

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 1 September 2020	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	4 Halkin Mews, London, SW1X 8JZ		
Proposal	Demolition of existing two storey dwelling and erection of new dwelling over ground, first and second floors (Class C3)		
Agent	Annette Peters Design Limited		
On behalf of	Mr Giorgio Simioni, Lantern Capital Ltd		
Registered Number	19/06002/FULL	Date amended/ completed	31 July 2019
Date Application Received	31 July 2019		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

4 Halkin Mews is an unlisted building which lies within the Belgravia Conservation Area. It comprises of a two storey dwelling located on the corner of Halkin Mews accessed from a passageway off Motcomb Street.

Planning permission is sought for the demolition of the existing two storey dwelling and the erection of a new dwelling over ground, first and second floors (Class C3).

The key issues are:

- * The impact upon the setting of the adjoining listed buildings and the character and appearance of the Belgravia Conservation Area; and
- * The impact upon the amenity of neighbouring residents.

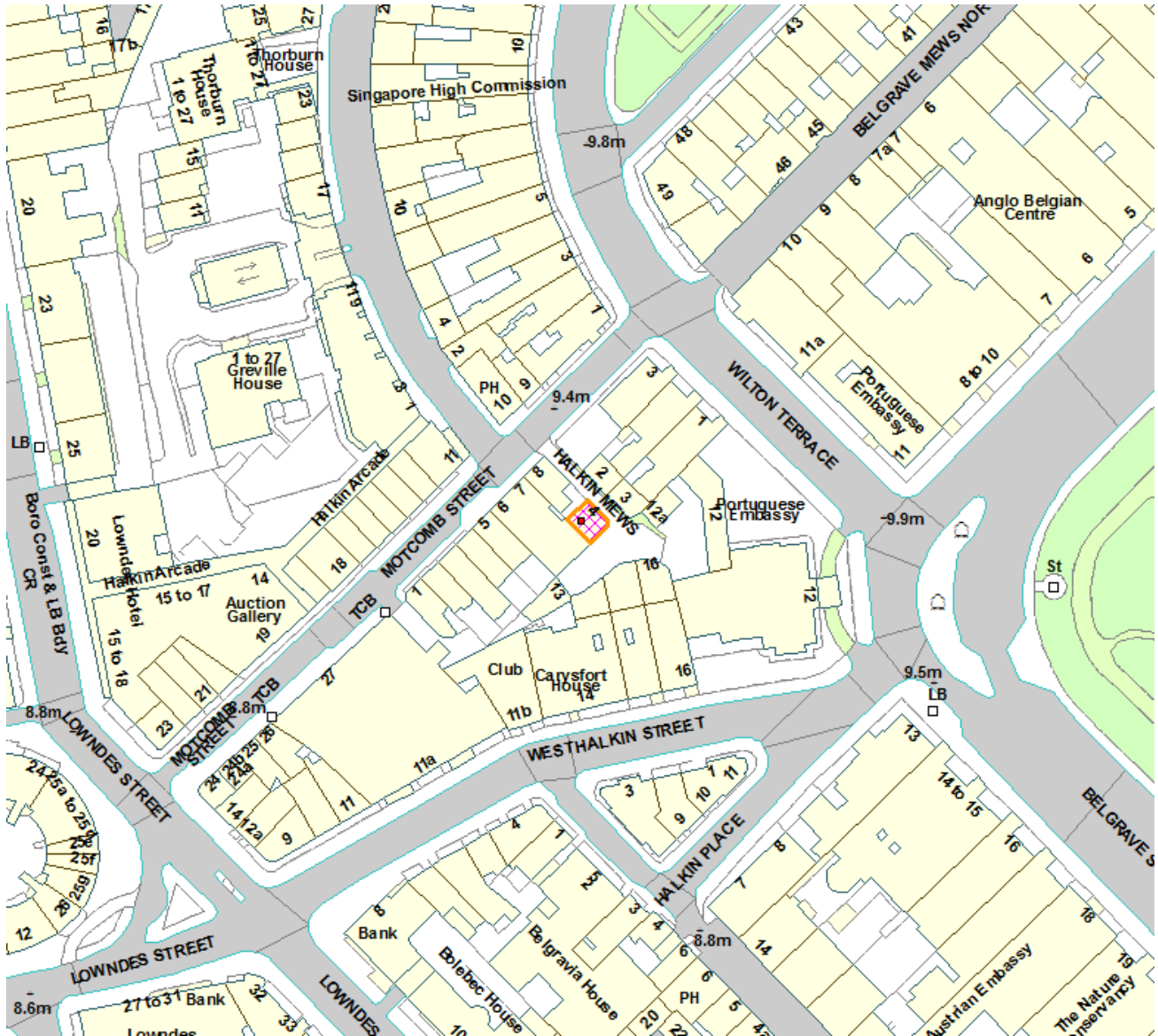
Objections have been received concerned about the impact on the amenity of neighbours in terms of loss of light and privacy. Objectors also raise concerns about the design of the replacement building as well as construction management issues.

