

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 31 August 2021	<b>Classification</b> For General Release	
<b>Report of</b> Director of Place Shaping and Town Planning		<b>Ward(s) involved</b> Lancaster Gate	
<b>Subject of Report</b>	<b>Basement And Ground Floor, 94 Queensway, London, W2 3RR</b>		
<b>Proposal</b>	Replacement of shopfront including the installation of an awning, erection of ground floor rear extension to rear yard of shop and the installation of full height extract duct to the rear.		
<b>Agent</b>			
<b>On behalf of</b>	Mr Ali Kazim		
<b>Registered Number</b>	21/02042/FULL	<b>Date amended/ completed</b>	29 March 2021
<b>Date Application Received</b>	29 March 2021		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Queensway		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

The application site is a terraced unlisted building located within the Queensway Conservation Area. This application relates to the basement and ground floor levels which currently is used as a shop unit with the upper floors being in use as estate agents offices. The site is located within the Queensway/Westbourne Grove Major Shopping Centre. At the rear is the boundary of the Bayswater Conservation Area and Grade II listed buildings on Inverness Terrace.

Permission is sought for a new shopfront with a centred door and awning, enlargement of existing small ground floor rear extension and the installation of full height extract duct to the rear. This current permission overcomes a previous refusal by proposing a more traditional designed shopfront and a reduction in size and scale of the rear extension.

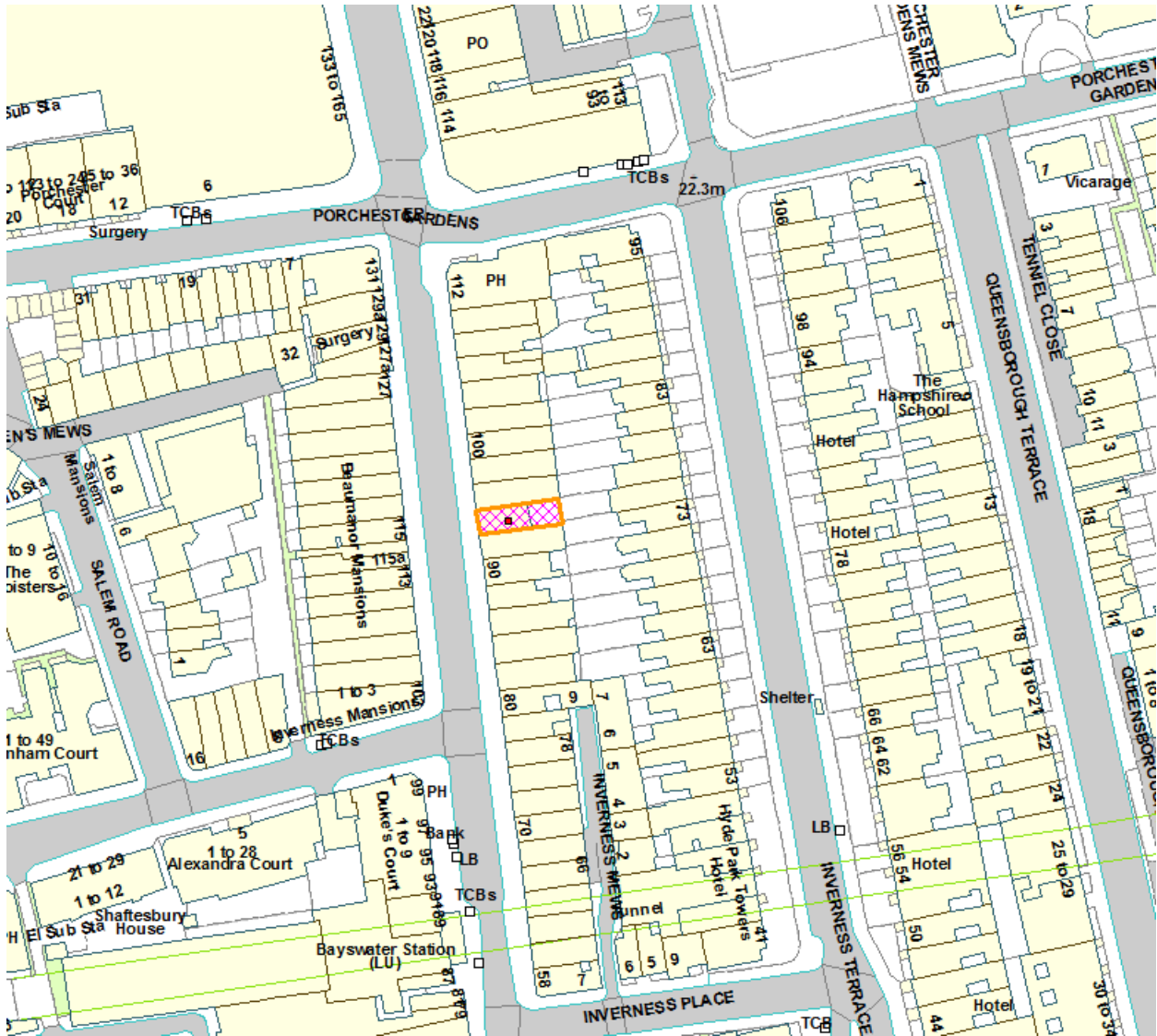
Objections have been received from the neighbouring residents on a number of grounds including the impact on amenity of neighbouring properties and residents.

