential properties on the other side of the mews. Whilst the dormer window on the east elevation would be closer to the residential properties, it is considered that the resulting relationship is not significantly different from the overlooking relationship that currently exists. Given this it is not considered that the proposal will result in harm through overlooking.

The extended mansard would be more visible from other residential properties within the mews. The most affected property would be the basement flat at 31A Ennismore Mews immediately behind. This property already has a poor outlook and it is not considered that the additional bulk from the extended mansard, which slopes away from the basement property, would cause sufficient harm to justify a refusal.

The proposals are therefore considered to be in accordance with policies S29, ENV13 and KBR 40.

8.4 Transportation/Parking

The enlargement of the dwelling would not have a material impact on traffic generation or on-street parking pressure in the area.

8.5 Economic Considerations

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

8.6 Access

Access arrangements will remain unchanged.

8.7 Other UDP/Westminster Policy Considerations

Refuse /Recycling:

The proposal does not represent any increase in residential units, it is not considered necessary to require details of waste storage to be submitted.

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 took place between Monday 12 November 2018 and Friday 21 December 2018. Following this informal consultation, any representations received are being 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

The Knightsbridge Neighbourhood Plan includes policies on a range of matters including character, heritage, community uses, retail, offices, housing, cultural uses, transport and the environment. It has been through independent examination and supported at referendum on 18 October 2018, and therefore now forms part of Westminster's statutory development plan. It will be used alongside the council's own planning documents and the Mayor's London Plan in determining planning applications in the Knightsbridge Neighbourhood Area. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed elsewhere in this report.

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.

8.12 Planning Obligations

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

Neither of the applications are CIL liable.

8.13 Environmental Impact Assessment

The application is of insufficient scale to trigger the requirement of an EIA.

8.14 Other Issues

Neighbour Notification

Concern has been raised by objectors about the extent of neighbour notification. The applications have been advertised in the press, site notices posted and neighbours notified (Application 1 - 22 neighbours; Application 2 - 25 neighbours). It is considered that public consultation has been carried out in accordance with Westminster's Statement of Community Involvement in Planning (2014).

(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: MATTHEW MASON BY EMAIL AT mmason@westminster.gov.uk

