

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 11 June 2019	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Marylebone High Street	
Subject of Report	Romney Mews, London		
Proposal	Variations of Condition 1 and 17 of planning permission dated 1 August 2018 (RN: 18/03593) for: Erection of three-bedroom dwellinghouse (Class C3) over ground to fourth floor level - NAMELY, to enable the installation of a clay-tiled pitched front and rear screen with rear dormer window, acoustic panelling, lead cladding and a glazed access rooflight at roof level to facilitate the use of the roof as a terrace.		
Agent	David Corley		
On behalf of	Starbright Ltd		
Registered Number	19/02013/FULL	Date amended/ completed	14 March 2019
Date Application Received	14 March 2019		
Historic Building Grade	Unlisted		
Conservation Area	Portman Estate		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

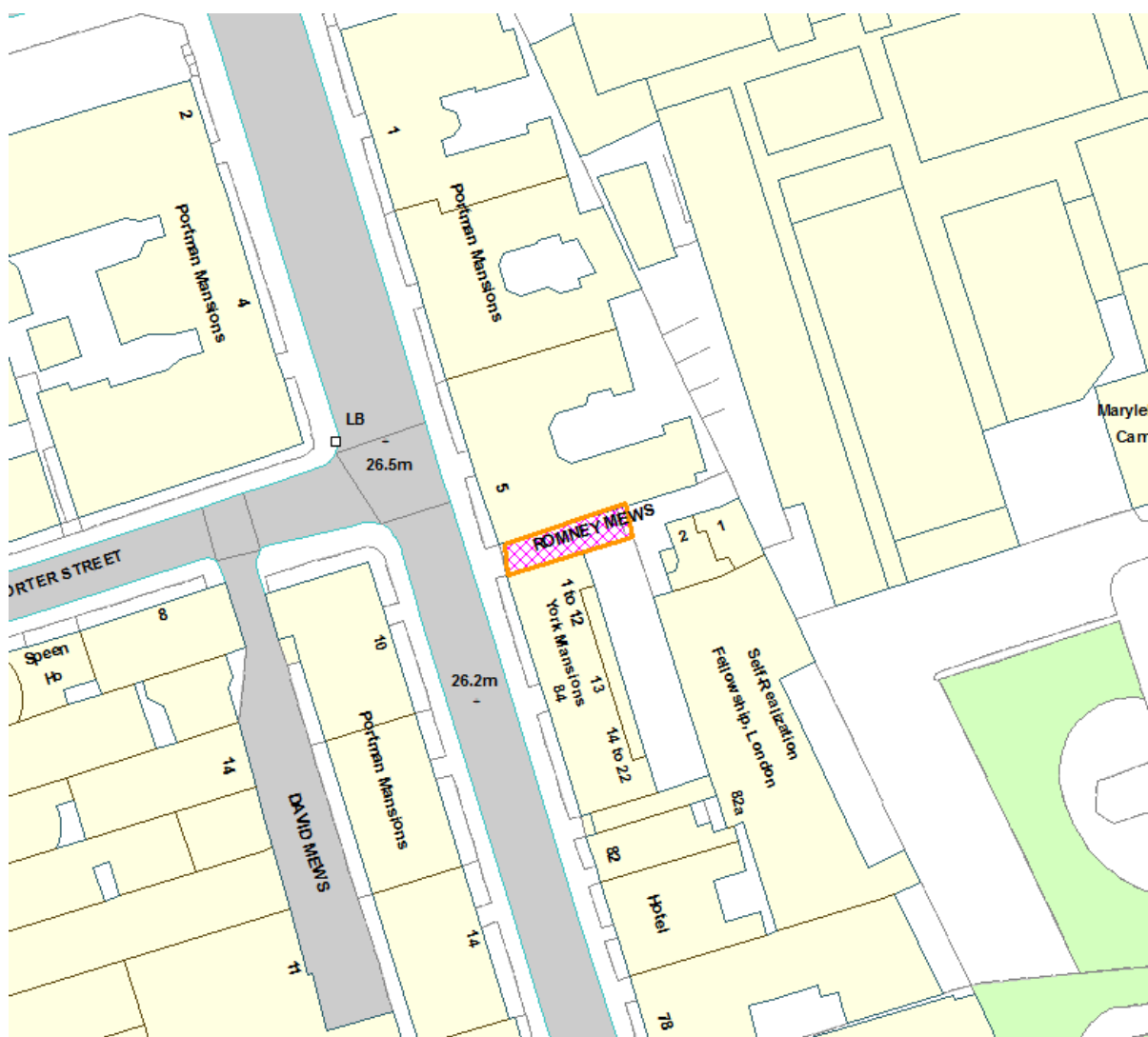
The site lies on the east side of Chiltern Street close to its junction with Marylebone Road in the Portman Estate Conservation Area. The application site itself forms the access to 1 and 2 Romney Mews and sits between Portman Mansions to the north and York Mansions to the south. In August 2018 permission was granted for a 3-bedroom dwellinghouse infill and this consent is currently being implemented. This application seeks to vary a condition in that consented scheme that prevents the proposed roof from being used as a terrace and to install a tiled pitched screen to enclose the proposed terraced area.