The principle of the replacement dwellinghouse is considered acceptable, in land use and design terms taking into account the mixed context of the design, size, scale and heights of other dwellings

in the locality. The proposal would not cause harm to the character and appearance of the Belgravia Conservation Area subject to appropriate conditions. Furthermore, it is not considered that the proposal would adversely affect the amenity of neighbouring residential properties by reason of loss of light or privacy, or increased sense of enclosure.

As such, the application is considered to comply with the relevant UDP and City plan policies and is recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



4 Halkin Mews

5. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION:

Any response to be reported verbally

THE BELGRAVIA SOCIETY:

Any response to be reported verbally

BELGRAVIA NEIGHBOURHOOD FORUM:

Any response to be reported verbally

HIGHWAYS PLANNING MANAGER:

Concerned about the loss of off street parking. The mews belongs to Grosvenor and the proposal to park a car outside the property does not replace a lost garage.

No cycle spaces have been provided, but could be secure by condition.

ENVIRONMENTAL HEALTH:

No objection subject to a condition and informatives.

WASTE PROJECT OFFICER:

No objection subject to details of waste being secured by condition.

BUILDING CONTROL:

No objections to the construction management statement.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

FIRST CONSULTATION: 1 AUGUST 2019

No. Consulted: 36

Total No. of replies: 3

No. of objections: 3

No. in support: 0

Three letters of objection on some or all of the following grounds:

Design issues

- New building looks out of character with the addition of a mansard roof;
- Large beam going across the new faux garage doors and the front door is out of keeping with the other houses in the area;
- Bricks are unsympathetic and not traditional London Stock brick used on other properties in the locality.

Amenity issues

- Loss of privacy/ new windows will overlook adjacent properties;

- Additional height would result in loss of light to adjacent properties.

Other issues

- Noise, vibration and disturbance from construction works;
- The Mews is very tight with only one access/egress into it which is the width of a single car;
- This is the only access to the Mews and Portuguese Embassy and works would result in a loss of vehicular access to the Mews and Embassy for considerable time;
- The Design and Access Statement is incorrect and misleading as the site does not have an allocated parking space outside on the mews;
- A new side entrance to the rear of the site has recently been constructed using cheap materials and without the necessary permission.

SECOND CONSULTATION: 27 FEBRUARY 2020

A second consultation was carried out with adjoining owners/ occupiers on the following amendments:

- Amended drawings, that included changes to the parapet height; design of front garage door, and changes to windows;
- Updated Daylight and Sunlight Report amended to reflect the design changes;
- A Construction Management Plan submitted in response to neighbour's concerns.

No. Consulted: 36

Total No. of replies: 0

No. of objections: 0

No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

4 Halkin Mews is an unlisted building within the Belgravia Conservation Area. It comprises of a two storey mews dwelling located on a corner of Halkin Mews adjacent to the mews entrance from Motcomb Street.

Halkin Mews is a cul-de-sac with a single vehicular entrance leading from Motcomb Street. 4 Halkin Mews is situated on a downward slope. To the rear, it abuts the taller Grade II listed buildings at 6 - 8 Motcomb Street which are in commercial use at basement and ground levels with residential accommodation above. Next door to the west, the adjoining property is a vacant two-storey commercial unit.

2 and 3 Halkin Mews directly face the side/ north east elevation on the opposite side of the mews entrance. 15 and 16 Halkin Mews face the front/ south east elevation on the opposite side of the mews. The Portuguese Embassy is also located next door to 16

Halkin Mews in the south east corner.

The character of the Mews is such that, the buildings have various heights, some two storey and also many three storey buildings or higher. 4 Halkin Mews is not of any particular value in terms of its design and architectural style and does not contribute significantly to the attractive and unique character of the Mews.

6.2 Recent Relevant History

The application site has no relevant planning history.

8 Motcomb Street

Permission granted on 26 October 2018 for the 'Formation of door opening through wall onto Halkin Mews' (18/06926/FULL)

The door approved at 8 Motcomb Street is referenced by an objector as being unsightly and installed without permission. This matter will be investigated to determine whether the works have been carried out in accordance with the approved plans.

7. THE PROPOSAL

Planning permission is sought for the demolition of the existing two storey dwelling and the erection of a new dwelling over ground, first and second floors (Class C3).

The proposed new dwelling would be a three-storey brick construction set over ground, first and second floors with a sedum green flat roof.

The proposed dwelling would provide three bedrooms compared to the existing which has two. The existing dwelling is 6.9m tall whereas the proposed would be 8.4m high (an increase of 1.5m). The existing dwelling does not have an off-street parking space as this has already been converted into habitable accommodation. A faux garage door is proposed on the south-east elevation.

The proposed design of the dwellinghouse has been amended during the course of the application. Amendments were made to drawings, that included changes to the parapet height; design of front garage door, changes to windows; and the installation of a sedum green roof. The revised design of the dwelling appears more traditional and is in keeping with the neighbouring dwellinghouses in the Mews. It would now incorporate a parapet and a curved corner and would be similar in height to the parallel corner building. The design of the new dwellinghouse would harmonise with the neighbouring buildings and would maintain the balance of the Mews.