The key issues in this case are:

- The impact of the proposals on neighbouring residential amenity, local environmental quality and the character and function of the area;
- The impact on the character and appearance of the conservation area;

Subject to appropriate conditions as set out in the draft decision letter appended to this report, the proposals are considered to comply with the relevant design, conservation, land use and amenity policies in the City Plan 201 – 2040 adopted in April 2021. As such, the application is recommended for approval.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



Front Elevation



Rear Elevation

## 5. CONSULTATIONS

### ORIGINAL CONSULTATION:

#### SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION:

- Improvement on the previous proposed shopfront and more appropriate for the Queensway Conservation Area some details e.g. stall riser etc may need to be fine tuned
- Cannot get access to rear garden but seems an improvement
- Full height extract duct should have hours of use conditioned to be 08.00 to 2300

#### BAYSWATER RESIDENTS ASSOCIATION:

Any response to be reported verbally.

#### ENVIRONMENTAL HEALTH OFFICER:

Insufficient information supplied – additional information required.

#### ARBORICULTURAL OFFICER:

No objection subject to pre-commencement conditions.

#### HIGHWAYS OFFICER:

Acceptable subject to conditions.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 58; Total No. of replies: 10

Nine objections raised on all or some of the following grounds:

#### Amenity:

- Full height extract duct will result in noise disturbance
- Odour nuisance

#### Other:

- Construction works have commenced
- A large tree has already been cut down to the rear

One letter of support submitted from the applicant to clarify some points raised by the objectors.

#### PRESS ADVERTISEMENT / SITE NOTICE:

Yes

### RE-CONSULTATION SENT 06<sup>TH</sup> JULY 2021 (due to a revised Acoustic Report):

#### ENVIRONMENTAL HEALTH OFFICER:

No objection subject to conditions.

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 58; Total No. of replies: 0

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

94 Queensway is an unlisted mid 19th century classical terrace located within the Queensway Conservation Area. Currently the ground floor is used as a shop unit (Class E) with the upper floors being in use as estate agents offices (Also Class E). The site is located outside the Central Activities Zone and the North West Economic Development Area but is located within the Queensway/Westbourne Grove Major Shopping Centre. At the rear is the boundary of the Bayswater Conservation Area and Grade II listed buildings in Inverness Terrace.

### **6.2 Recent Relevant History**

Permission was refused in March 2021 (RN: 20/07162/FULL) for alterations to shopfront, erection of ground floor rear extension to rear yard of shop and the installation of full height extract duct to the rear. This permission was refused on design grounds due to the openable shopfront and the size and scale of the rear extension, highways grounds due to harm to pedestrian safety from the openable shopfront and insufficient information provided with regards to the proposed rear extension to assess whether the trees on and close to the site would be protected during the works.

## **7. THE PROPOSAL**

Permission is sought for a new shopfront with a centred door, enlargement of existing small ground floor rear extension and the installation of full height extract duct to the rear. This current permission overcomes the previous refusal by proposing a more traditional designed shopfront and a reduction in size and scale of the rear extension.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The Queensway/Westbourne Grove Major Centre is the only Major Centre in Westminster and is designated as such due to the scale and nature of its mix of convenience and comparison retail activity and complementary town centre uses. New development should ensure the centre meets the needs of its local catchment area through a variety of commercial space at ground floor, including shops and services, workplaces, and community facilities, supported by residential development above and investment in the public realm.

The total floorspace of the basement and ground floor unit with the proposed extension would be 110sqm, which is an increase in floorspace of 2sqm.

Currently the ground and basement unit is a photograph development shop. The plans

indicate that the unit is to be operated as a restaurant. Both of these uses fall within Class E, and therefore the change of use is not development, and does not therefore require planning permission.

