

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	17th January 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Bayswater	
Subject of Report	22 Northumberland Place, London, W2 5BS		
Proposal	Erection of extensions at lower ground and ground floor levels with terrace at rear ground floor level.		
Agent	Miss Katy Greenwood		
On behalf of	Mr Peter Robinson		
Registered Number	22/01256/FULL	Date amended/ completed	24 November 2022
Date Application Received	24 February 2022		
Historic Building Grade	Unlisted building of merit		
Conservation Area	Westbourne		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY & KEY CONSIDERATIONS

Permission is sought for a full width rear extension at lower ground floor level, a replacement closet wing extension, together with a recessed light-weight infill extension between the new closet wing and the adjacent closet wing of no.23, a terrace at ground floor level and sedum roofs.

Five objections have been received from neighbours on the grounds of design and amenity including loss of privacy and loss of light and that the submitted drawings are misleading. An objection has also been received from the Notting Hill East Neighbourhood Forum on the grounds of the rear extensions would result in loss of rear garden space, lack of greenery and loss of amenity.

Nine letters of support were also received on the grounds of supporting improvements to homes on the street for growing families and the associated benefits in terms of reducing crime. A second

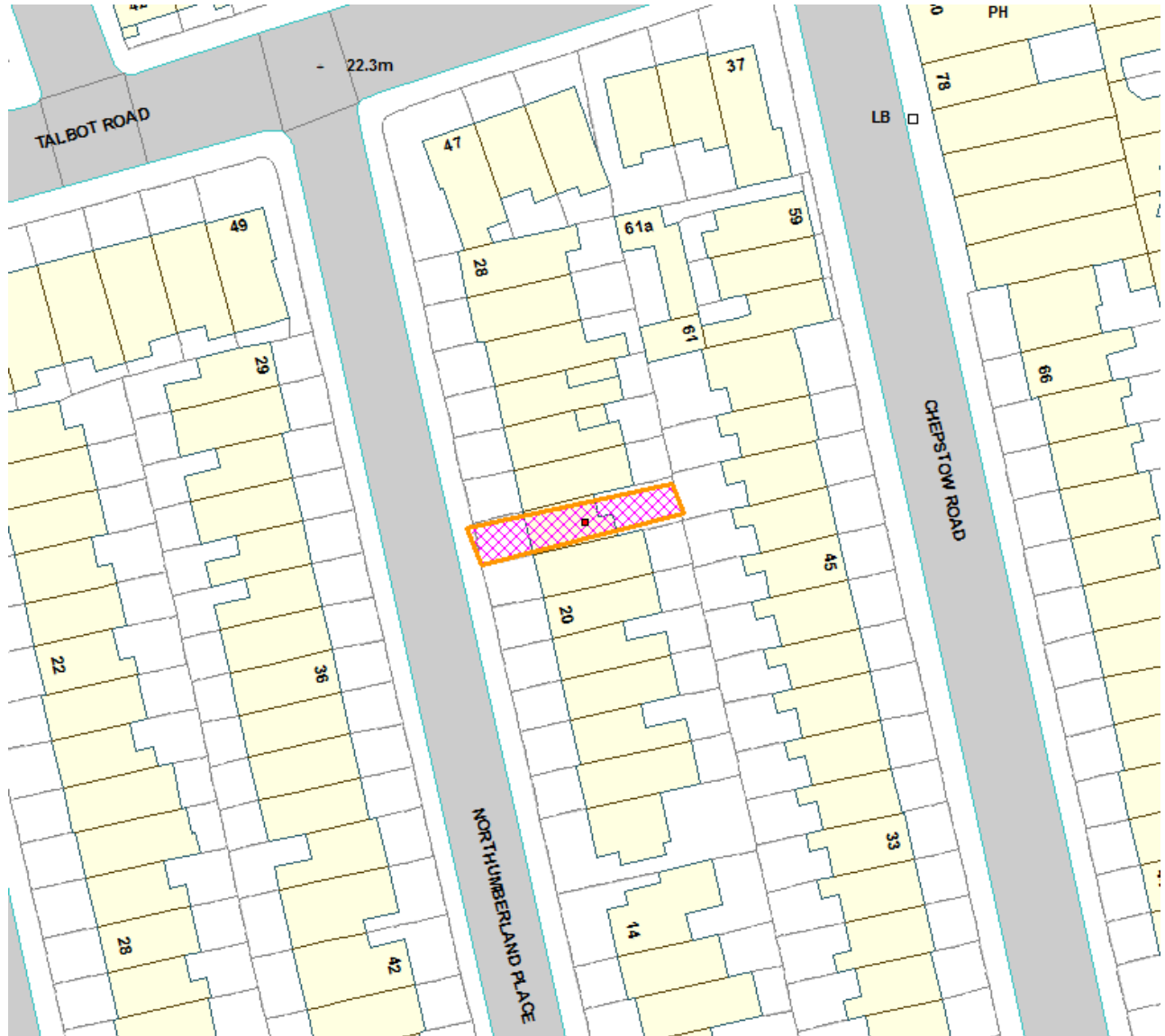
consultation took place following amended drawings being submitted after a resurvey of the height of the neighbouring property at no. 23. Objections were received on amenity grounds and on the grounds the drawings were still inaccurate.

The key considerations in this case are:

- The impact of the proposed buildings on the character and appearance of the Westbourne Conservation Area.
- The impact on the amenity of neighbouring residential properties.

The proposed development is considered to be acceptable and would accord with policies within Westminster's City Plan 2019 – 2040 (April 2021).

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation



Rear elevation

5. CONSULTATIONS

5.1 Application Consultations

FIRST CONSULTATION

NOTTING HILL EAST NEIGHBOURHOOD FORUM

Objection on the grounds of rear extensions resulting in loss of rear garden space, change in rear garden level and lack of greenery. Rear terrace would be closer to neighbour's garden and would result in loss of amenity.

Our comments remain the same as the last time this application was in play.

The extensions at the back cut into the square of garden residents wish to maintain in ALL properties in the neighbourhood. See guideline diagram 5.1.1 with further details in our neighbourhood plan.

Our area is enjoyed because of the amount of greenery and space between our buildings that keep pleasant for residents AND make sure that we are doing our bit for the environment too.

Our objection to the change in garden level proposed at the back is for the same reason. Planting just doesn't work as well when the garden is lowered. And without the greenery (that we all enjoy) noise becomes a nuisance too.

We know that there has been a revision to the plan. The revision makes proximity to the neighbour at the back even worse. The proposed new terrace would in fact be closer to the neighbour's garden than the main body of the building at 22 Northumberland Place. We know neighbours are deeply unhappy about this and so request that this new terrace is not allowed.

We refer the planners to a similar proposal at No 22 Courtnell St - Appeal Decision APP/X5990/D/20/3259065. In paragraph 6 it is concluded that "The presence of the balustrade and timber trellising in an elevated position above the flat roof closet wing would appear obtrusive." That application was denied.