8. DETAILED CONSIDERATIONS

8.1 Residential use

The proposed alteration and enlargement of this single family dwelling house is

acceptable in principle. The proposed new dwelling is considered to provide an acceptable standard of living in terms of its size and layout.

8.2 Townscape and Design

Section 66 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Section 72 of the same Act requires that *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy DES 9 (F) in the UDP requires that where development will have a visibly adverse effect upon a conservation area’s recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area, it will not be permitted.

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

A key issue is the design of the proposed replacement dwelling and its impact on adjoining townscape including the impact on the character and appearance of the Belgravia Conservation Area and the setting of nearby Grade II listed buildings. The existing building does not contribute positively to the character and appearance of the Conservation Area and the principle of its demolition is therefore considered acceptable. However, it is a sensitive site within an attractive mews and immediately adjacent to Grade II listed buildings at 6 - 8 Motcomb Street and therefore affecting their settings, as well as the character and appearance of the Conservation Area. Any replacement building therefore needs to be of high quality in terms of design detail of materials and sensitive to its context.

A sheer three-storey building of brick construction with timber fenestration is proposed, reflective of the palette of materials of this part of the conservation area and incorporates a curved corner of a similar composition to the existing building. At ground floor level, timber garage doors are proposed to the south elevation. A partially pitched roof is concealed behind the brick facade.

The application has been subject to extensive design negotiations. The proportions of the original submission were considered poor, with the sizes of window openings inconsistent across the facades and a disproportionately tall garage door opening.

Following negotiations, the height of the garage door opening has been reduced and the sizes of the upper window openings have been amended to reflect traditional proportions. A parapet has also been introduced to the roof following advice from officers and soldier courses have been introduced in place of concrete lintels originally proposed. A sedum roof is also now proposed. Overall, the design, materials and proportions of the revised scheme will relate sensitively to the character and appearance of this part of the Conservation Area and are considered acceptable in design terms.

An objection on design grounds considers it harmful to replace the existing building with a new three storey building. However, as set out above, the existing building is not considered to make a positive contribution to the character and appearance of the Conservation Area and its demolition is considered acceptable in principle providing the new building is of high quality in terms of its materials and design. Further, this mews is characterised by many buildings which are three storeys in height or higher. The amended design shown in the current submission would not be uncharacteristic of the building heights which typify this mews, which consists of many buildings three sheer storeys in height. The three-storey building will remain subordinate to the taller listed townhouses to the north and will not be unacceptably dominant when viewed in conjunction with the adjacent listed buildings at 6 - 7 Motcomb Street. The proposed three storey building in this location would therefore not cause harm to the setting of these nearby listed buildings. The new building will relate well to the attractive building opposite at 3 Halkin Mews, echoing its curved corner treatment and not exceeding its height. It is therefore considered that this design objection to a three-storey building in this location cannot be supported and the proposal is considered acceptable in principle in design terms.

A further objection has been received on design grounds which refers to the appearance of the lintel originally proposed above the garage doors and front entrance door. It also considers that modern bricks are to be used which are not sympathetic to the appearance of other nearby properties. Following negotiations with the applicant, revised drawings have been submitted which show brick soldier courses above the ground floor openings in place of the concrete lintel originally proposed. With regards to the type and colour of brickwork, the imposition of a condition requiring samples of brickwork to be submitted for inspection is recommended to ensure that the materials relate sensitively to the grain of this part of the Conservation Area. Consequently, subject to the imposition of conditions, it is considered that this objection has been addressed.

In order to protect the long-term appearance of this new building and to ensure it makes a better contribution to the character and appearance of the Conservation Area than the existing building, the imposition of a condition is recommended to remove permitted development rights for the new building.

As such, the revised proposals are considered compliant with DES 4 and DES 9 of the UDP and will preserve (or enhance) the character and appearance of this part of the Conservation Area and would not harm the setting of nearby listed buildings, in compliance with DES 10 and would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990. The application is therefore recommended for conditional approval in design terms.

8.3 Residential Amenity

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of development. Policy ENV13 also states that regard should be given to the Building Research Establishment guidance entitled, 'Site layout planning for daylight and sunlight: a guide to good practice' (the BRE Guide).

Objections have been received from 3 and 16 Halkin Mews on grounds that the increase in height and additional windows would have an adverse impact on their amenity in terms of loss of light and privacy.

Daylight and Sunlight

The applicant has submitted a Daylight and Sunlight Report by Avison Young which assesses the impact on the proposed development on daylight and sunlight levels at the following residential properties:

- 2 Halkin Mews;
- 3 Halkin Mews;
- 15 Halkin Mews; and
- 8 Motcomb Street.