9. KEY DRAWINGS

APPLICATION 1

Existing East Elevation

Proposed East Elevation

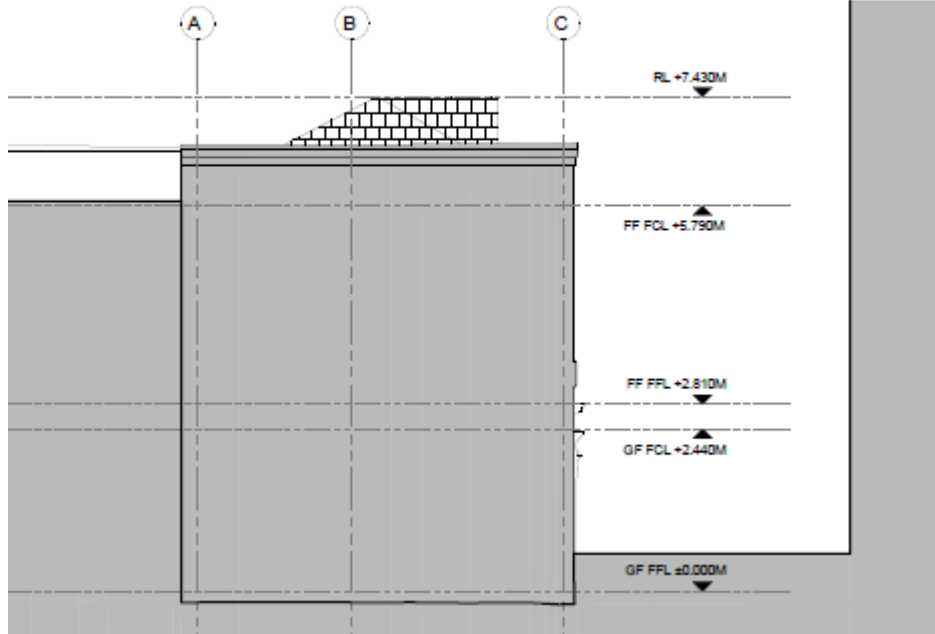
Existing South Elevation



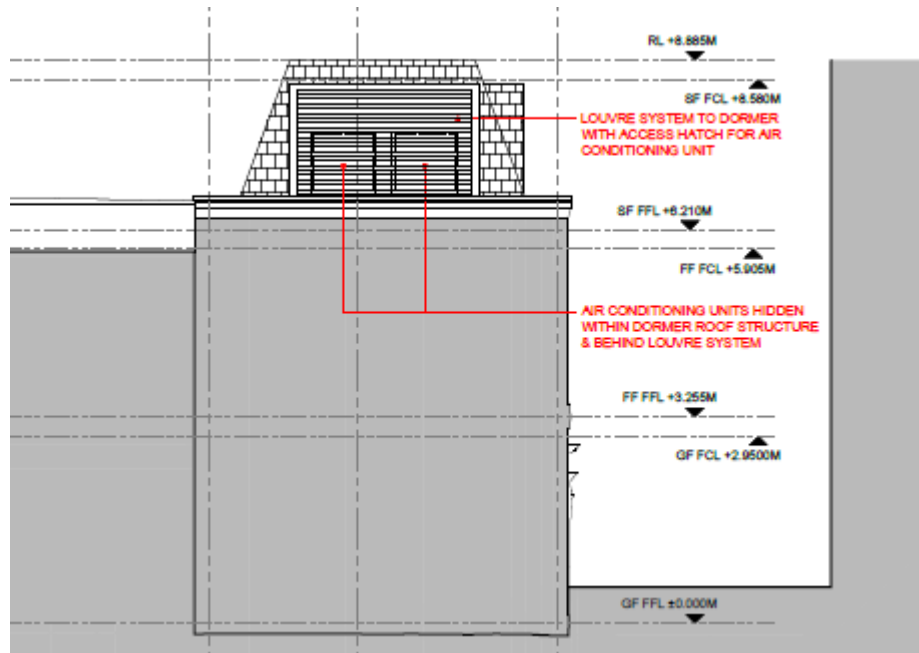
Proposed South Elevation



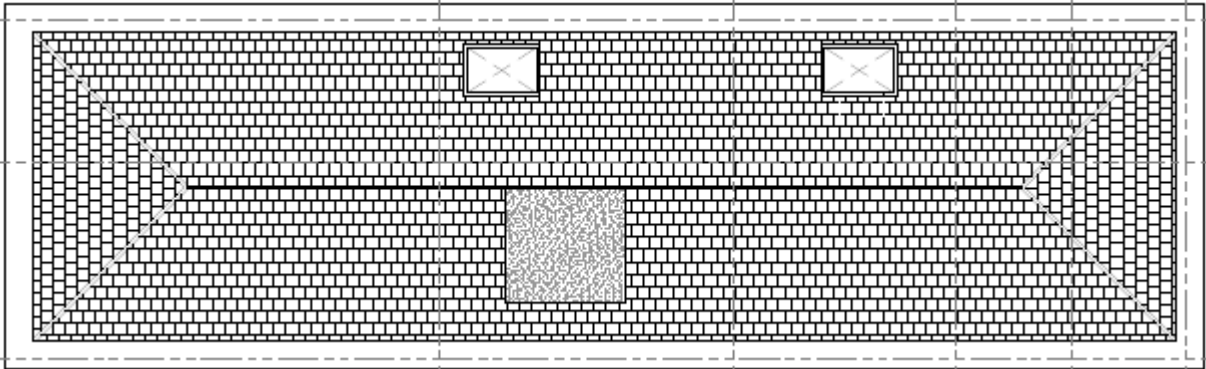