ARBORICULTURAL MANAGER

Proposals do not have any implications for trees on the site. Concerns regarding lowering of rear garden. Notes garden alterations and proposed tree approved under earlier planning permission (Ref: 21/07693/FULL)

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 9

Total No. of replies: 12

No. of objections: 3

No. in support: 9

3 representations of objection on one or all of the following grounds.

Design

- Ground floor should fit within profile of neighbours either side

Amenity

- Ground floor extension would have negative impact in terms of sense of enclosure on the lower ground floor level skylight (W3/9) and ground floor rear reception room (W1/10) on No.21
- Loss of privacy to neighbours at rear due to ground floor projection
- Loss of light and outlook to neighbours either side
- Windows to "home study" should be obscured and restricted opening for privacy and noise reasons.
- Loss of privacy as a result of balcony outside conservatory
- Light pollution caused by conservatory
- First floor projects too far from existing footprint resulting in privacy /amenity issues to neighbours
- Window at first floor level too large.
- Double doors of proposed Juliet balcony is a privacy issue to gardens to rear and noise issues.
- Noise issue from people lowering lower ground garden level to create patios.

Other

- drawings misleading

9 representations of support on one or all of the following grounds:-

- support improvements to homes on the street
- facilitation growing families staying within the street and Westminster
- benefits in terms of reducing crime as flats replaced by houses
- works comparative to other developments in the street

PRESS NOTICE/ SITE NOTICE:

Yes

SECOND CONSULTATION - amended drawings following resurvey of the height of the neighbouring wall at no. 23

No. Consulted: 21

Total No. of replies: 3

No. of objections: 2

No. in support 1

Two objections on one or all of the following grounds:-Amenity

- Terrace should not be allowed - previous permission conditioned roof to not be used as terrace for privacy reasons.

Other

- Drawings still inaccurate

1 representation of support from the applicant on no specified grounds

5.2 Applicant's Pre-Application Community Engagement

Formal pre-application engagement is not required for a development of this scale although it is encouraged by the City Council for all development. No community engagement was carried out with regards to this proposal however the applicant did engage with officers through its pre-application advice service.

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London 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 Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 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.

6.2 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan. The Notting Hill East draft neighbourhood plan covers this area, but it is yet to be adopted and therefore its policies currently have little weight in determining planning applications.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

22 Northumberland Place is four storey (plus basement) unlisted building of merit, in use as a single family dwelling house with front and rear gardens, located on the eastern side of Northumberland Place and forms part of an attractive Victorian terrace group which makes a positive contribution to the character and appearance of the Westbourne Conservation Area. The building backs on to a group of Grade II listed buildings along Chepstow Road (7-53 Chepstow Road).

7.2 Recent Relevant History

21/07693/FULL

Lower ground floor rear extension.

Application Permitted 10 February 2022

21/03733/FULL

Erection of a rear extension at lower ground, ground and first floor levels and extensions into the vaults to the front of the property.

Application Withdrawn 27 July 2021

14/08266/FULL

Erection of second floor extension to rear closet wing.

Application Permitted 14 October 2014

14/08262/FULL

Erection of mansard roof extension.

Application Permitted 27 October 2014

8. THE PROPOSAL

The application proposes to replace the existing shallow two-storey (lower ground to ground/first half-landing level) projection with a more deeply projecting two-storey extension, rising to ground floor level (slightly lower than the existing shallow closet wing). This would be built on top of and to the same rear building line as the already approved lower-ground (full width) extension, and would be coupled with a recessed lighter-weight infill extension between the new closet wing and the adjacent closet wing of no.23. A terrace is also proposed at rear ground floor level and sedum roofs are also proposed.

Amended drawings were submitted following resurvey of the height of the neighbouring wall at no. 23. These amended drawings were subject to further public consultation. A revised certificate of ownership has been submitted to reflect works to the party walls of the two adjoining properties.

Past permissions have been granted but not yet implemented for a lower ground floor extension in February 2022 (RN: 21/07693/FULL), and for an extension to the closet wing at first/second half-landing level (RN: 14/08266/FULL). A mansard roof extension permitted in October 2014, but has been built (RN: 14/08262/FULL). The current application follows a previous application for a taller replacement closet wing extension up to second floor level (RN: 21/03733/FULL), which had been considered by officers to be too tall and bulky in design and amenity terms and which was subsequently withdrawn on officer advice.

9. DETAILED CONSIDERATIONS

9.1 Land Use

The proposal would extend this single family dwellinghouse This would accord with Policy 8 of the City Plan.

9.2 Environment & Sustainability

Sustainable Design and Energy Performance

A sustainability report has been submitted with this householder application. This demonstrates that the proposal meets the requirements of Policy 36 and 38 (Parts D, E and F) by the use of construction materials in accordance with the BRE Green Guide, using a design prioritising passive methods of minimising energy consumption and heat loss such as trickle vents and vent panels or opening windows.

Flood Risk & Sustainable Drainage

The proposal involves the lowering of the rear garden level. The site is not located within a Surface Water flood Risk Hotspot or within Flood Zones 2 or 3. The proposal involves the lowering of the rear garden level. The Arboricultural Manager whilst raising concern, has no objection to the proposal subject to a condition requiring an appropriate depth of topsoil, subsoil and drainage layer in the lowered garden.

Light Pollution

An objection has been received on the grounds of potential light pollution caused by the conservatory. The conservatory is solid on both side elevations and being recessed between the closet wings of the subject premises and the next door property is not considered to result in light spill to neighbouring properties, therefore this objection is not considered to be sustainable.

9.3 Biodiversity & Greening

Policy 34B of the City Plan requires that "developments will, wherever possible, contribute to the greening of Westminster by incorporating trees, green walls, green roofs, rain gardens and other green features and spaces into the design of the scheme.

There are no existing trees in or adjacent to the rear garden which could be lost or harmed as a result of the proposals.

Notting Hill East Neighbourhood Forum have objected on the grounds of rear extensions resulting in loss of rear garden space, change in rear garden level and lack of greenery.

The existing garden is currently paved, and both adjacent gardens; at Nos. 21 and 23, are fully hard landscaped and other gardens in the vicinity have also been lowered.

It is proposed to lower the rear garden level so that it is at the same level as the lower ground floor. The Arboricultural Manager has raised concerns about this, however it is considered acceptable subject to a condition requiring an appropriate depth of topsoil, subsoil and drainage layer in the lowered garden, as well as details of a proposed new tree as was attached to the recent permission for the lower ground floor extension. This

will ensure that the garden soil is suitable for future planting, given the lowering which will remove existing topsoil layer likely present beneath the existing paving.

It is also recommended to impose a condition to require the materials to be used in the rear garden to be permeable to address sustainable drainage.

The proposal provides for a sedum roof to the closet wing and part of the main roof, and these are to be secured by condition.

9.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

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 ('the LBCA Act') 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 66 of the LBCA Act 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 LBCA 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(K) 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.