Daylight

The adequacy of daylight received by existing neighbouring dwellings is measured using two methods of measurement. The most commonly used BRE method for assessing daylighting matters is the 'vertical sky component' (VSC), which measures the amount of sky that is visible from the outside face of a window. Using this method, if an affected window is already relatively poorly lit and the light received by the affected window would be reduced by 20% or more as a result of the proposed development, the loss would be noticeable and the adverse effect would have to be taken into account in any decision-making. The BRE guidelines seek to protect daylighting to living rooms, kitchens and bedrooms.

Where the layout of affected room is known, the daylight distribution test can plot the 'no sky line' (NSL) which is a point on a working plane in a room between where the sky can and cannot be seen. Comparing the existing situation and proposed daylight distributions helps assess the likely impact a development will have. If, following construction of a new development, the no sky line moves so that the area of the existing room, which does not receive direct skylight, is reduced to less than 0.8 times its former value, this is likely to be noticeable to the occupants.

Sunlight

With regard to sunlight, the BRE guidelines state that rooms will appear reasonably sunlit provided that they receive 25% of annual probable sunlight hours, including at least 5% of winter sunlight hours. A room will be adversely affected if this is less than the recommended standards and reduced by more than 20% of its former values, and the total loss over the whole year is greater than 4%. Only windows facing within 90 degrees of due south of the proposed development need to be tested.

Assessment

The majority of the windows and rooms tested comply with BRE guidelines in terms of both daylight and sunlight.

In respect of daylight, in the case of three of the four properties tested there are no material breaches in excess of BRE guidelines. All the windows and rooms to 8 Motcomb Street and 15 Halkin Mews would meet the guidelines.

The two exceptions are a first floor room in each of 2 and 3 Halkin Mews. The two affected rooms would experience transgressions beyond the BRE guidelines, very marginally beyond a 20% reduction, with 20.93% and 20.88% reductions in 'no sky line' (NSL). Given that this is very marginal it is unlikely that any noticeable reduction in daylight would occur to these properties.

If a window achieves 27% or more VSC, the BRE guidelines state that the window will have the potential to provide good levels of daylight. These two rooms would retain VSC levels close to and above 20%, with retained levels of 19.40% and 20.13%, which is considered good for central London.

In respect of sunlight, three of four windows to the rear of 8 Motcomb Street meet the BRE guidelines. A ground floor window serving a kitchen would see a reduction in the amount of APSH of 30.77%. However, the change of the absolute value is only 4% and is unlikely to be noticeable. This window also serves a commercial unit. All residential windows tested for sunlight at 2 and 3 Halkin Mews would fully comply with the BRE guidelines. Only windows that face within 90 degrees of due south have been considered, as they have a reasonable expectation of sunlight. As such none of the window at 15 Halkin Mews are relevant for the APSH test.

The applicant has confirmed that 16 Halkin Mews was not assessed because it is further away than 15 Halkin Mews. 15 Halkin Mews is directly opposite the application site where as 16 Halkin Mews is slightly orientated at an angle towards the site. The Sunlight and Daylight consultant explains that due to 16 Halkin Mews being orientated at an angle and further away than 15 Halkin Mews, the main habitable room windows would continue to receive good levels of sunlight and daylight and, this would not be changed by the construction of the proposed dwelling.

Although the development would not be fully compliant with BRE guidelines with regards to losses to daylight the impact is limited to first floor rooms at two properties. It is considered that the losses referred too would not materially adversely impact on the amenity of these dwellings. This aspect of the application is therefore considered to be acceptable.

Sense of Enclosure

The proposed increase in height of the building (1.5m) would impact on some windows within the front elevation of 2 and 3 Halkin Mews in terms of increased sense of enclosure. The nearest habitable windows are within 3 Halkin Mews on the ground floor that serve a sitting room and on the first floor to a bedroom. These windows are set back on the opposite side of the mews entrance by approximately 3.7m. The two ground

floor windows have security railings obscuring them. Given the distance between the properties and taking into account that these properties already experience a similar impact from the existing two storey dwelling, it is not considered that the impact from the enlarged dwelling would be so severe to justify a refusal in terms of increased sense of enclosure.

Privacy

Objectors have raised concerns that the windows in the additional storey/ new second floor would result in direct overlooking of neighbouring windows, particularly 3 Halkin Mews. The additional windows would be the same separation distance as those that presently exist at ground and first floor levels. There is a degree of mutual overlooking that already exists between the ground and first floor windows of the application site and 3 Halkin Mews. It is not considered that the installation of additional windows facing 3 Halkin Mews would cause sufficient harm to justify refusal.

The additional first floor and second floor rear windows in the rear/ north west elevation facing 8 Motcomb Street would overlook the first and second floor residential windows on the upper floors of this property. There is a separation distance of approximately 4.7m between these properties. There are no existing high level windows in the application site except for a first floor obscure window serving a bathroom. A condition is recommended for the proposed windows to be obscure glazed with top vent openings. Although not ideal for a bedroom to have obscure glazed windows, suitable light and ventilation would still be achieved to a good standard.

