

Item No.
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CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 3 September 2019	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Bayswater	
Subject of Report	Basement and Ground Floor, 108 Westbourne Grove, London, W2 5RU		
Proposal	Variation of Condition 6 (servicing hours and numbers) of planning permission dated 16 October 2018 (RN: 18/02532/FULL) Use of basement and ground floors as a retail unit (Class A1) for a period of 15 years, and installation of air conditioning units on roof of 110 Westbourne Grove. NAMELY, to allow servicing and deliveries to take place between 08:00 and 18:00 Monday to Friday and between 08:00 and 13:00 Saturday.		
Agent	Caulmert Ltd		
On behalf of	Halfacre Estates Ltd and Westbourne		
Registered Number	18/10507/FULL	Date amended/ completed	12 December 2018
Date Application Received	12 December 2018		
Historic Building Grade	Unlisted		
Conservation Area	Westbourne		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

<p>The application site comprises a basement and ground floor unit at 108 Westbourne Grove and a rooftop plant enclosure at 110 Westbourne Grove. This unit is currently in retail use (Class A1) but was previously used as a restaurant (Use Class A3). It is located within the Westbourne Conservation Area. The site is located within the Core Frontage of the Queensway/Westbourne Grove District Centre. It is also located within the Queensway/Bayswater Stress Area.</p> <p>Permission was granted for the A1 use at planning applications sub-committee on 16 October 2018 subject to a condition (6), which limited the number of deliveries and the times at which deliveries could be undertaken. The condition is worded as follows:</p>
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No more than 6 vehicles per day shall service the site using the layby on Hereford Road and this must only take place between the hours of 08.00-11.00 and 15.00- 18.00 Monday to Friday, 08.00 - 10.00 on Saturdays and not at all on Sundays and Bank Holidays. All other servicing or deliveries to the site shall not take place from the public highway and must only take place internally utilising the existing internal servicing area at basement level, accessed via the vehicular access on Hereford Road.

This applicant seeks to vary the condition to allow for deliveries to also take place during lunch time periods.

The key consideration is the impact on pedestrian safety on Westbourne Grove.

The amendments proposed are not considered to harm pedestrian safety on Westbourne Grove. Accordingly, the proposed development has been recommended for conditional approval.

4. PHOTOGRAPHS



Front of Application Site

5. CONSULTATIONS

BAYSWATER WARD COUNCILLORS

Any response to be reported verbally.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION:

Any response to be reported verbally.

NOTTING HILL EAST NEIGHBOURHOOD FORUM

They would like to safeguard the residents of Hereford Road and Botts Mews and the residents around the site. Also opposed to aircon units humming and polluting neighbours air. They believe there are ways of cooling that do not require neighbours to be disturbed.

HIGHWAYS PLANNING MANAGER

No objection to the variations sought.

WASTE PROJECT OFFICER

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 4

No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises a basement and ground floor unit at 108 Westbourne Grove and a rooftop plant enclosure at 110 Westbourne Grove. This unit is currently in retail use (Class A1) but was previously used as a restaurant (Use Class A3). It is located within the Westbourne Conservation Area. The site is located within the Core Frontage of the Queensway/Westbourne Grove District Centre. It is also located within the Queensway/Bayswater Stress Area.

6.2 Recent Relevant History

04/08483/FULL

Amendments during the course of construction to planning permission 02/03540/FULL, namely, the reconfiguration of the basement and ground floor levels to subdivide the approved units from seven units to nine (providing seven retail units and 2 x A3 units) with a total increase in floorspace of 22m² retail and 77m² of A3 space and the reconfiguration the approved delivery bays and waste storage area.

Application Permitted 12 May 2005

18/02532/FULL

Use of basement and ground floors as a retail unit (Class A1) for a period of 15 years, and installation of air conditioning units on roof of 110 Westbourne Grove.

Application Permitted 16 October 2018

18/08037/CLOPUD

Use of basement and ground floor unit as Class A1 retail use.

Application Permitted 18 October 2018

18/10612/ADFULL

Details of servicing and delivery management plan pursuant to condition 8 of planning permission dated 16 October 2018 (RN: 18/02532/FULL)

Under Consideration.

7. THE PROPOSAL

The applicant proposes varying condition 6 of planning permission RN: 18/02532/FULL. Condition 6 states:

“No more than 6 vehicles per day shall service the site using the layby on Hereford Road and this must only take place between the hours of 08.00-11.00 and 15.00- 18.00 Monday to Friday, 08.00 -10.00 on Saturdays and not at all on Sundays and Bank Holidays. All other servicing or deliveries to the site shall not take place from the public highway and must only take place internally utilising the existing internal servicing area at basement level, accessed via the vehicular access on Hereford Road.”

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007.”