The application relates to a mid-terraced townhouse within the Westbourne Conservation Area. It is an unlisted building of merit which, as part of the wider terrace fronting the eastern side of Northumberland Terrace, makes a positive contribution to the character and appearance of the area, both to the front and to the rear. The terrace also positively contributes to the setting of the adjacent grade II listed terrace which it backs

onto, 7-53 Chepstow Road. The house is in a generally good condition and retains much of its historic interest, including modest rear closet wing which rises from lower ground to ground floor levels.

Closet wings on the rear of this terrace are a little varied, but the original modesty (shallow projection) of these can still be seen not only with this site, but also at nos. 17, 20, 21, and 23. No.24 also has seen some effort shown in the stepping of later extensions to the closet wing. There are however three properties which have received substantial extensions to the closet wings at nos. 18, 19 and 25, which are similar to that proposed by this application. There are also further taller and notably bulkier extensions to second floor level seen at 26, 27 and 28. The applicant's and officer's research of the planning history of these has not revealed recent permissions, with the scale of these extensions seemingly pre-dating the available planning record. Whilst they do not represent a recent permission history which might influence the consideration of this current application, they do represent a part of the varied character of the rear of the terrace. They are also all taller in height than the current application proposal.

The application proposes to replace the existing shallow two-storey (lower ground to ground/first half-landing level) with a more deeply projecting two-storey extension, rising to ground floor level (so slightly lower than the existing shallow closet wing). This would be built on top of and to the same rear building line as the already approved lower-ground (full width) extension, and would be coupled with a recessed lighter-weight infill extension between the new closet wing and the adjacent closet wing of no.23.

A number of objections have been received in relation to the proposed extension, but also to other elements of proposals which were the subject of past applications, and are related in fact more to the lower-ground floor extension which has already been approved. A number of letters of support have also been received.

From the current character of the rear of this terrace, it is considered that the pattern of closet wings is quite loose - whilst substantial two-storey extensions are in the minority, and the addition of more would be harmful, this is not what is proposed by this current application which is smaller than those existing two-storey extensions. Being set at the ground floor level, it sits below the equivalent height of those other, more substantial extensions, but also only slightly above the lower level of the stepped extensions of no.23 next door. In 3D drawings submitted in support of the application, the proposal would sit relatively comfortably alongside the existing variable extensions across the back of the terrace.

The detailed design of the proposed extension and its associated infill at the same level, would be respectful to the vernacular character of the rear of the terrace, whilst representing a high quality new addition to the house.

Whilst the proposal is perhaps larger than what may be acceptable in other locations, for this property and when compared with the existing and approved situation across this terrace, it is considered to preserve the appearance of the building and the character and appearance of the conservation area. Subject to conditions and other matters, the application is therefore considered compliant with Policies 38 (design principles), 39 (heritage) and 40 (townscape and architecture) of the City Plan, and is recommended for approval.

9.5 Residential Amenity

Policy 7 of the City Plan seeks to protect surrounding residences from unacceptable loss of daylight/ sunlight, sense of enclosure, loss of privacy and noise. Policy 33 aims to minimise local environmental impacts of development. Policy 38C of the City Plan requires that all development, introduces measures that reduce the opportunity for crime and anti-social behaviour, promoting health, well-being and active lifestyles through design and ensuring a good standard of amenity for new and existing occupiers.

Daylight & Sunlight

Objections have been received on the grounds of loss of light to neighbouring properties.

The lower ground floor level extension would largely sit between the boundary walls of the neighbouring properties and therefore is unlikely to result in any significant increase in sense of enclosure or loss of sunlight/daylight to those properties.

The proposed extensions at ground floor level involve an extension to the closet wing adjacent to the boundary with No.21 and an infill extension adjacent to the boundary with No.23. A sunlight and daylight assessment has been submitted with the application and has assessed the impact on No 21 and no 23 Northumberland Place and 49 Chepstow Road. This concluded that 23 Northumberland Place and 49 Chepstow Road will not experience any reduction in VSC, NSL or APSH and that 21 Northumberland Place will experience fully BRE compliant alterations in VSC, NSL and APSH. Whilst a lower ground floor window to 21 Northumberland Place will experience losses, due to the retained level of light it remains BRE compliant. It is therefore considered that the proposal is acceptable in terms of its impact on sunlight and daylight.

Sense of Enclosure

An objection has been received on the grounds of the sense of enclosure to the lower ground floor level skylight and ground floor rear reception window of No.21. The proposal would involve the closet wing projecting further than existing at the boundary with 21 Northumberland Place (by approximately 3.5 meters), however this would only be by one storey above the existing lower ground floor extension of that property and the relationship is typical of the area. It is not considered that it would result in an unacceptable increase in sense of enclosure to the nearest adjacent windows. The room served by the rooflight is served by other large windows.

Privacy

The windows of the lower ground floor extension would face into the garden of the subject premises and so would not result in any overlooking to neighbouring properties. This element of the application was granted permission in February 2022 (RN: 21/07693/FULL).

Objections have been received on the grounds of loss of privacy from the windows in the rear extensions, and the proposed terrace/balcony. The balcony proposed at ground floor level is flanked on one side by the wall of the proposed closet wing extension and

on the other by the flank wall of the extension at No.23. This would mean that overlooking from the balcony would be limited and it is not considered that it would result in significant loss of privacy. The balcony and the new windows in the proposed extension would be some distance from the properties directly opposite and are not considered to result in significant overlooking when compared with the existing situation

Noise

Objections have been received on the grounds of noise as a result of lowering the lower ground garden level and as a result of the balcony and double doors. The balcony/terrace is of a small size, and it is not considered that it would enable large groups to gather which would represent a significant noise issue. It is not considered that any elements of the proposal would result in a significant increase in noise compared with the existing situation or that of neighbouring buildings.

9.6 Transportation, Accessibility & Servicing

The proposal has no transportation or highways impact.

9.7 Economy including Employment & Skills

It is recognised that the proposal will create jobs during the construction period which is welcomed.

9.8 Other Considerations

Objections have been received on the grounds that the submitted drawings were inaccurate and misleading. The applicant has since resubmitted corrected drawings explaining a surveying error in the original drawing set. The revised drawings have been subjected to re-consultation. Two further objections have been received from previous responders on the grounds that the drawings remain inaccurate however from a site visit the drawings appear to be accurate.

9.9 Environmental Impact Assessment

The proposed development is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.10 Planning Obligations & Pre-Commencement Conditions

Planning obligations are not relevant in the determination of this application. No pre-commencement conditions are recommended for this application.