The separation distance between the site and the dwellings on the opposite side of the mew, 15 and 16 Halkin Mews, is approximately 8m. The additional second floor windows in the front elevation are considered to be set back a sufficient distance from the properties opposite and as such would not result in an unacceptable level of overlooking. In addition, 16 Halkin Mews is sited at an oblique angle and does not directly face the application site.

8.4 Transportation/Parking

The Highways Planning Manager raised concerns that the proposed replacement dwelling would result in the loss of an off street parking space. Whilst the existing property appears to have a garage door, this a faux garage door with a dining room behind. There are no planning conditions controlling the use of the garage and the conversion into habitable accommodation would have been permitted development. As such, the replacement dwelling would not result in the loss of an off street space given that one does not presently exist. The applicant confirms that there is capacity for a car to be parked in the mews outside the property. This arrangement would have to be agreed with the landowner Grosvenor.

The applicant has confirmed that cycle storage would be available within the patio area which is accessed via the side door. This cycle storage provision is welcomed.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The proposal would not alter the access arrangements.

8.7 Other UDP/Westminster Policy Considerations

Refuse /Recycling

The waste and recycling storage would be the same as the existing dwellinghouse and it is not necessary to secure the details by condition under this application.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Formal consultation on Westminster's City Plan 2019-2040 was 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 and on the 19 November 2019 the plan was submitted to the Secretary of State for independent examination. In the case of a draft local plan that has been submitted to the Secretary of State for Examination in Public, under Regulation 22(3) of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 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 development is exempt from a CIL payment.

8.12 Other Issues

Biodiversity

A sedum roof is proposed at main roof level. This green measure is welcomed and will reduce the effect the development has on the biodiversity of the environment.

Construction impact

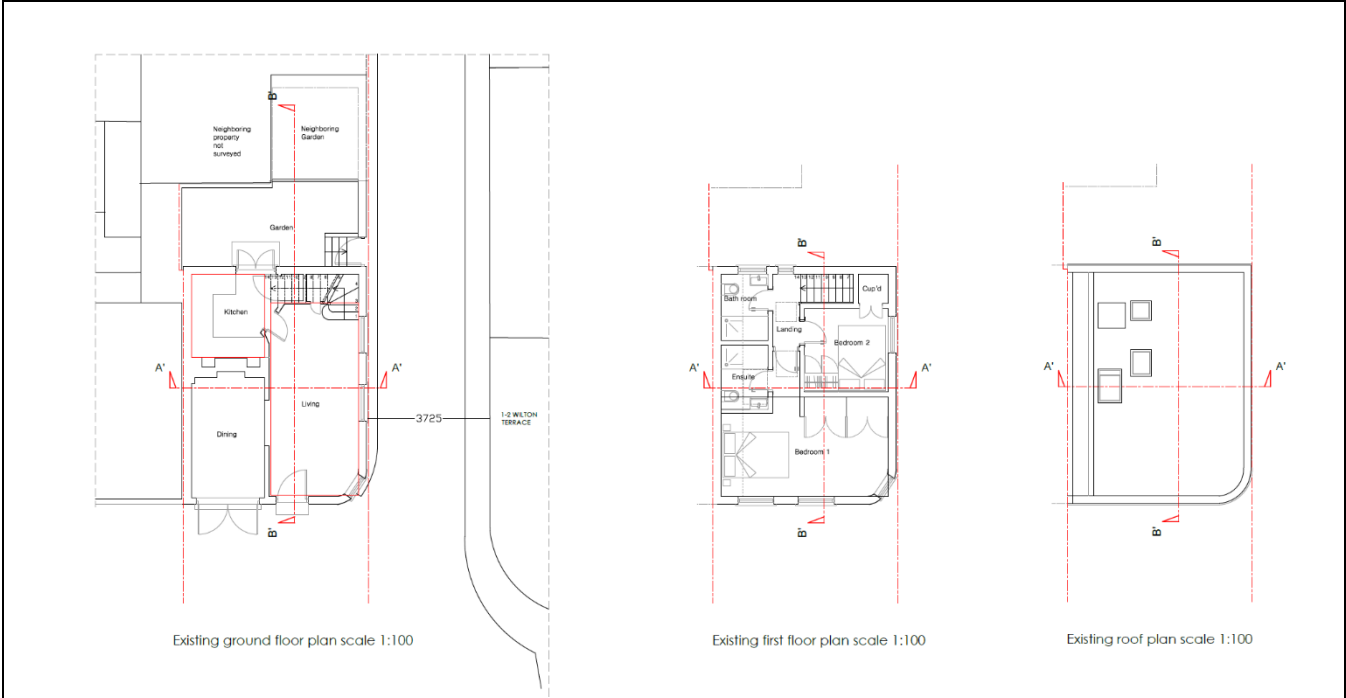
Objections on the grounds of noise and disturbance from construction works do not in themselves form a sustainable reason to refuse permission. The Council's standard hours of building works condition is recommended to ensure that the development is carried out within the permitted guidelines and to help mitigate noise, vibration and disruption to neighbouring buildings within the Mews.