Existing West Elevation



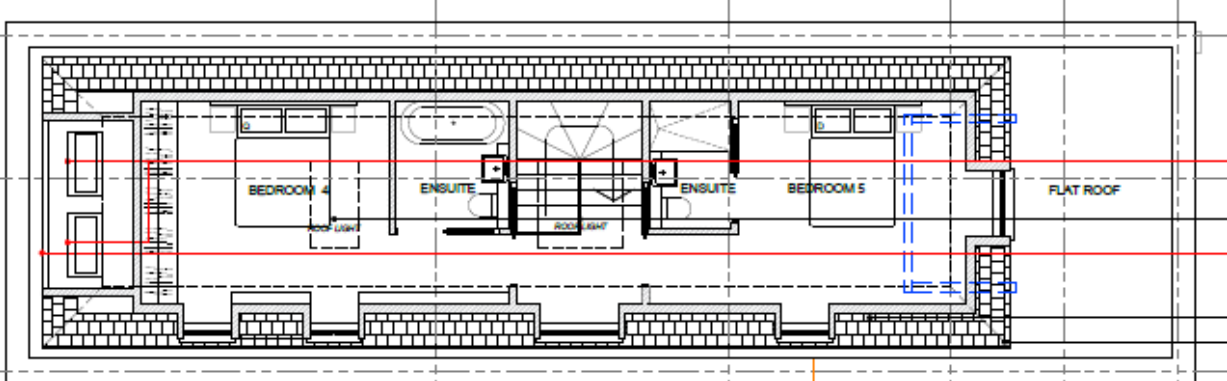
Proposed West Elevation



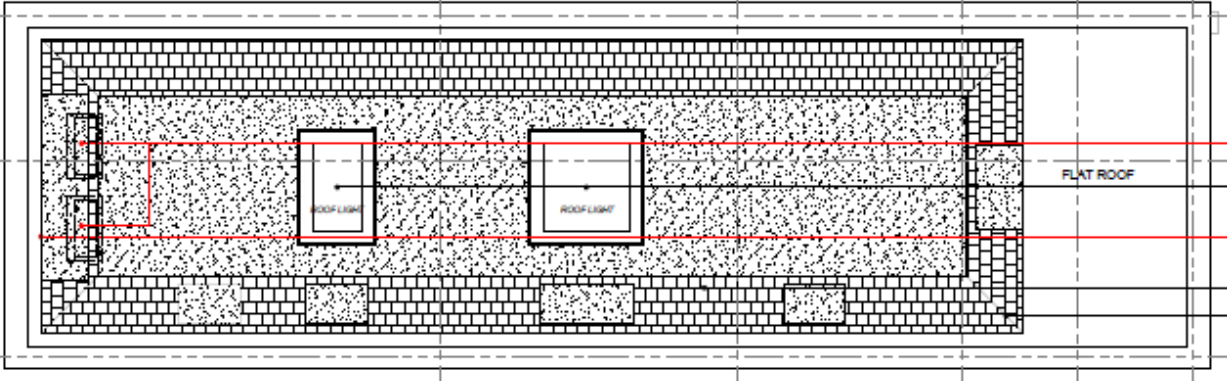
Existing Roof Plan



Proposed Second Floor Plan



Proposed Roof Plan



APPLICATION 2

East Elevation (as approved under RN: 17/08327/FULL)