The proposed small rear extension would not have a detrimental impact on the shopping frontage or the retail provision or character within the Major Centre. The proposal does involve cooking areas and ventilation ducting to the rear and this has been assessed by Environmental Health officers and considered to be acceptable (see section 8.3).

It is considered that the proposal accords with Policy 16 of the City Plan 2019 – 2040.

## 8.2 Townscape and Design

The key legislative requirements in respect to designated heritage assets are as follows:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that *“In considering whether to grant listed building consent for any works the local planning authority or 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 39 in the City Plan 2019 - 2040 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.

Paragraph 184 of the NPPF (2019) states heritage assets "should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations".

The relevant policies for consideration of the proposal are 39 and 40 set out in the adopted City Plan 2019 - 2040.

The shopfronts along Queensway are primarily modern in character. The proposed new shopfront includes a centralised door with a symmetrical window arrangement including a stall riser, horizontal window transoms and solid plinths to the windows and doors. There will be a separate door to the left providing access to the residential properties



and commercial premises on the upper floors. The window and door frames will be timber framed painted terracotta (the restaurant brands colour). The proposed materials and detailed design are therefore considered appropriate for the host building and the wider area and complies with the 'Shopfronts, Blinds and Signs - A Guide to their Design' SPG and accords with policy 40 of the City Plan 2019 – 2040. The proposed awning will be a terracotta canvas fabric and is considered to be in an appropriate location within the fascia however it is unclear how it will be supported therefore it is recommended that a condition is attached in order to secure these details.

The proposed replacement extension to the rear will be single storey and will match the depth of the existing small extension to the rear however squared off. It will be constructed in London Stock buff brick to match the existing with a brick soldier course detailing to the parapet and a light grey stucco plinth. The size, scale and materials are considered to respect the character of the host building and is not considered to harm the Queensway Conservation Area or the nearby Bayswater Conservation Area and the Grade II listed buildings to the rear of the application site.

The proposed ducting will run along the rear elevation and although it will be seen from private views, it is considered uncontentious in design terms.

As such, the proposal is considered acceptable, mindful of policies 38 and 40 of the City Plan 2019 - 2040 and therefore, a recommendation to grant conditional permission would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### 8.3 Residential Amenity

The relevant policies for consideration of the proposal are 7: Managing developments for Westminster's people, 33: Local environmental impacts and 38 C: Design Principles of the City Plan 2019 – 2040.

The proposals involve the installation of a ventilation flue to the rear of the application site. Due to its positioning in relation to the existing closet wing and size, it is considered that the flue would not lead to an unacceptable loss of daylight and sunlight or sense of enclosure to the windows on the upper floors.

Following the submission of the Acoustic Report required by the Environmental Health Officers, no objection is made on environmental noise or disturbance grounds provided the standard Westminster noise and vibration conditions are attached. Subject to these conditions and a condition limiting the hours of use of the plant from 09.30 to 22.00 daily as stated within the submitted Acoustic Report it is considered the proposals will not cause harm to the local environmental quality. It is noted that objections were originally received on noise and odour disturbance grounds, following the receipt of the noise report, and comments from Environmental Health, it is considered that as discussed above these comments cannot be supported in this instance. No objections have been received following re-consultation following receipt of the acoustic report.

The proposed extension will be 3.7m in height and 2.2m in depth however the existing boundary treatment shared with No 92 Queensway is considerably high at approximately 4m and with No 96 Queensway is 3.8m in height therefore the extension is not considered to result in an unacceptable loss of daylight and sunlight or sense of

enclosure to these properties. Furthermore, there are no windows proposed within the extension therefore it is not considered to give rise to any loss of privacy. Therefore accords with the relevant policies 7, 33 and 38 of the City Plan 2019 – 2040.

#### **8.4 Transportation/Parking**

##### **Use:**

The Highways Officer has commented in relation to the change of use stating the site is well served by public transport and there is no significant change in pedestrian or vehicular traffic expected. In terms of people arriving and departing, the levels would not be significant in highways planning terms. Policy T5 of the London Plan sets a threshold of 100m<sup>2</sup> for A3 use, and 1 space for each 175m<sup>2</sup>. At 122m<sup>2</sup> it is accepted that the proposed area is below the threshold requirement for cycle provision. The City of Westminster GIS mapping system shows a length of single yellow line outside number 94 Queensway to allow for deliveries.

While these comments are noted as stated within the land use section of this report, the existing and proposed uses falls within Class E and therefore it is not considered limiting conditions could be imposed as this is not 'development'.

##### **Awning:**

Drawing number 03 shows a vertical clearance of approximately 2.1m from the underside of the awning, at its lowest point, to the surface of the footway; this measure is only marginally short of the Council's 2.14m minimum requirement for a temporary overhead structure.