The key issues in this case are:

- * The impact of the proposals on residential amenity.
- * The impact of the proposals on the character and appearance of the Portman Estate Conservation Area.

Objections have been received from neighbouring occupiers on amenity and design grounds, however, the scheme has been amended and is now considered to comply with the City Council's supplementary guidance on roofs. Given the enclosures proposed it is considered that the proposals would not have any materially harmful impact on the amenities of the immediate neighbours. The proposals are considered to comply with relevant Unitary Development Plan and City Plan policies and the application is therefore recommended for conditional approval.

3. LOCATION PLAN



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

4. PHOTOGRAPHS



5. CONSULTATIONS

MARYLEBONE ASSOCIATION

Any response to be reported verbally.

ENVIRONMENTAL HEALTH

No objections raised.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

Original consultation

No. Consulted: 50

Total No. of replies: 5 letters of objection on the following grounds:

Design

- *The 2m high glass screen is out of keeping with neighbouring buildings
- *Unnecessary increase in bulk and massing

Amenity

- *Loss of privacy
- *Noise and nuisance late at night
- *There is already significant noise pollution created from the houses at the rear of Romney Mews
- *Limiting the time the terrace can be used would be impossible to enforce
- *The noise impact survey is inaccurate
- *Part of the roof terrace is not encompassed by acoustic enclosures

Other

- *There are no other roof terraces within the vicinity
- *Request a delay in determining the application whilst residents commission an independent noise survey
- *There is no need for a roof terrace

Re-consultation following submission of revised plans

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. consulted: 42;

Total No. of replies: 3 letters of objection on the following grounds:

Amenity

- *Roof terrace is likely to be used as a high-intensity entertainment space for parties and event with music and leading to noise pollution
- *Noise report is flawed and does not take into account measuring music, phones, raised voices, or reverberation within York Mansions courtyard

Other

- *Roof terrace is unnecessary

- *Plans are unclear
- *Impact from smokers
- *Queries relating to compliance with the acoustic report
- *Drainage/guttering concerns

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The site lies on the east side of Chiltern Street close to its junction with Marylebone Road in the Portman Estate Conservation Area. The application site itself forms the access to 1 and 2 Romney Mews and sits between Portman Mansions to the north and York Mansions to the south. Portman Mansions are a series of 19th century residential blocks built of red brick with Gothic windows and stepped gables. York Mansions are also of red brick with a strong stucco banding. The entrance gate to Romney Mews uses the red brick, stucco and Gothic detailing of the mansion blocks.

In 2018 permission was granted for the erection of a 4-storey dwelling within the gap between the two mansion blocks. This permission is currently being implemented.

6.2 Recent Relevant History

In December 2012 planning permission was refused for the erection of a one-bedroom residential dwelling in the gap between York Mansions and 5 Portman Mansions above the existing entrance passage to Romney Mews. The application was refused for design and parking reasons. An appeal against this decision was subsequently dismissed in October 2013, on design grounds.