Proposed East Elevation



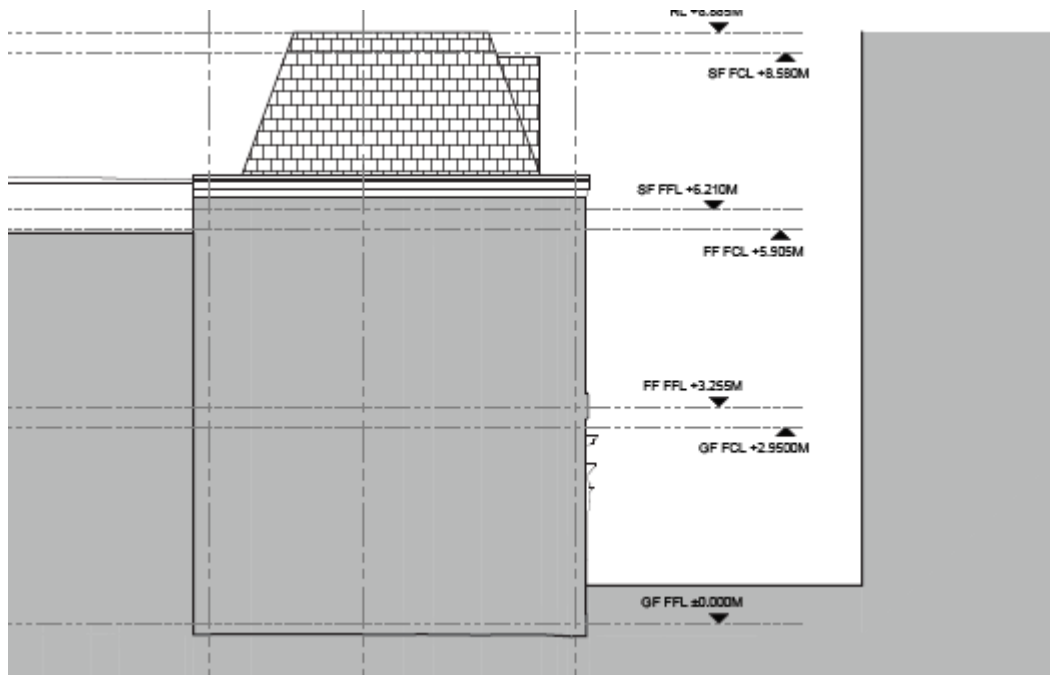
South Elevation (as approved under RN: 17/08327/FULL)