The applicant proposes removing the restriction on lunchtime delivery. These restrictions were imposed by this committee at their meeting on 16 October 2019. The applicant proposes amending this condition to state the following:

“No more than six vehicles per day shall service the site using the layby on Hereford Road and all servicing and deliveries must take place between 08:00 and 18:00 Monday to Friday and between 08:00 and 13:00 Saturday. No servicing or deliveries shall take place on Sundays or Bank Holidays. Servicing includes loading and unloading goods from vehicles and putting rubbish outside.”

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007.”

8. DETAILED CONSIDERATIONS

The development approved under application referenced 18/02532/FULL remains extant and is a material consideration when assessing the subject application. There have also been no significant policy changes since that application was decided and that relate specifically to the changes proposed by the applicant. The extant permission is therefore a viable fall-back position and it is considered appropriate in this instance to consider only the impact of the changes proposed.

8.1 Transportation/Parking

As approved, this shop unit uses a lay by on Hereford Road for delivery vehicles to drop-off and pick-up trolleys of goods and refuse respectively. These trolleys are wheeled approximately 50 metres along the footpath on Hereford Road and Westbourne Grove and into/out of the front of the unit. The applicant is unable to use an on-site servicing bay to the rear of the application site due to restricted head height for the Co-op's delivery vehicles from using the servicing bay. The access ramp from Hereford Road to the servicing bay is also steep and there are two flights of stairs between the servicing bay and the back of the unit which would prevent the use of trolleys. The committee amended condition 6 to minimise conflict between pedestrians and delivery trolleys by minimising the number of deliveries and preventing them from taking place during busy lunchtime periods.

The applicant contends that planning permission is not required to use this shop for retail as such a change of use (i.e. from the pre-existing A3 use to the existing A1 use) does not require planning permission. This was certified by the City Council under application referenced 18/08037/CLOPUD. On this basis, the applicant contends that the retail use can continue to operate without planning permission and not subject to any conditions. However, the applicant applied for the A1 use under application referenced 18/02532/FULL on a temporary basis. This is not permitted development and the City Council is entitled to impose conditions as it sees fit, provided they meet the relevant statutory tests. If the applicant wishes to implement the A1 use on a permanent basis, they can do so, but it will extinguish the potential to revert to the A3 use in 15 years time as allowed by the planning permission.

The applicant also contends that the number of deliveries is similar to those for the pre-existing A3 use. However, the Transport Statement (TS) submitted with the original application indicates that this is not correct. The TS indicates that the existing A1 use receives up to six deliveries per day. Up to two of these deliveries per day come from large rigid or artic lorries and it is these deliveries that are the source of the trolleys that were of concern to the committee. In comparison, the pre-existing A3 use had 4 deliveries per day, one of which was from a large lorry. A fortnightly delivery would also be received from a large artic lorry. It is unclear whether these lorry deliveries also included trolleys. Accordingly, the deliveries associated with the A1 use are materially different to those for the pre-existing A3 use.

Notwithstanding the deficiencies with the applicant's justification, the Highways Planning Manager has raised no objection to the amendment sought by the applicant. The Highways Planning Manager notes that removal of the lunchtime restriction could have

the effect of staggering the deliveries rather than intensifying them at either ends of the day.

It should also be noted that paragraph 109 of the NPPF states that permission should only be refused on highways grounds where the impact would be severe. In this instance, officers do not consider the impact of this amendment to be severe.

On balance, and considering the above, the proposed amendment is considered acceptable in highways terms.

8.2 Economic Considerations

No economic considerations are applicable for a development of this size

8.3 Access

Not applicable.

8.4 Other UDP/Westminster Policy Considerations

None

8.5 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, the draft plan has been revised and formal consultation is now being carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019. In the case of a draft local plan that has been published for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, including a second revision Regulation 19 plan, it remains at a pre-submission stage (i.e. has yet to be submitted to the Secretary of State for Examination in Public) and therefore, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.6 London Plan

This application raises no strategic issues.

8.7 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.

8.8 Planning Obligations

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

8.9 Environmental Impact Assessment

This development is not required to provide an Environmental Impact Assessment.