In April 2015 planning permission was granted for the erection of a new two-bedroom residential dwelling at first, second and third floor levels in the gap between York Mansions and 5 Portman Mansions above the existing entrance passage to Romney Mews.

In August 2018 planning permission was granted for the erection of three-bedroom dwellinghouse (Class C3) over ground to fourth floor level. The planning consent is being implemented.

In December 2018 planning permission was refused for the installation of metal balustrades, an obscured glass screen and a sliding access rooflight at roof level to facilitate the use of the roof as a terrace. The application was refused on both design and amenity grounds (noise disturbance).

7. THE PROPOSAL

This application seeks minor amendments to the permission granted in 2018 to facilitate the use of part of the roof as a terrace. The physical works include the installation of a clay-tiled fake pitched roof to the front and rear of the property. At the rear, a dormer window is proposed within the pitched roof and the side return to the new roof is formed

of lead cladding and acoustic panelling. A new glazed hatched rooflight provides access to the proposed terrace. The scheme was revised to replace a glazed screen at the rear of the terrace with a solid pitched roof.

The 2018 permission was subject to a condition preventing the entire roof from being used as a terrace, and so this application seeks to vary that permission to enable the area enclosed by the pitched roof and glazed structures to be used as a terrace.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The application does not raise any land use issues.

8.2 Townscape and Design

The application site is a new-build infill building which fills the gap between two late Victorian mansion blocks. Its design derives from the materials and details of Portman Mansions to the north and York Mansions to the south. Previous proposals incorporating roof terraces on this building have been refused, or have seen the roof terrace removed from the application. This is because a roof terrace, particularly one which is visible in views from the Chiltern Street buildings, is an uncharacteristic termination for a building which has been expressly designed for its late Victorian context.

The currently proposed roof terrace at Romney Mews has been the subject of negotiation during the application process. As originally proposed the terrace had a tall glazed screen at the rear. It is now concealed at both front and rear by false roof slopes. This overcomes the objection regarding the uncharacteristic appearance of a terrace at this level. At the rear a dormer window in the roof slope allows views from the terrace to the rear, but restricts oblique views of adjacent buildings.

This approach to accommodating a roof terrace on a domestic building is in line with the advice in the Council's Supplementary Planning Guidelines (SPG), 'Roofs; A guide to Alterations and Extensions on Domestic Buildings.' The false roof slopes do add bulk to the new building at this level, but this increase is considered to be acceptable given the heights of the adjoining buildings and the objection on this ground is not supported.

A further objection has also been received to the originally proposed glass screen at the rear of the terrace. As this element has now been replaced by a false roof slope this objection is considered to be overcome.

Following the revisions to the design, and subject to a condition requiring that the roof slopes be covered in natural grey-blue slate, the roof terrace is now considered to be acceptable in design terms.

8.3 Residential Amenity

Objections have been received from the occupants of five flats in York Mansions (three of whom reiterated their objections when re-consulted after the scheme was revised) on the grounds that use of the proposed roof terrace would result in loss of privacy and

unacceptable noise disturbance, particularly late at night. Objections have also been received on the grounds that the submitted noise report is fatally flawed.

Noise

The permission refused in December 2018 was for a 15 sqm roof terrace. The latest proposed roof terrace is smaller than that which was previously refused and measures some 9 sqm. It is set towards the centre of the roof, back from the roof edges. This application also proposes a full acoustic enclosure of the terrace, with a combination of reflective and noise absorbing materials to contain noise. None of these acoustic measures were proposed in the refused scheme which was enclosed mainly by a metal balustrade and a small section of obscured glazed screening.