The applicant provided a Construction Management Statement during the course of the application to address the concerns of the residents in Halkin Mews. It advises that an appointed contractor would be registered to the considerate constructor's scheme and would comply with the requirements of the scheme to minimise the impact on the local environment and amenities of the neighbouring properties in Halkin Mews. The Construction Management Statement also provides details of the construction working hours, mitigation measures to eliminate dust, scaffolding, parking of construction vehicles and how demolition will take place. A highway licence is normally required before any construction equipment such as scaffolding, or skips can be placed on the road or pavement in any case. Therefore, the Construction Management Statement would be sufficient at this stage to satisfy the steps that would be taken to ensure that the demolition and reconstruction process would not result in a loss of vehicular access to the Mews and the Portuguese Embassy located at the southern end of Halkin Mews.

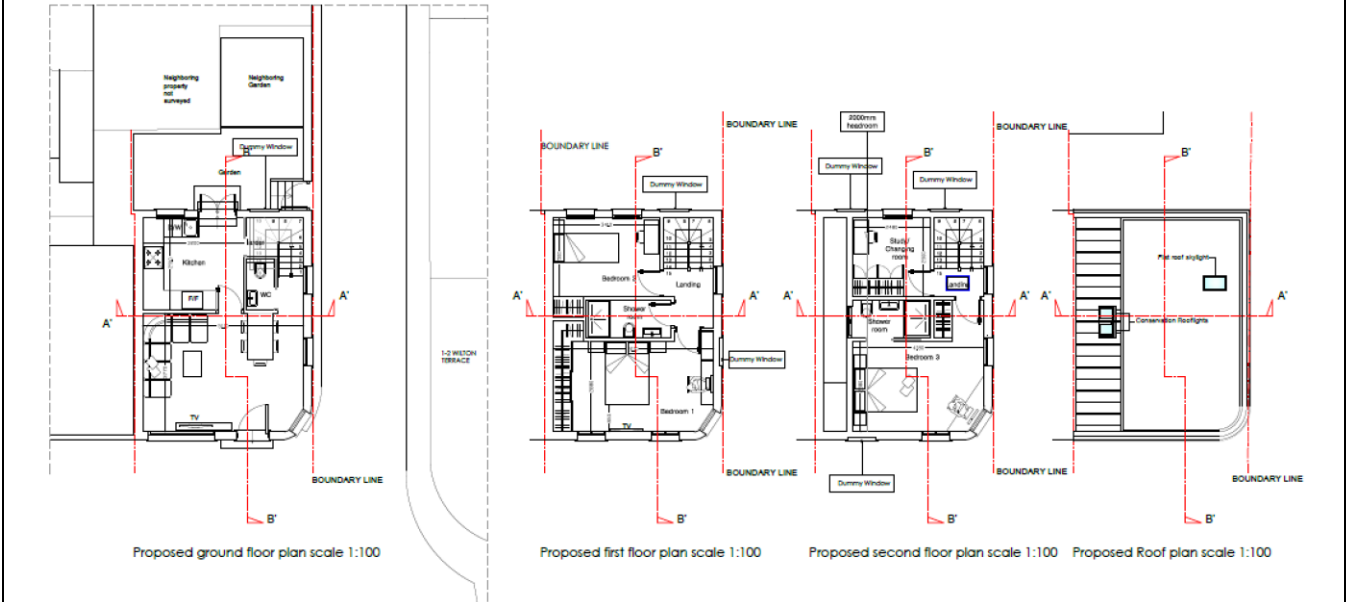
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk

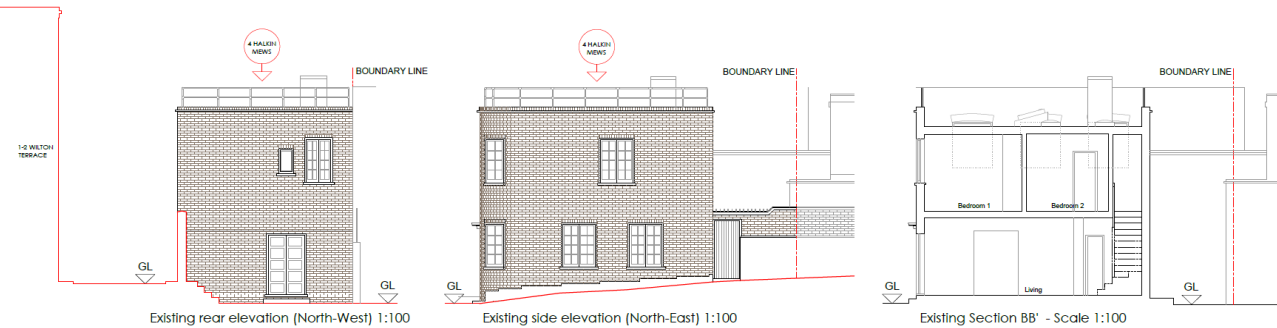
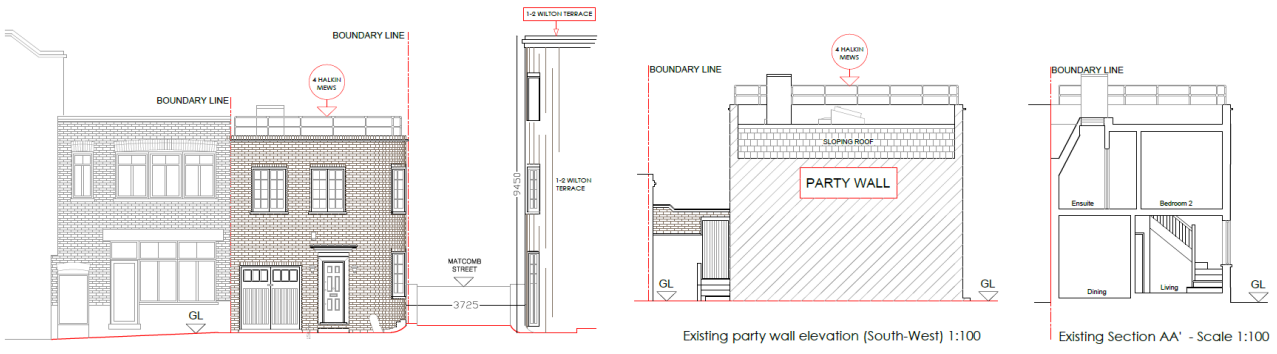
9. KEY DRAWINGS