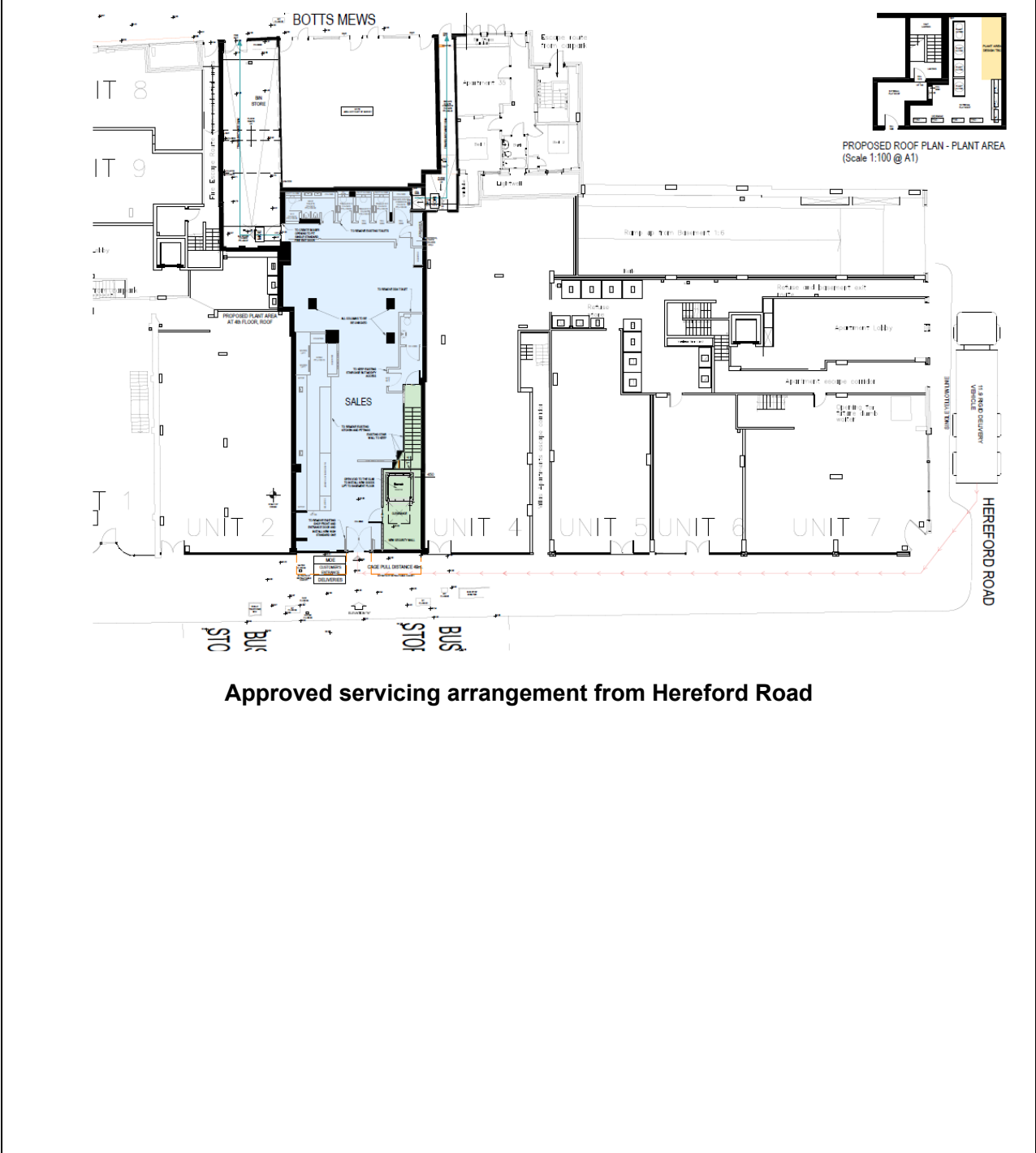
8.10 Other Issues

The Notting Hill East Neighbourhood Forum have raised a number of concerns with the air-conditioning units approved under the original application. These units are not the subject to the amendment sought by the applicant and no further consideration is considered necessary.

(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: RUPERT HANDLEY BY EMAIL AT rhandley@westminster.gov.uk.

9. KEY DRAWINGS



Approved servicing arrangement from Hereford Road

DRAFT DECISION LETTER

- Address:** Basement and Ground Floor, 108 Westbourne Grove, London, W2 5RU
- Proposal:** Variation of Condition 6 (servicing hours and numbers) of planning permission dated 16 October 2018 (RN: 18/02532/FULL) Use of basement and ground floors as a retail unit (Class A1) for a period of 15 years, and installation of air conditioning units on roof of 110 Westbourne Grove. NAMELY, to allow servicing and deliveries to take place between 08:00 and 18:00 Monday to Friday and between 08:00 and 13:00 Saturday.
- Reference:** 18/10507/FULL
- Plan Nos:** PP101 Rev A, PP102 Rev A, PP103 Rev A, PP104, PP105 Rev B, PP106 Rev C, PP107, Drawing titled "Ground Floor Plan" Rev B, Drawing titled "Lower Ground Floor Plan".

FOR INFORMATION ONLY: Transport Statement by ADL Traffic and Highways Engineering Limited (dated March 2018); Planning Statement by Caulmert Limited (dated March 2018).