10. Conclusion

Whilst recognising the concerns raised by the objectors, the proposal is considered acceptable in design, conservation, sustainability and amenity terms. The proposed extensions are considered to protect the character and appearance of this unlisted

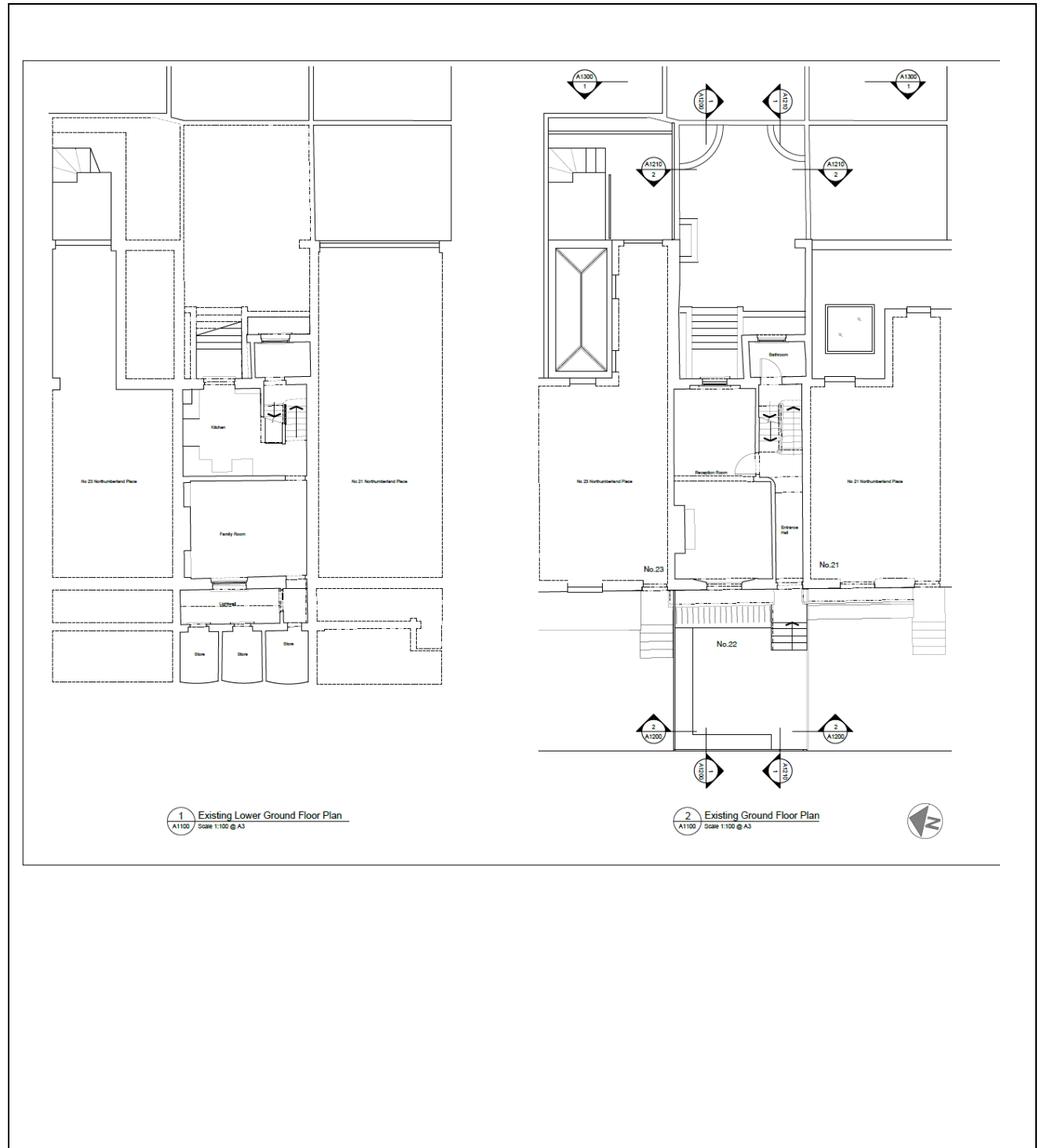
building of merit and of the conservation area.

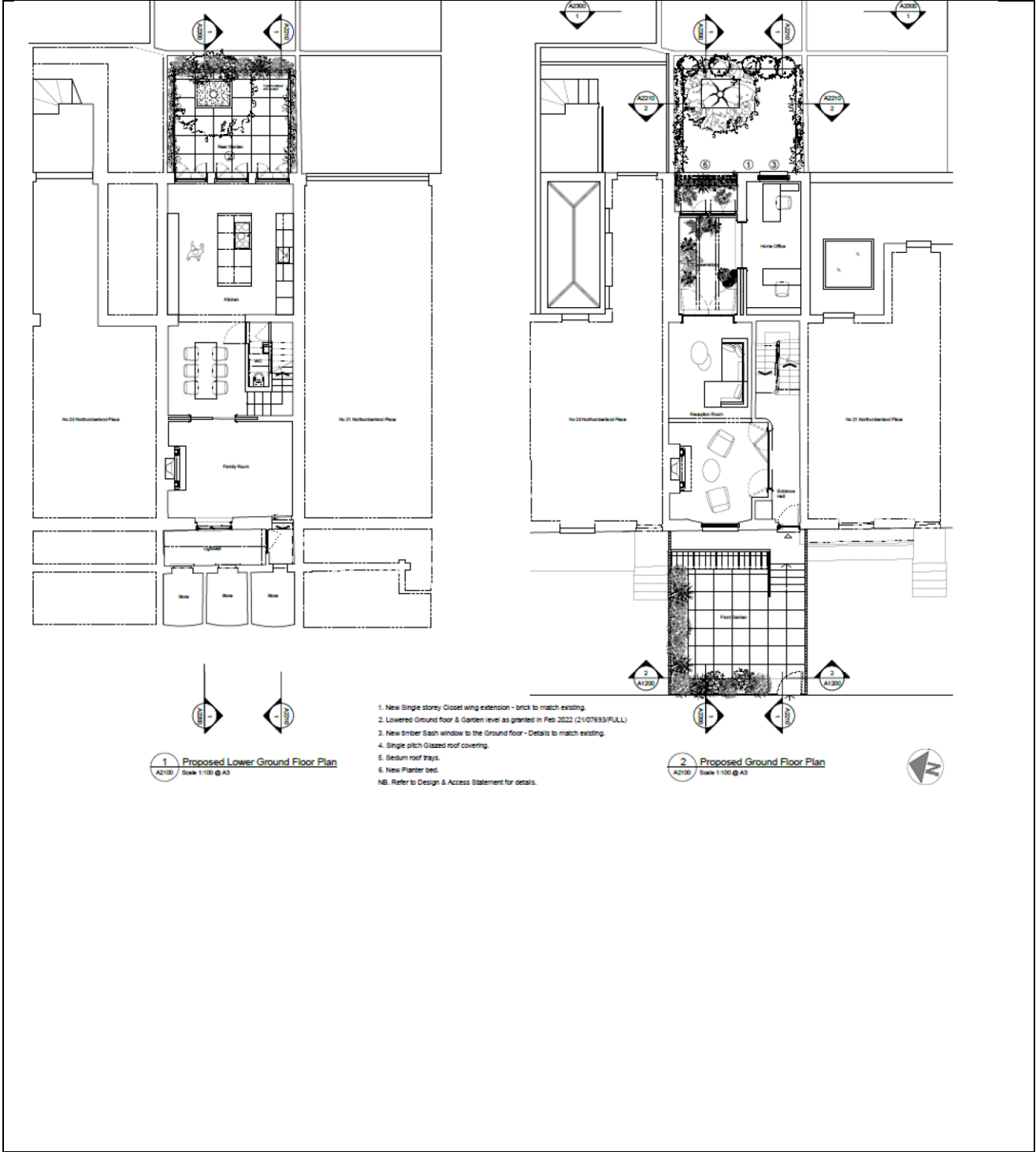
As such, the proposal is considered acceptable, mindful of policies 7, 8, 34, 36, 38, 39 and 40 of the City Plan 2019-2040 and therefore, a recommendation to grant conditional permission would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(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: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk

11. KEY DRAWINGS



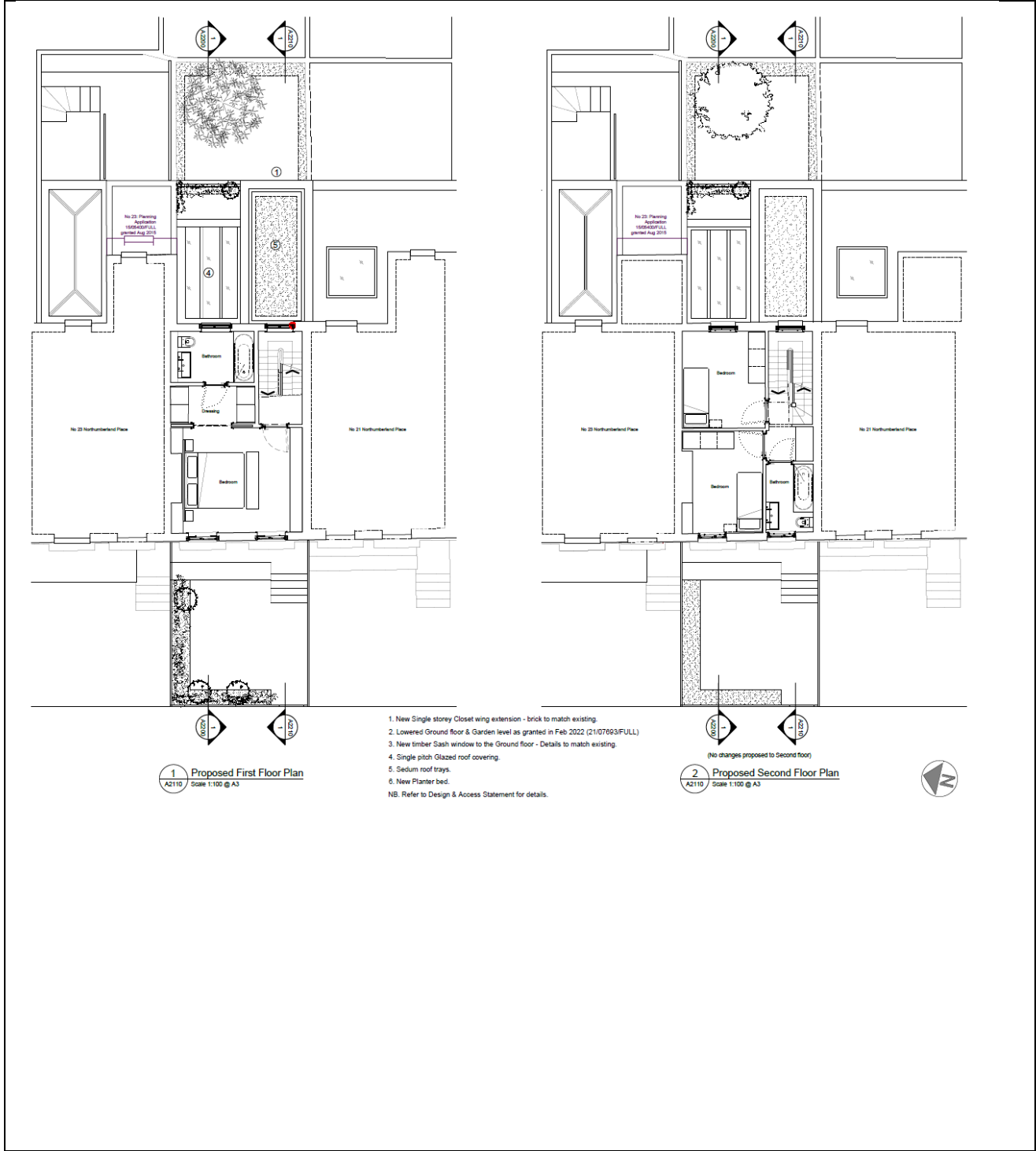


1 Proposed Lower Ground Floor Plan
A2100 Scale 1:100 @ A3

2 Proposed Ground Floor Plan
A2100 Scale 1:100 @ A3

1. New Single storey Closet wing extension - brick to match existing.
 2. Lowered Ground floor & Garden level as granted in Feb 2022 (21/07693/FULL)
 3. New Timber Sash window to the Ground floor - Details to match existing
 4. Single pitch Glazed roof covering.
 5. Sedum roof trays.
 6. New Planter bed.
- NB. Refer to Design & Access Statement for details.