The City Council's GIS mapping system shows the footway to measure approximately 4.1m from the building line to the kerb edge, the proposed awning projects for approximately 1.7m and is acceptable in highways planning terms as it satisfies the City Council 1m minimum requirement between the edge any proposed awning and the edge of kerb. This is to ensure that the structure is not damaged by high vehicles and does not pose a danger to the movement of pedestrians and vehicles.

#### **8.5 Economic Considerations**

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

#### **8.6 Access**

No change to existing.

#### **8.7 Other UDP/Westminster Policy Considerations**

##### Refuse /Recycling

The drawings submitted are in line with the council recycling and waste storage requirements and this will be secured by a condition.

##### Trees

There is a horse chestnut tree in the rear garden to which no objections were raised to its removal under a separate application (ref: 20/05691/TCA) last year. Once the horse

chestnut tree is removed there will remain a mature 17m tall sycamore within the rear garden of No. 75 Inverness Terrace on the rear boundary. The sycamore is not protected by a tree preservation order but it is within the Bayswater conservation area and overhangs the Queensway conservation area (in which 94 Queensway is located).

A Tree Survey and an Arboricultural Impact Assessment Report has not been undertaken or submitted in support of this application however following the Arboricultural Officers previous site visit in 2020, it is considered the proposal results in a low risk to the off-site sycamore. A pre-commencement condition is recommended by the Arboricultural Officer to ensure appropriate tree protection measures are undertaken however from the proposed scope and location of works it is considered this condition is unjustified in this instance.

It is noted that concerns have been received on grounds of the removal of the tree within the rear garden, as discussed above the removal of the horse chestnut tree has been granted and therefore these concerns cannot be supported in this instance.

## **8.8 Westminster City Plan**

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with s.38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan adopted in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 8.9). As set out in s.38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

## **8.9 Neighbourhood Plans**

None relevant.

## **8.10 London Plan**

This application raises no strategic issues.

## **8.11 National Policy/Guidance Considerations**

The City Plan 2019 - 2040 (April 2021) policies referred to in the consideration of this application are considered to be consistent with the NPPF 2019 unless stated otherwise.

## **8.12 Planning Obligations**

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

## **8.13 Environmental Impact Assessment**

The proposed development is of insufficient scale to require the provision of an

Environmental Impact Assessment.

#### **8.14 Other Issues**

Comments have been received stating that works have commenced which have been passed onto the planning enforcement team to look into.

The submitted existing and photographs show air conditioning equipment that is not illustrated on the submitted proposed plans or within the Acoustic Report, this equipment is not considered within this application and therefore not granted permission. The applicant has been informed of this by way of informative attached.

(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](mailto:rhandley@westminster.gov.uk)

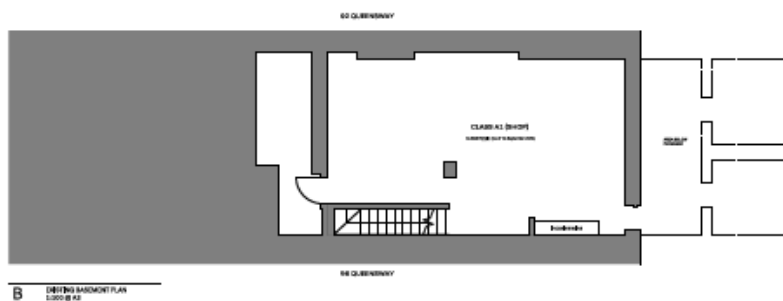
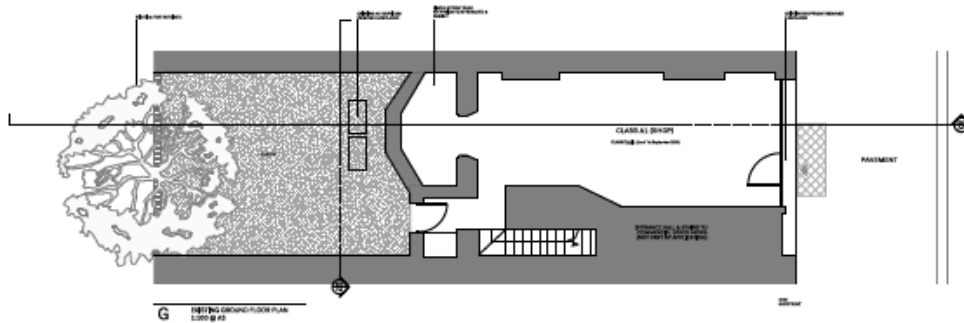
9. KEY DRAWINGS