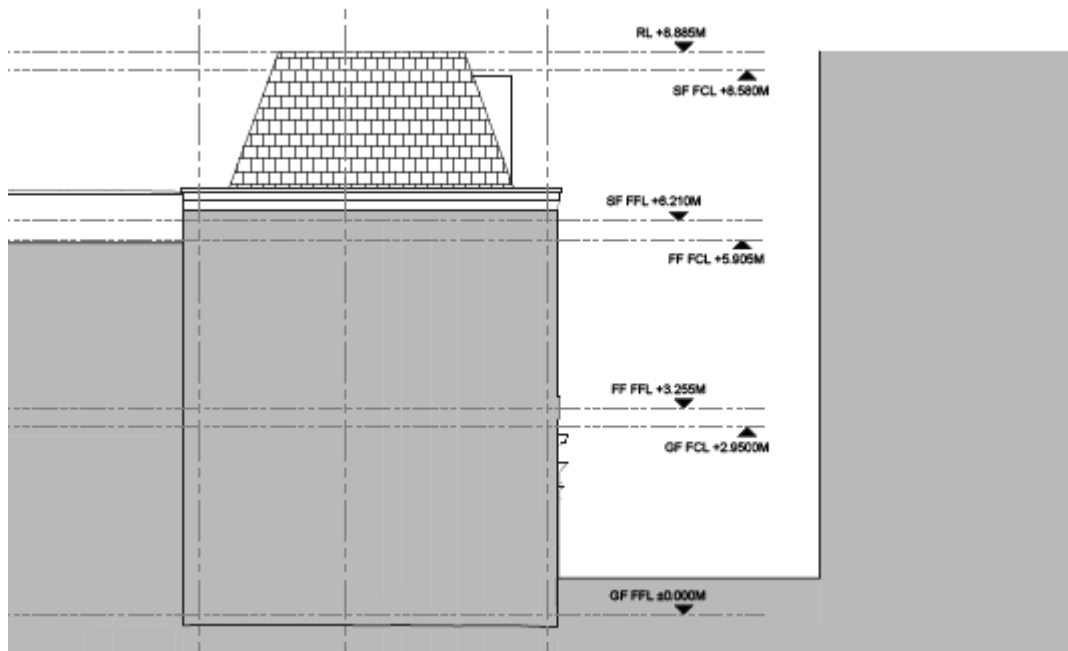
Proposed South Elevation



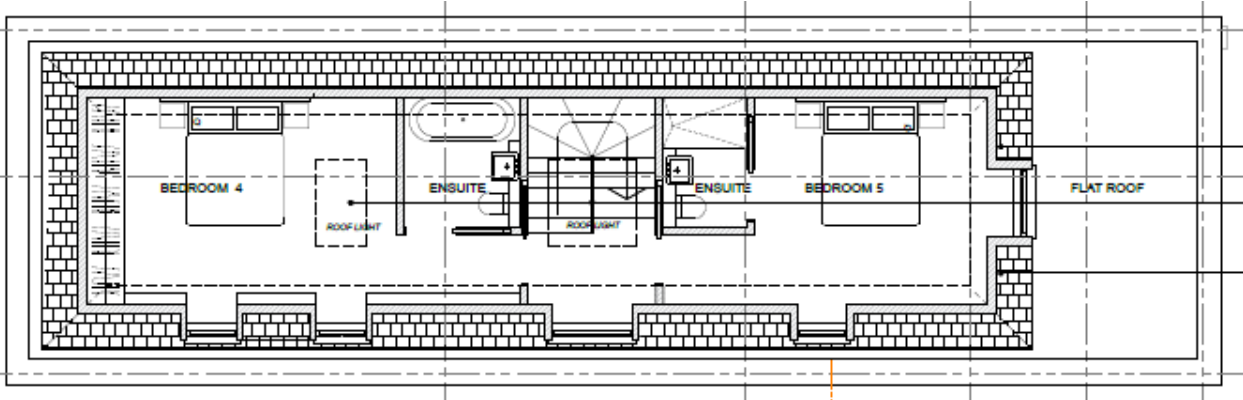
West Elevation (as approved under RN: 17/08327/FULL)