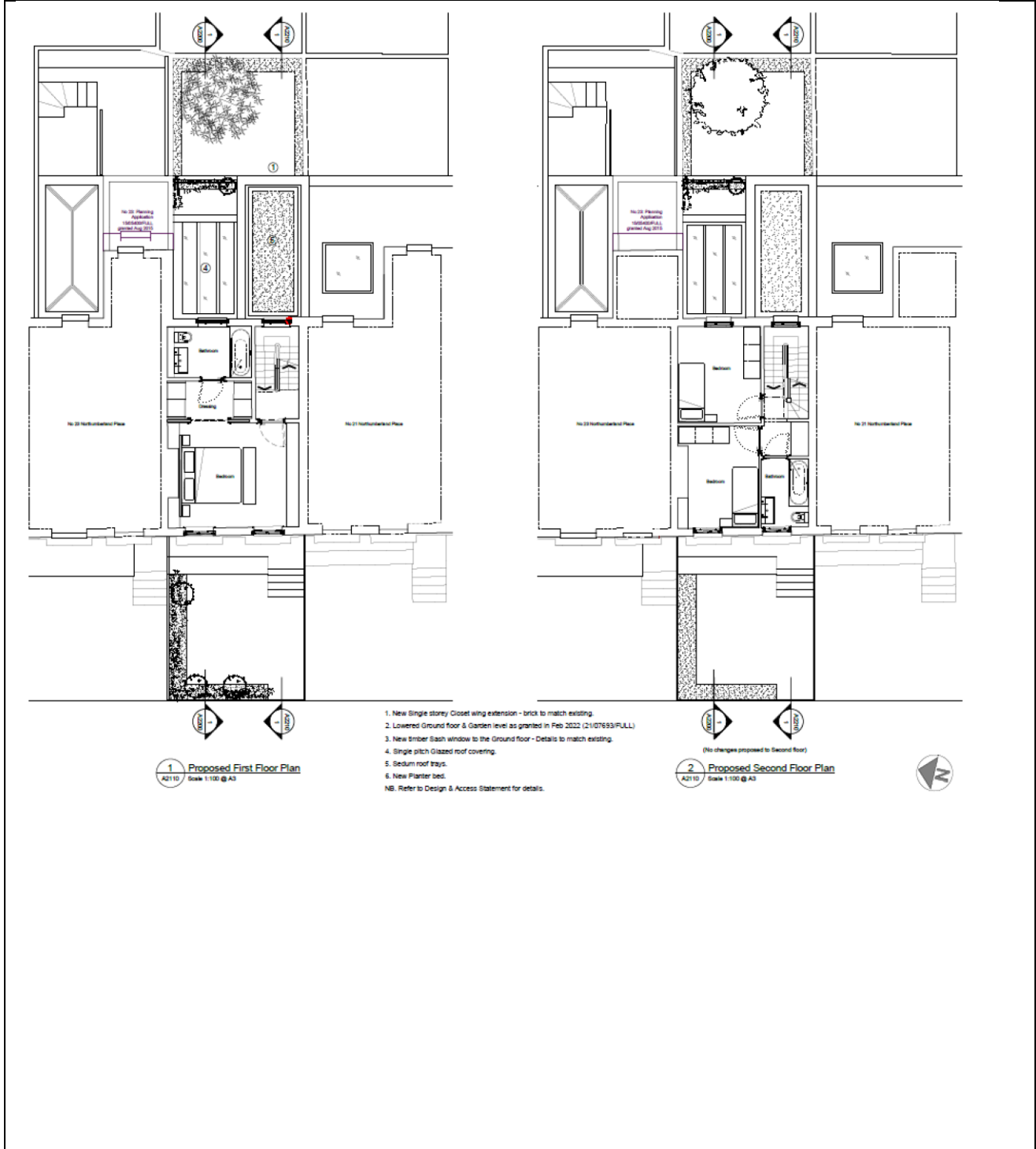


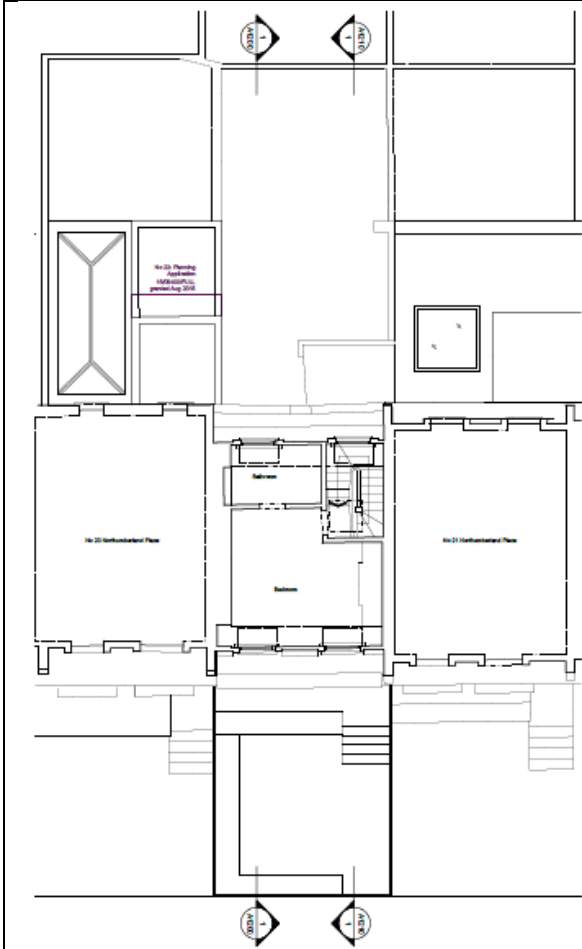
1 Proposed First Floor Plan
A2110 Scale 1:100 @ A3

1. New Single storey Closet wing extension - brick to match existing.
 2. Lowered Ground floor & Garden level as granted in Feb 2022 (21/07693/FULL)
 3. New timber Sash window to the Ground floor - Details to match existing.
 4. Single pitch Glazed roof covering.
 5. Sedum roof trays.
 6. New Planter bed.
- NB. Refer to Design & Access Statement for details.

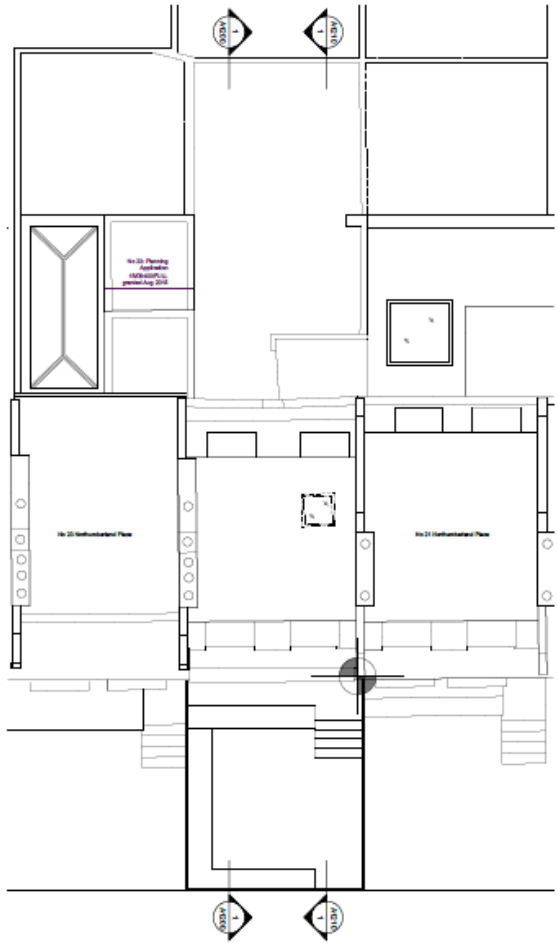
(No changes proposed to Second floor)
2 Proposed Second Floor Plan
A2110 Scale 1:100 @ A3