Existing floor plans



Proposed floor plans



Existing Elevations

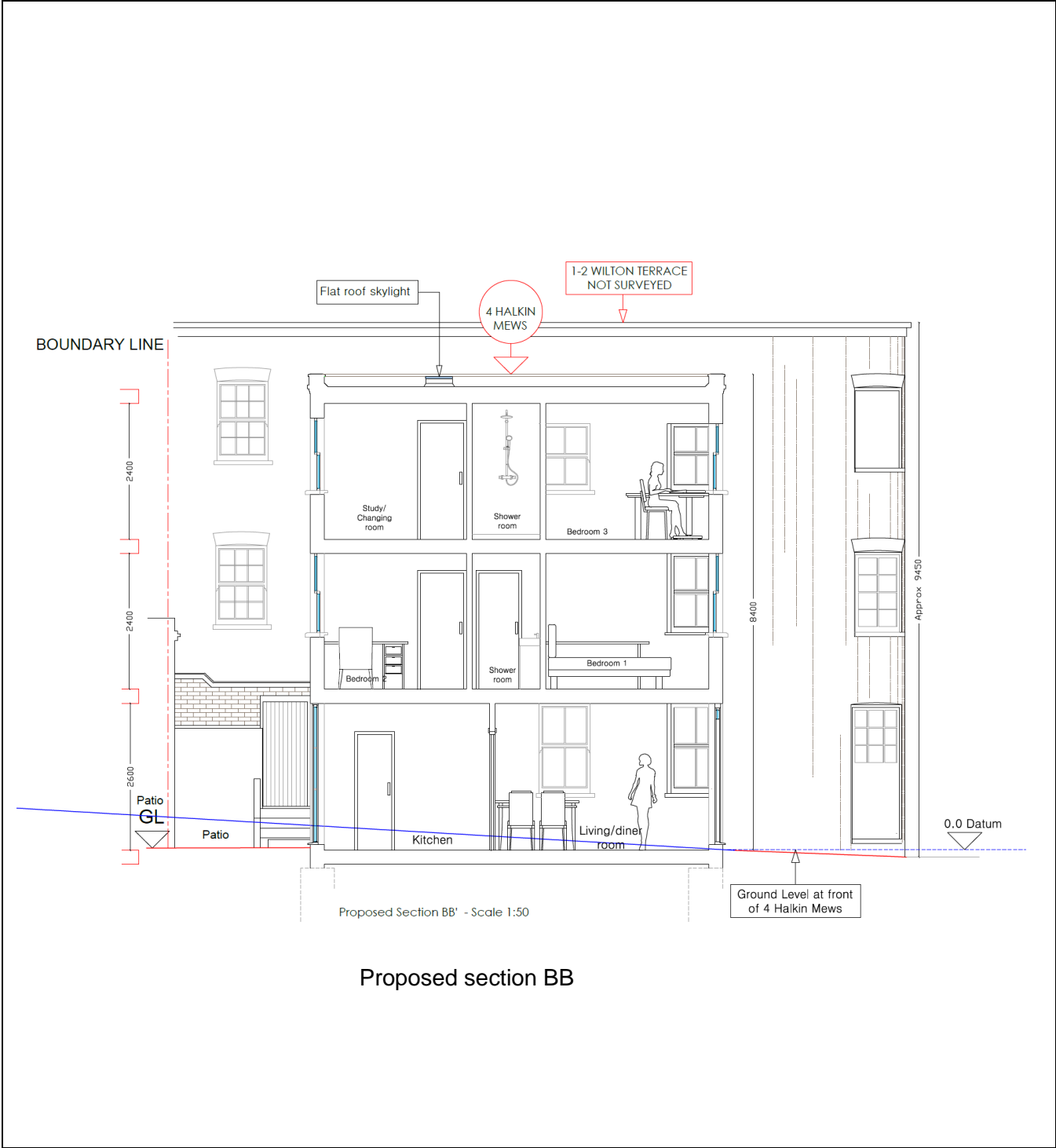


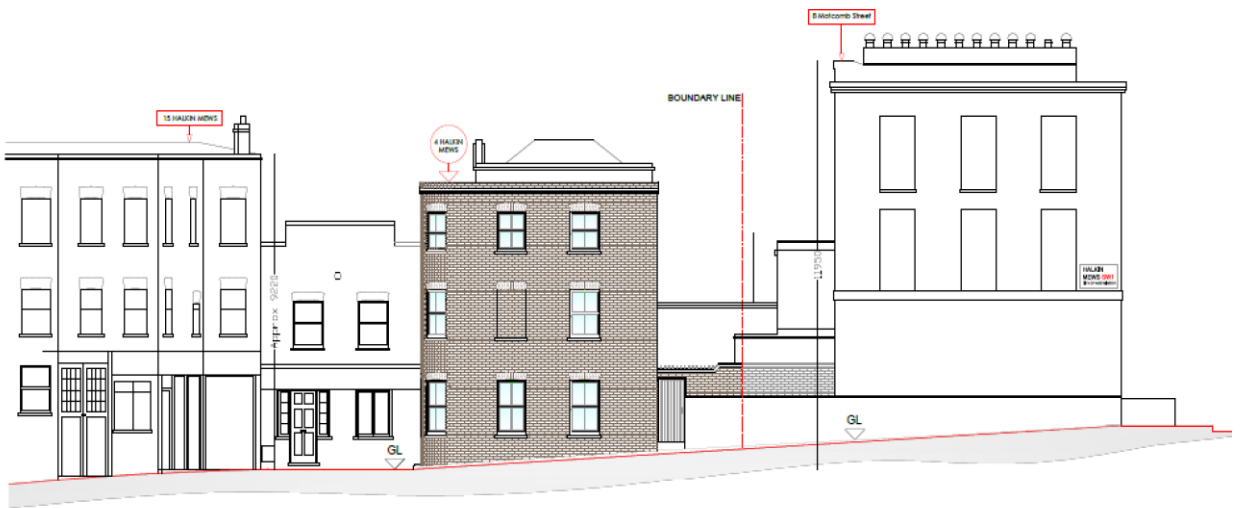
Proposed Elevations



Proposed street view - front elevation (South-East) 1:100

Proposed street view





Proposed street view - side elevation (North-East) 1:100

Proposed street scene – side elevation

DRAFT DECISION LETTER

- Address:** 4 Halkin Mews, London, SW1X 8JZ
- Proposal:** Demolition of existing two storey dwelling and erection of new dwelling over ground, first and second floors (Class C3)
- Reference:** 19/06002/FULL
- Plan Nos:** GP007 X01, X02, X03, X04, X005, P01B, P02B, P03B, P04A, P05A and P07A
daylight and sunlight report updated on May 2020 and construction management plan dated 27/01/20.
Design and Access Statement updated on 29/01/20 for information

Case Officer: Nosheen Javed

Direct Tel. No. 07866037836

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 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 Belgravia 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)

- 4 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

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 Belgravia 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)

- 5 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

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 Belgravia 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)

- 6 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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 Belgravia 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 apply to us for approval of detailed drawings of the following parts of the development; 1. External windows, rooflight and doors (1:5 and 1:20), 2. Garage doors (1:5 and 1:20), 3. Brick arches (1:5), 4. Cornice and parapet (1:5) 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 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 Belgravia 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 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character of the Belgravia Conservation Area as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 9 The new windows hereby approved shall be white painted timber and maintained that colour.

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 Belgravia 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)

- 10 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B or C of Part 1 or Class C of Part 2 of Schedule 2 of the Order shall be carried out on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

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 Belgravia 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 The glass that you put in the first and second floor windows in the north-west elevation of the dwelling must not be clear glass and must be fixed shut with only the top vent opening.

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)

- 12 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 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)

- 13 You must provide, maintain and retain the following bio-diversity features before you start to use any part of the development, as set out in your application.

- Sedum roof

You must not remove any of these features. (C43FA)

Reason:

To reduce the effect the development has on the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43AB)

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 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 at www.westminster.gov.uk/contact-us-building-control

- 3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

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.

BACKGROUND PAPERS - 4 Halkin Mews, London, SW1X 8JZ 19/06002/FULL

1. Application form
2. Memo from Environmental Health dated 22 November 2019
3. Memo from Waste Project Officer dated 7 August 2019
4. Memo from Highways Planning Manager dated 16 September 2019
5. Letter from occupier of 8 Motcomb street, London, dated 13 August 2019
6. Letter from occupier of 16 Halkin Mews, London, dated 13 August 2019
7. Letter from occupier of 3 Halkin Mews, London, dated 4 September 2019