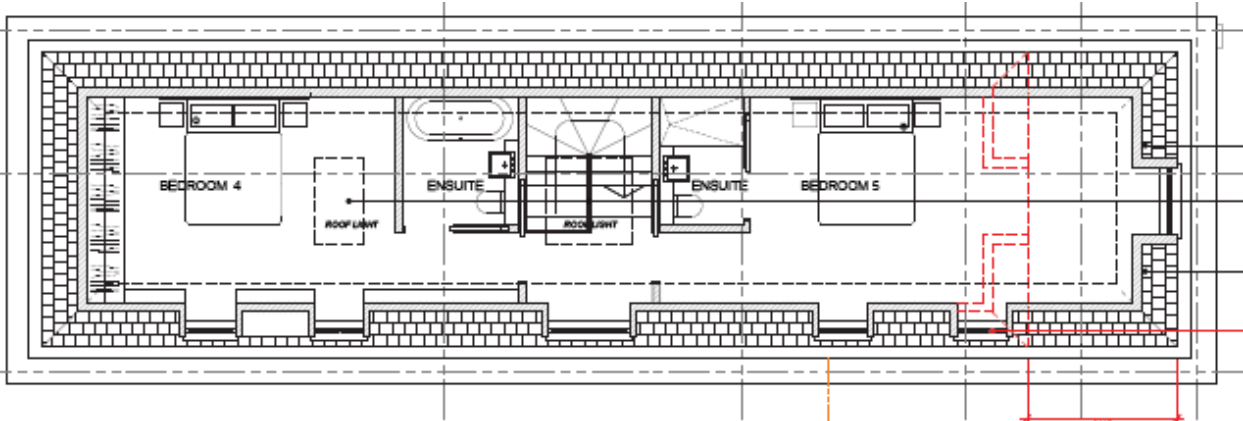
Proposed West Elevation



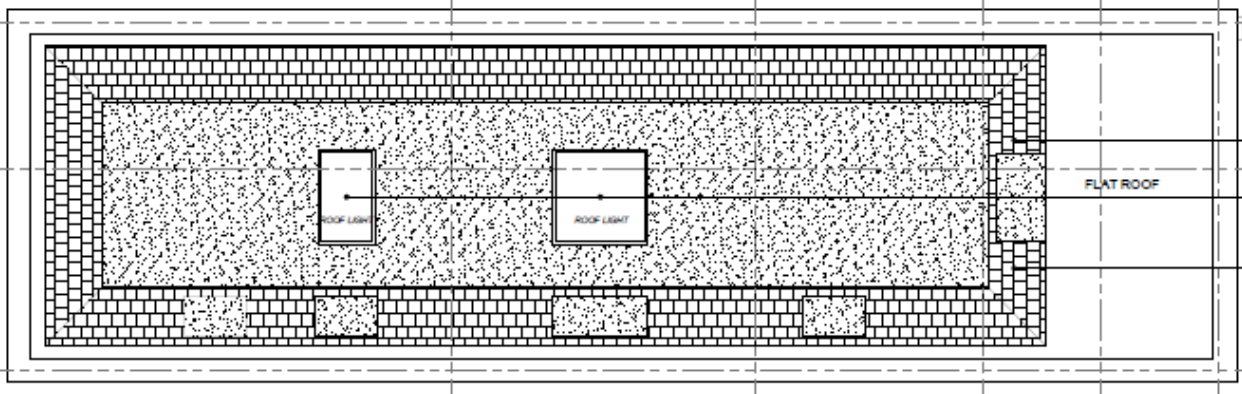
Second Floor Plan (as approved under RN: 17/08327/FULL)



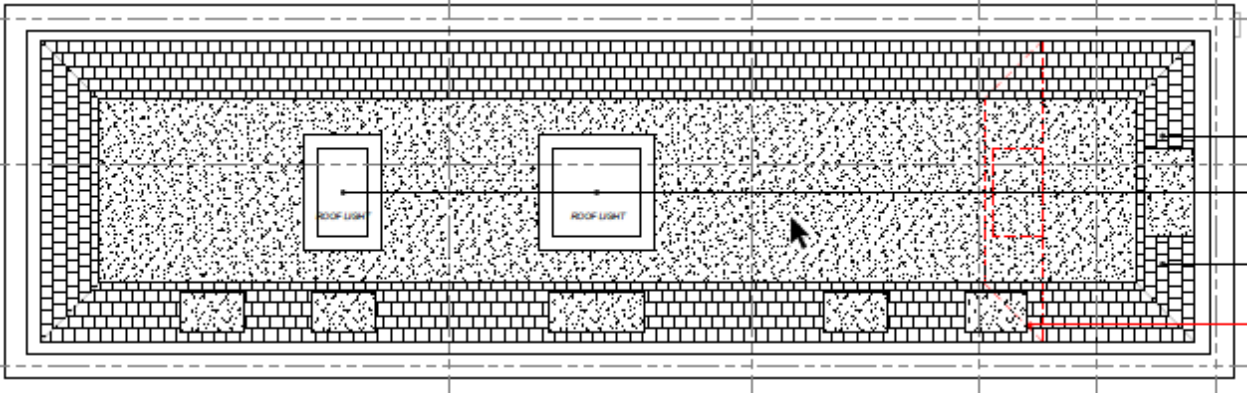
Proposed Second Floor Plan



Roof Plan (as approved under RN: 17/08327/FULL)



Proposed Roof Plan



APPLICATION 1 - DRAFT DECISION LETTER

- Address:** 31 Ennismore Mews, London, SW7 1AP
- Proposal:** Erection of a mansard roof extension at second floor level, installation of plant machinery and associated external alterations (Retrospective).
- Reference:** 18/07642/FULL
- Plan Nos:** 1712.ENM.LP01; 1712.ENM.111 Rev. H; 1712.ENM.113 Rev. D; 1712.ENM.112 Rev. D; 1712.ENM.110 Rev. J; 1712.ENM.102 Rev. F; 1712.ENM103 Rev. H; Environmental Noise Survey & External Plant Noise Assessment dated 16 August 2018; Daylight and Sunlight Report 11248 dated 3 April 2019.