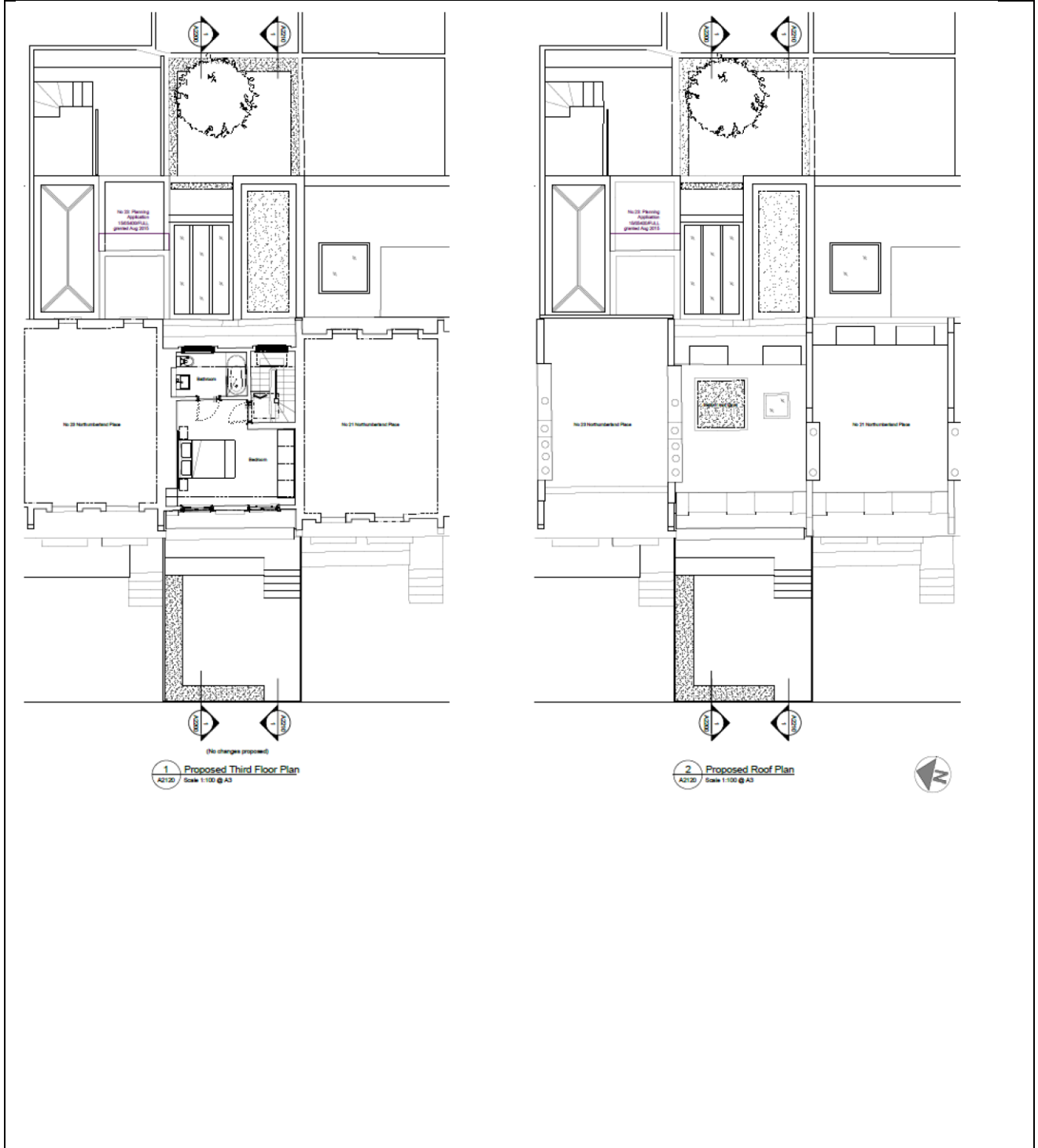


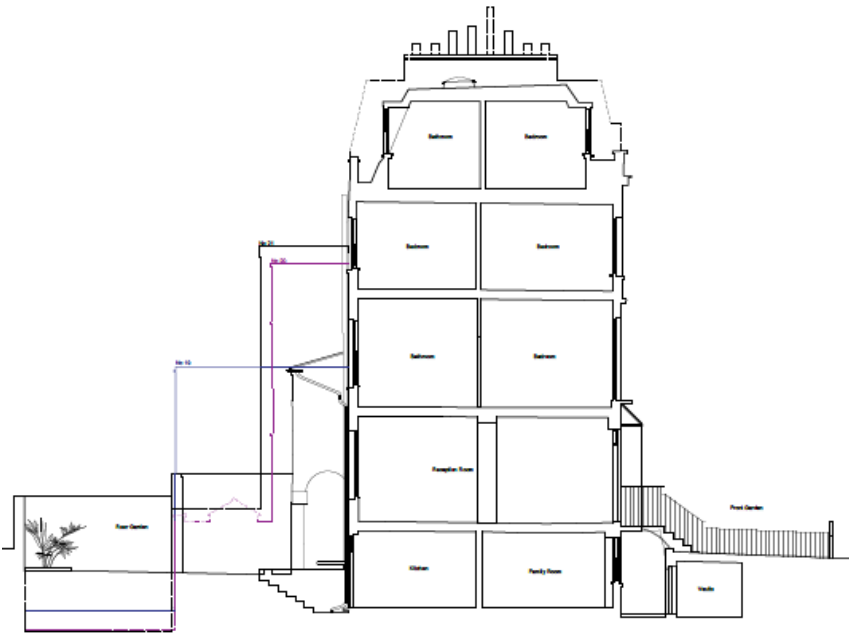
1 Existing Third Floor Plan
A1100 / Scale 1/160 @ A3