As amended by:

Cover letter dated 12 December 2018 from Clive Cunio of Caulmert (Ref: 3800-CAU-XX-XX-CO-T-9110.A0-C1)

Case Officer: Nathan Barrett

Direct Tel. No. 020 7641 5943

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)

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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 The retail use allowed by this permission can continue for 15 years from the date of this permission. After that, this unit must return to its previous use.

Reason:

To ensure that this use is implemented and to accommodate potential changes in development plan policy.

- 4 You must apply to us for approval of details of how waste is going to be stored on the site. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the waste store in line with the approved details, and clearly mark it and make it available at all times to everyone using the retail use. You must not use the waste store for any other purpose. (C14CD)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

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

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016 (R22FA)

- 6 No more than six vehicles per day shall service the site using the layby on Hereford Road and all servicing and deliveries must take place between 08:00 and 18:00 Monday to Friday and between 08:00 and 13:00 Saturday. No servicing or deliveries shall take place on Sundays or Bank Holidays. Servicing includes loading and unloading goods from vehicles and putting rubbish outside.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 7 No goods, including delivery cages/trolleys, delivered or collected by vehicles arriving at or

departing from the building shall be left on the public highway.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 8 The retail use shall not open for trading until a Servicing and Delivery Management Plan has been submitted to and approved in writing by the City Council. You must then carry out the development in accordance with the approved details.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 9 Customers shall not be permitted within the retail unit before 0700 or after 2300 Monday to Saturday and before 0800 or after 2300 (midnight) on Sundays, bank holidays and public holidays.

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)

- 10 (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), 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)

- 11 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)

- 12 The two Mitsubishi / PUMY-SP125VKM air conditioner units hereby permitted shall not be operated except between 0700 hours and 2300 hours daily.

Reason:

To safeguard the amenity of occupiers of noise sensitive properties and the area generally by

ensuring that the plant/machinery hereby permitted is not operated at hours when external background noise levels are quietest thereby preventing noise and vibration nuisance as set out in S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R46CB)

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 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 Under the Construction (Design and Management) Regulations 2007, clients, the CDM Coordinator, designers and contractors must plan, co-ordinate and manage health and safety throughout all stages of a building project. By law, designers must consider the following:

* Hazards to safety must be avoided if it is reasonably practicable to do so or the risks of the hazard arising be reduced to a safe level if avoidance is not possible;

* This not only relates to the building project itself but also to all aspects of the use of the completed building: any fixed workplaces (for example offices, shops, factories, schools etc) which are to be constructed must comply, in respect of their design and the materials used, with any requirements of the Workplace (Health, Safety and Welfare) Regulations 1992. At the design stage particular attention must be given to incorporate safe schemes for the methods of cleaning windows and for preventing falls during maintenance such as for any high level plant.

Preparing a health and safety file is an important part of the regulations. This is a record of information for the client or person using the building, and tells them about the risks that have to be managed during future maintenance, repairs or renovation. For more information, visit the Health and Safety Executive website at www.hse.gov.uk/risk/index.htm.

It is now possible for local authorities to prosecute any of the relevant parties with respect to non-compliance with the CDM Regulations after the completion of a building project, particularly if such non-compliance has resulted in a death or major injury.

- 5 Regulation 12 of the Workplace (Health, Safety and Welfare) Regulations 1992 requires that every floor in a workplace shall be constructed in such a way which makes it suitable for use. Floors which are likely to get wet or to be subject to spillages must be of a type which does not become unduly slippery. A slip-resistant coating must be applied where necessary. You must also ensure that floors have effective means of drainage where necessary. The flooring must be fitted correctly and properly maintained.

Regulation 6 (4)(a) Schedule 1(d) states that a place of work should possess suitable and sufficient means for preventing a fall. You must therefore ensure the following:

* Stairs are constructed to help prevent a fall on the staircase; you must consider stair rises and treads as well as any landings;

* Stairs have appropriately highlighted grip nosing so as to differentiate each step and provide sufficient grip to help prevent a fall on the staircase;

* Any changes of level, such as a step between floors, which are not obvious, are marked to make them conspicuous. The markings must be fitted correctly and properly maintained;

- * Any staircases are constructed so that they are wide enough in order to provide sufficient handrails, and that these are installed correctly and properly maintained. Additional handrails should be provided down the centre of particularly wide staircases where necessary;
- * Stairs are suitably and sufficiently lit, and lit in such a way that shadows are not cast over the main part of the treads.

- 6 You must ensure that the environment within a workplace meets the minimum standard set out in the Workplace (Health, Safety and Welfare) Regulations 1992 with respect to lighting, heating and ventilation. Detailed information about these regulations can be found at www.hse.gov.uk/pubns/indg244.pdf. (I80DB)
- 7 You are advised to permanently mark the plant/ machinery hereby approved with the details of this permission (date of grant, registered number). This will assist in future monitoring of the equipment by the City Council if and when complaints are received.

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.