The application is supported by a noise impact assessment that sets out the measures proposed to control noise from the proposed external amenity space. These measures include a 2m high brick clad fake pitched roof to the Chiltern Street and rear frontages, a 2m high lead screen to the side elevation, acoustic panelling to the south wall of Portman Mansions and to the face of the chimney breast on York Mansions and a noise absorption flooring. The noise report demonstrates that recommended internal noise levels for adjoining residential spaces would still be achieved (35 dB daytime and 30 dB at night) when the terrace is in use. Environmental Health have raised no objections to the application.

Neighbouring occupiers have raised a number of detailed objections to the noise report claiming that the noise report is fatally flawed, that it does not take account of loud noises, shouting/laughing, music or mobile phones. The noise report however measures existing levels of ambient noise at the application site itself (and not adjoining windows) and calculates anticipated noise levels emanating from the terrace, plotting the perceived noise levels at the nearest windows of adjoining properties.

Calculations used in the noise report are based on the potential of 8 people speaking at once and it is recognised that it does not cover 'peak' noises such as laughter, shouting or music. However, there is no formal requirement for the submission of acoustic reports for domestic roof terraces, and such applications are rarely accompanied by noise reports. Whilst officers accept that additional noise is likely to be created by the use of the existing flat roof as a terrace, it is unlikely that the noise levels associated with this proposal would be so significant as to justify refusal. The terrace is modest in size and it is unlikely that significant numbers of people could be accommodated on the area. Further, there are a number of other terraces in the area and there is no evidence of noise nuisance having been reported from these terraces. As such, it is considered that the proposal is unlikely to create noise nuisance which would significantly harm the amenity of the adjoining residential occupiers.

Concerns have also been raised on the grounds that the noise survey has been undertaken within adjoining residential flats without the consent of the flat owners. However, this was based on a misunderstanding, as the report is based on estimates of noise levels at the relevant flats.

Consequently, it is not considered that the proposals could justifiably be recommended for refusal on noise grounds.

Overlooking

The proposed terrace is set back from the rear facade of York Mansions and so there would be no line of sight to the windows and balconies in either York Mansions or to the rear windows in 2 Romney Mews. It is not considered that the scheme would result in any loss of privacy to residential windows in neighbouring properties.

It should be noted that a small terrace was included as part of the approved scheme, at the front of the top (fourth) floor.

8.4 Transportation/Parking

Not relevant.

8.5 Economic Considerations

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

8.6 Access

Not relevant.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

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 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

The proposal does not trigger any requirement for Planning Obligations.

8.12 Environmental Impact Assessment

The proposal is of insufficient scale to require an environmental assessment.