2 Existing Roof Plan
A1100 / Scale 1/160 @ A3



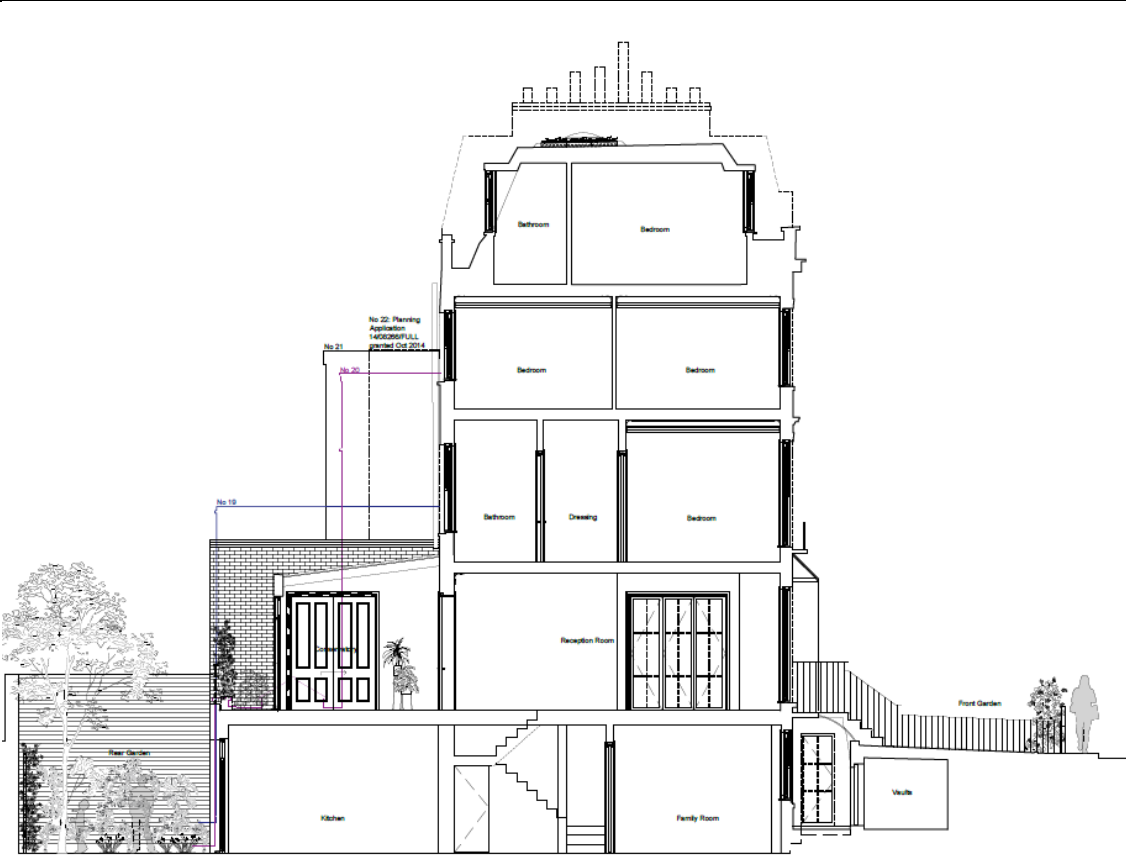




1 Existing Section A
A1000 Scale 1:100 @ A3



2 Existing and Proposed Front Elevation
A1000 Scale 1:100 @ A3



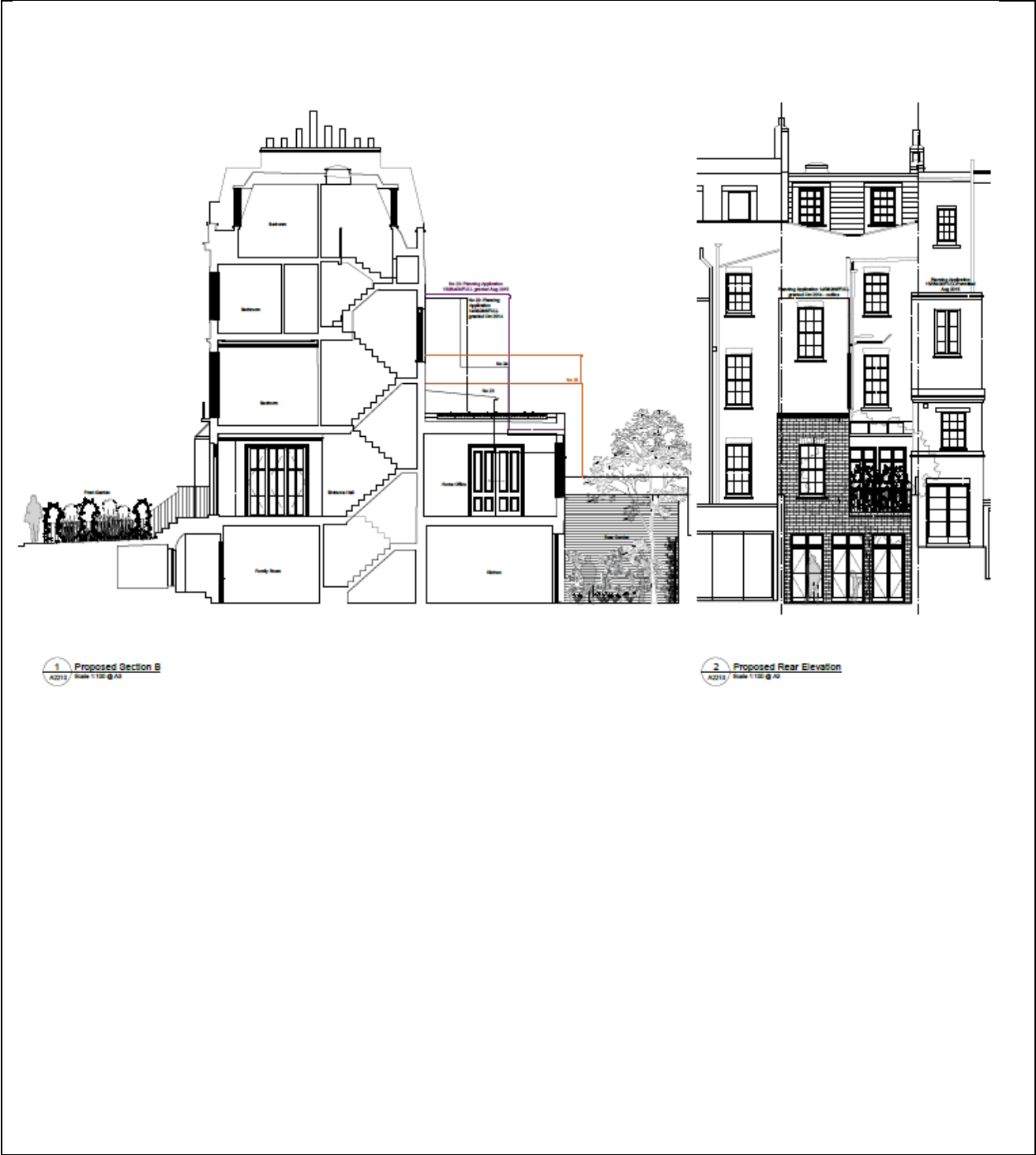
1 Proposed Section A
A2200 Scale 1:100 @ A3



1 Existing Section B
A120 Scale 1:100 @ A1



2 Existing Rear Elevation
A120 Scale 1:100 @ A1



1 Proposed Section B
Scale 1/8" = 1'-0"

2 Proposed Rear Elevation
Scale 1/8" = 1'-0"

DRAFT DECISION LETTER

Address: 22 Northumberland Place, London, W2 5BS,

Proposal: Erection of extensions at lower ground and ground floor levels with terrace at rear ground floor level.

Plan Nos: A100001; A101003; A110006; A111006; A112002; A120006; A121004; A130004; A201007; A210012; A211009; A212004; A220012; A221014; A230005; Design and Access Statement; Daylight and Sunlight Report

Case Officer: Richard Langston

Direct Tel. No. 07866036470

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

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

- 4 You must not use the roof of the closet wing extension at first floor level for sitting out or for any other purpose. You can however use the roof to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)

- 5 You must apply to us for details of the specification and profile of the soil which you propose for the lowered rear garden, including details of the drainage layer and details of the permeable paving ,measures to deal with water run-off.

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

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in Policies 34 and 45 of the City Plan 2019 - 2040 (April 2021). (R30DB)

- 6 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 Policy 34 of the City Plan 2019 - 2040 (April 2021). (R43AC)

- 7 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. 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 landscaping and planting within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees that are part of the planting scheme that we approve, or find that they are dying, severely damaged or diseased within 3 years of planting them, you must replace them with trees of a similar size and species. (C30CC)

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Westbourne Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in Policies 34, 38 and

39 of the City Plan 2019 - 2040 (April 2021). (R30CE)

- 8 Windows must be painted timber vertically sliding sash windows set into reveals. Doors must be painted timber side-hinged French doors with matching fixed or inward tilting fanlights, and set into reveals.

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

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.

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