For Information:
Planning and Heritage Statement dated September 2018.

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

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), STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007 and KBR 22 of the Knightsbridge Neighbourhood Plan 2018 -2037 (December 2018). (R11AC)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016), DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007 and KBR 1 and KBR 9 of the Knightsbridge Neighbourhood Plan 2018 -2037 (December 2018). (R26DD)

- 4 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the building:

- Windows, including roof lights and dormer construction.

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016), DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007 and KBR 1 and KBR 9 of the Knightsbridge Neighbourhood Plan 2018 -2037 (December 2018). (R26DD)

- 5 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016), STRA 25, TRANS 23, ENV 5 and ENV 6 of our

Unitary Development Plan that we adopted in January 2007 and KBR40 and KBR9 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018). (R22CC)

- 6 Despite what is shown on the approved drawings, the electric car charge point on the east elevation is hereby not approved.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016), STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007 and KBR40 and KBR9 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018). (R22CC)

- 7 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:
- (a) A schedule of all plant and equipment that formed part of this application;
 - (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail;
 - (d) The location of most affected noise sensitive receptor location and the most affected window of it;
 - (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
 - (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This

acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;

(g) The lowest existing L A90, 15 mins measurement recorded under (f) above;

(h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;

(i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016) and KBR40 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AB)

- 8 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007 and KBR40 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018), to ensure that the development is designed to prevent structural transmission of noise or vibration. (R48AA)

- 9 You must install an acoustic enclosure in accordance with the Environmental Noise Survey & External Plant Noise Assessment dated 16 August before you use the machinery. You must then maintain it for as long as the machinery remains in place. (C13DA)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016) and KBR40 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AB)

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>

- 3 Conditions 7, 8 and 9 control noise from the approved machinery. It is very important that you meet the conditions and we may take legal action if you do not. You should make sure that the machinery is properly maintained and serviced regularly. (I82AA)
- 4 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>

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.

APPLICATION 2 - DRAFT DECISION LETTER

Address: 31 Ennismore Mews, London, SW7 1AP

Proposal: Variation of condition 1 of planning permission dated 27 March 2018 (RN: 17/08327/FULL) for the Erection of a mansard roof extension at second floor level and associated external alterations. Namely, to vary the approved drawing numbers to extend the mansard roof (retrospective).

Reference: 18/08563/FULL

Plan Nos: 1712.ENM.LP01; 1712.ENM.102 Rev. F; 1712.ENM103 Rev. F; 1712.ENM.110 Rev. H; 1712.ENM.111 Rev. H; 1712.ENM.112 Rev. B; 1712.ENM.113 Rev. B; 1712.ENM.101 Rev. B; Daylight and Sunlight Report 11248 dated 3 April 2019.

For Information:
Lightwell Dimensions Document dated 30 January 2019.

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

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), STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007 and KBR 22 of the Knightsbridge Neighbourhood Plan 2018 -2037 (December 2018) . (R11AC)

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016), DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007 and KBR 1 and KBR 9 of the Knightsbridge Neighbourhood Plan 2018 -2037 (December 2018). (R26DD)

- 4 You must carry out the development in accordance with the details approved on 21 march 2019 (RN: 19/01718/ADFULL), or in accordance with further details submitted to and approved by the Local Planning Authority.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016), DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007 and KBR 1 and KBR 9 of the Knightsbridge Neighbourhood Plan 2018 -2037 (December 2018). (R26DD)

- 5 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016), STRA 25, TRANS 23, ENV 5 and ENV 6 of our

Item No.
3

Unitary Development Plan that we adopted in January 2007 and KBR40 and KBR9 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018). (R22CC)

- 6 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

-relocation of meter cupboards on front elevation (East).

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016), DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007 and KBR 1 and KBR 9 of the Knightsbridge Neighbourhood Plan 2018 -2037 (December 2018). (R26DD)

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:**
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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>

- 3 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)

- 4 In relation to condition 6, the meter cupboards should be located in a more discrete location, lower down on the wall.

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