8.13 Other Issues

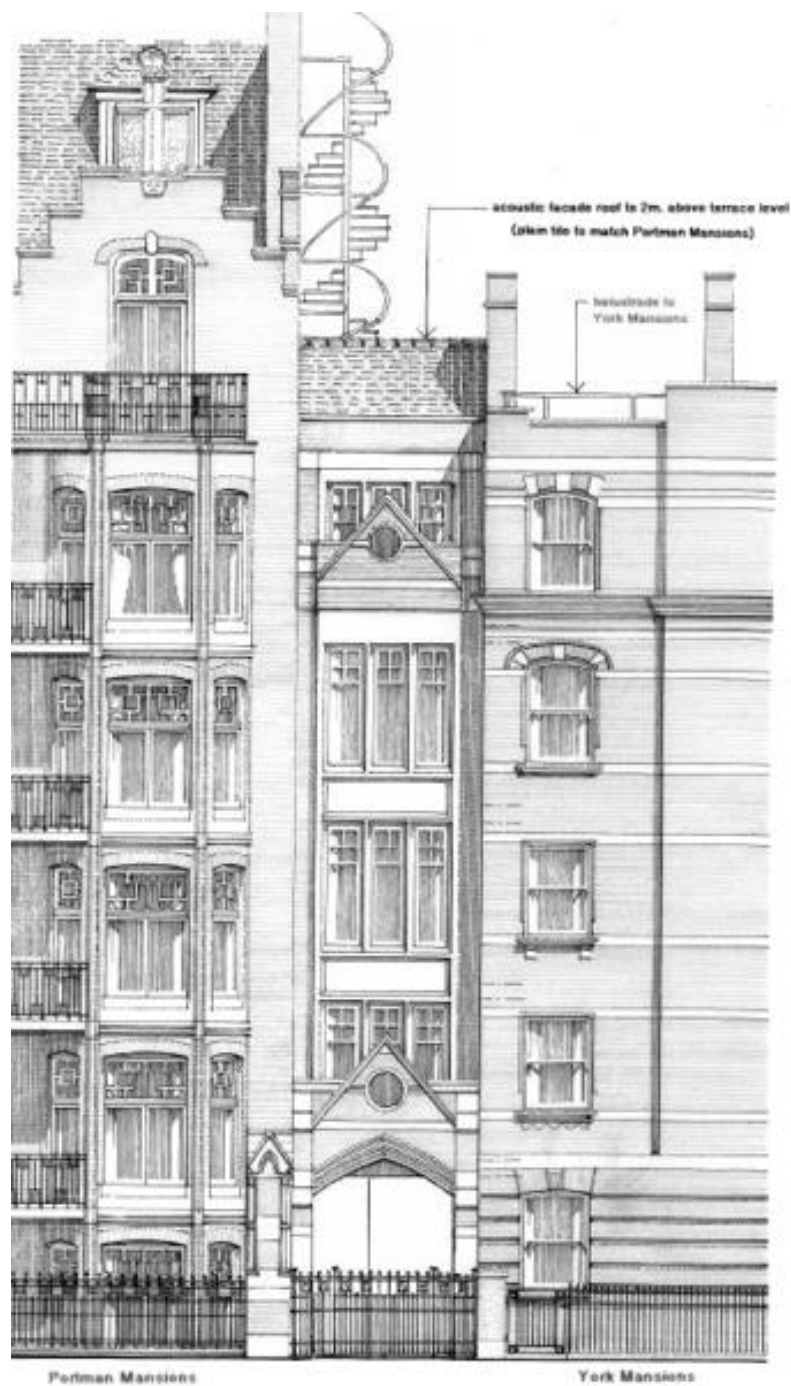
One letter of objection has been received on the grounds that the plans are unclear, to drainage/guttering concerns and to the impact from smoking. The drawings submitted with the application are considered sufficient to determine the application and drainage/guttering is a matter for the Building Regulations. At roof level it is not considered that there would be any adverse impact from smokers occupying a small private dwelling.