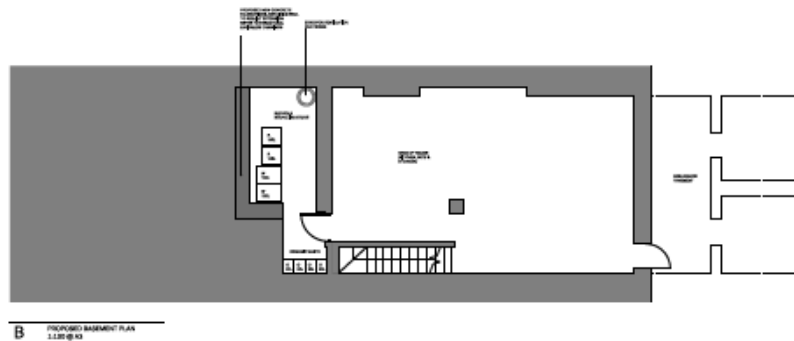
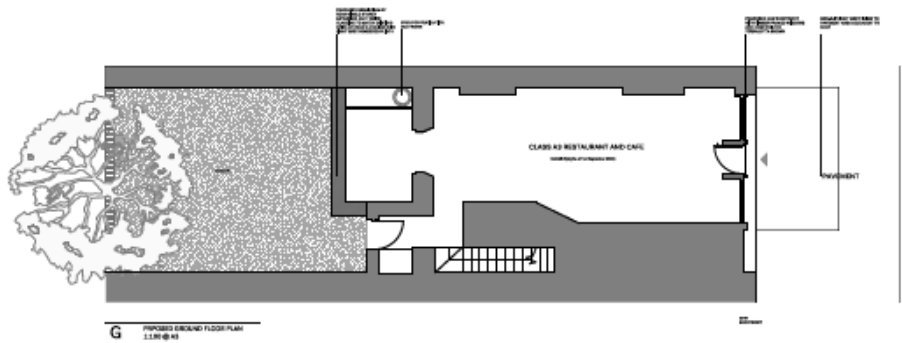
Existing Front Elevation



Proposed Front Elevation



**Existing Ground and Basement Plan**



**Proposed Ground and Basement Plan**



**Proposed Visuals of Shopfront**



**Proposed Visual of Rear Elevation**

**DRAFT DECISION LETTER**

**Address:** Basement And Ground Floor, 94 Queensway, London, W2 3RR

**Proposal:** Replacement of shopfront, erection of ground floor rear extension to rear yard of shop and the installation of full height extract duct to the rear.

**Reference:** 21/02042/FULL

**Plan Nos:** Site Location Plan, Existing ground floor ·& basement plan, Existing Rear Elevation, Existing roof plan, 01 Existing Shopfront Elevation ·& Section, Proposed ground floor ·& basement plan, Proposed long section A-A and B-B, Proposed roof plan, Proposed Shopfront Elevation ·& Section, Proposed Rear Elevation, Planning Compliance Report dated 05 July 2021 and Design and Access Statement dated March 2021.

**Case Officer:** Frederica Cooney

**Direct Tel. No.** 020 7641  
07866037206

**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 neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)



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 Queensway Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

4. (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 in writing 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 in writing 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 written 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. (C46AC)

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and 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. (R46AC)

- 5. 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 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property. (C48AB)

Reason:

To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R48AB)

- 6. The ventilation equipment hereby permitted shall not be operated except between 09.30 hours and 22.00 hours daily. (C46CA)

Reason:

To safeguard the amenity of occupiers of noise sensitive receptors 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 Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) the draft Environmental Supplementary Planning Document (May 2021). (R46CC)

7. Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number Proposed ground floor prior to occupation and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the restaurant. (C14FC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

8. No primary cooking shall take place within the ground and basement unit until the ventilation flue as shown on the approved drawings has been installed.

Reason:

To protect the environment of the people in the residential part of the development. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21CD)

9. You must apply to us for approval of detailed section and elevation drawings of the following parts of the development - proposed awning showing the supports. 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 drawings. (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 Queensway Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26DE)

**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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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 visit our website at [www.westminster.gov.uk/guide-temporary-structures](http://www.westminster.gov.uk/guide-temporary-structures).

#### 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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://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 at [www.westminster.gov.uk/contact-us-building-control](http://www.westminster.gov.uk/contact-us-building-control)

- 3 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 4 You are advised that the submitted existing and photographs show air conditioning equipment that is not illustrated on the submitted proposed plans or within the Acoustic Report, this equipment is not considered within this application and therefore not granted permission.

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.