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

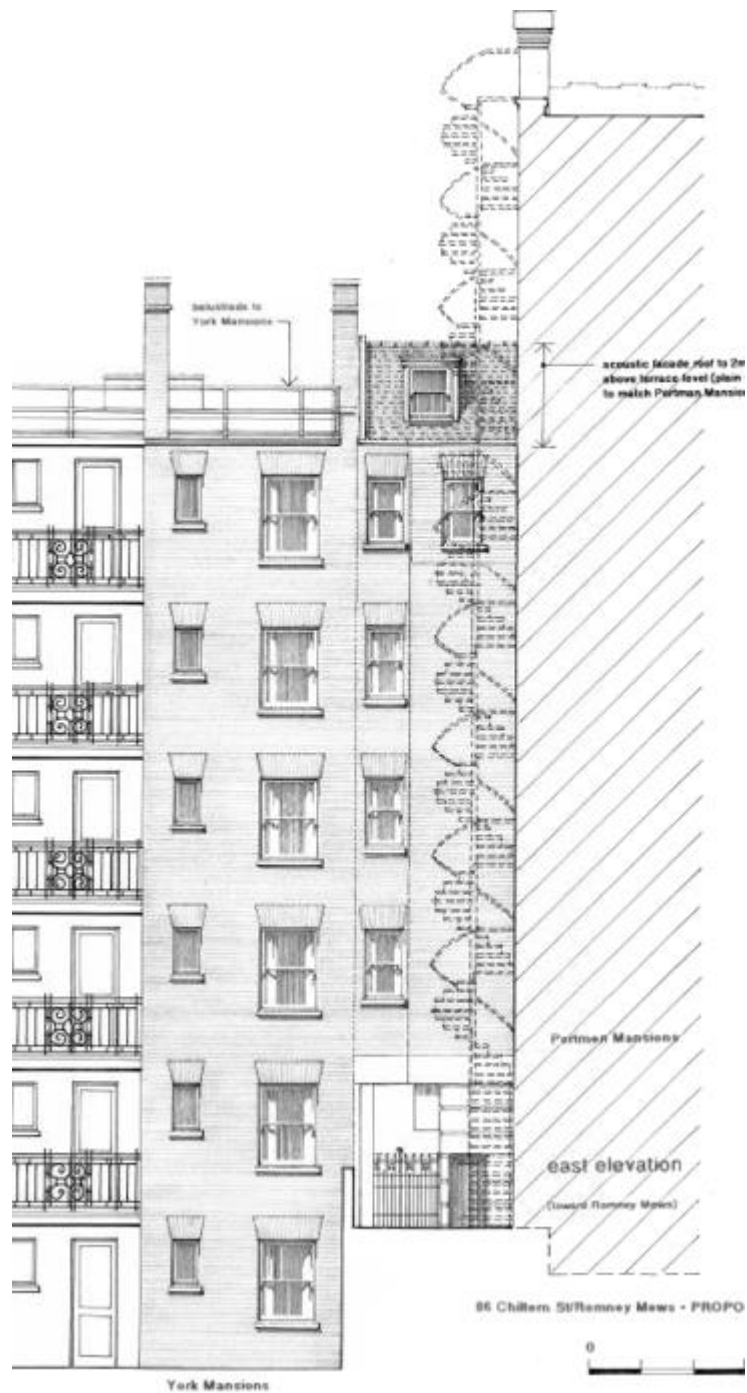
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: PAUL QUAYLE BY EMAIL AT pquayle@westminster.gov.uk

9. KEY DRAWINGS

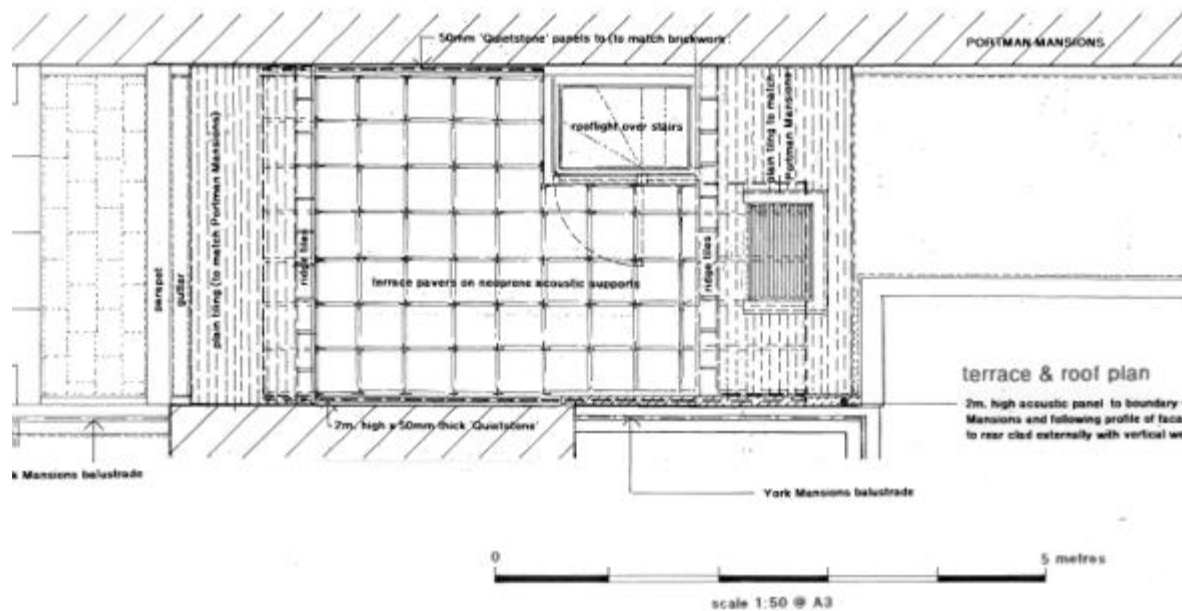
Proposed front elevation



Proposed rear elevation



Proposed roof plan



DRAFT DECISION LETTER

Address: Romney Mews, London

Proposal: Variation of Conditions 1 and 17 of planning permission dated 1 August 2018 (RN: 18/03593) for: Erection of three-bedroom dwellinghouse (Class C3) over ground to fourth floor level; NAMELY, to enable the installation of a clay-tiled pitched front and rear screen with rear dormer window, acoustic panelling, lead cladding and a glazed access rooflight at roof level to facilitate the use of the roof as a terrace.

Reference: 19/02013/FULL

Plan Nos: 807/terrace/02B, 03B,04B, 05B

Case Officer: Jo Palmer

Direct Tel. No. 020 7641 2723

Recommended Condition(s) and Reason(s)

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

Reason:

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

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

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

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

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

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC),

- 3 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 807/P/02A. You must clearly mark them and make them available at all times to everyone using the dwelling. (C14FB)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling 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. (R14CC)

- 4 You must install the obscure glazing in the stairwell windows and the fourth floor south facing bedroom windows in the side wall of the building in accordance with the glass sample approved on 11.10.2018 (RN 18/07347/ADFULL), or in accordance with alternative obscure glazing samples to be submitted to and approved by the City Council. You must then fit the type of glass we have approved and must not change it without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 5 You must install the window limiters to the side facing top-hung stairwell windows and south facing fourth floor bedroom windows in accordance with the details approved on 11.10.2018 (RN 18/07347/ADFULL), or in accordance with alternative measures to limit the extent of window opening to be submitted to and approved by the City Council. You must then fit the limiters we have approved and must not remove them without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 6 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 Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 7 You must carry out the development in accordance with the samples approved 11.10.2018 (RN 18/07347/ADFULL), or in accordance with alternative samples of the facing materials, to be submitted to and approved by the City Council. You must then carry out the work using the approved materials., ,

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 Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 8 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise. (R49AA)

- 9 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

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 You must paint all new outside rainwater and soil pipes black and keep them that colour. (C26EA)

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 Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 11 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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 Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

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

- entrance gates

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

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 Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 13 (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 LA90, 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), 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)

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

Reason:

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

- 15 You must not extend or enlarge the dwelling without our permission. This is despite the provisions of Classes A, B, C or D of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order 1995 (or any order that may replace it). (C21HA)

Reason:

To prevent an overdevelopment of the site and to protect the environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21EC)

- 16 You must carry out the development in accordance with the window and door details approved 11.10.2018 (RN 18/07347/ADFULL), or in accordance with alternative detailed drawings of all new windows and external doors, to be submitted to and approved by the City Council. You must then carry out the work in accordance with 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 Portman Estate Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 17 You must not use the rear flat 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 privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: , www.westminster.gov.uk/cil , Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form** , CIL forms are available from the planning on the planning portal: ,

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> ,

Forms can be submitted to CIL@Westminster.gov.uk , **Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.**

- 3 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for demolition and building work. Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team,
Environmental Health Service,
Westminster City Hall,
64 Victoria Street,
London,
SW1E 6QP, ,
Phone: 020 7641 2000, ,

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (I50AA)

- 4 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)
- 5 The term 'clearly mark' in condition 3 means marked by a permanent wall notice or floor markings, or both. (I88AA)
- 6 Conditions 13-14 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)
- 7 Prior to development commencing you are advised to address the impact of your proposal on the means of escape in relation to the occupiers of the adjacent and adjoining buildings. You are advised of the need to maintain any established means of fire escape from adjacent buildings. Please contact our Head of District Surveyors' Services and/or The London Fire Authority regarding this aspect of your proposal.

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.