

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 4 April 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Bayswater	
Subject of Report	26 Alexander Street, London, W2 5NT		
Proposal	Alterations to existing residential unit including construction of a new fourth floor mansard with dormer windows to front and rear, plus rooflight. Modifications to third floor front and rear facades and fenestration, including installation of double-glazed timber framed sash windows.		
Agent	Alexander Hobbs Associates		
On behalf of	Pembridge Developments Ltd		
Registered Number	22/05586/FULL	Date amended/ completed	1 September 2022; and 2 February 2023
Date Application Received	15 August 2022		
Historic Building Grade	Unlisted		
Conservation Area	Westbourne		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

Grant conditional planning permission

2. SUMMARY & KEY CONSIDERATIONS

The application relates to detached residential property divided into flats, comprising of four storeys plus basement, located on Alexander Street. The building is not listed but is located within the Westbourne Conservation Area.

Planning permission is sought for the erection of a mansard roof extension with two dormers to the

front and rear, plus a rooflight. Associated alterations include works to the third-floor front and rear facades and fenestration, including the replacement of windows with double-glazed timber sash windows.

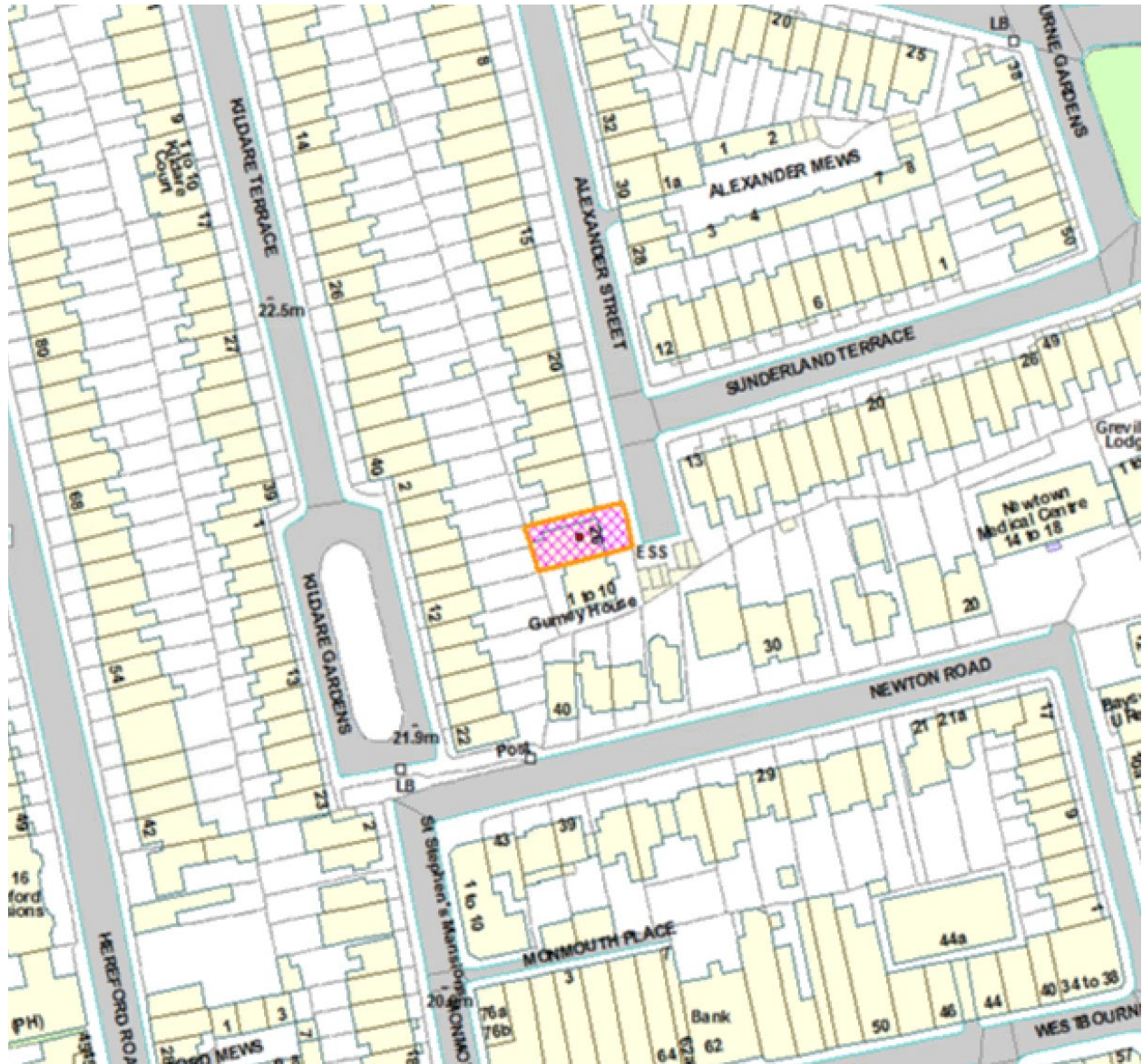
Objections have been raised from neighbouring residents on a number of grounds, including the design of the proposals and impact on the conservation area, loss of light, increased sense of enclosure and loss of privacy.

The key considerations in this case are:

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

The application is considered to accord with the development plan and the application is therefore recommended for approval, subject to the conditions set out in the draft decision letter appended to this report.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Front Elevation



5. CONSULTATIONS

5.1 Application Consultations

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 38

Total No. of replies: 8 from 6 different addressees

No. of objections: 6

No. in support: 0

Objections raise the following issues:

Amenity

- Daylight/Sunlight impacts of the proposal on properties to the rear on Kildare Gardens
- Increase sense of enclosure; the mansard roof extension would make the building appear intrusive from the upper floors of any houses on the east side of Kildare Gardens and will have a serious impact on their standard of living
- Impact on privacy
- Object to any outdoor terraces due to noise disturbance

Design

- Object to proposed building height; it should be the same height as existing or not higher than no. 25.
- Proposed additional new mansard roof would result in a 2-storey extension above the original 4-storey house; this would set a precedent for 2-storey extensions on Alexander Street and immediate area; there are no other houses in the area which have 2-storey roof extensions.
- Object to detailed design of roof extension

Land Use

- Object to the number of flats they are squeezing into the building.

Other matters

- Noise nuisance and disturbance due to construction works for substantial amount of time
- Concerned about the number of applications being submitted and withdrawn, and the constant changes in size, number of flats; and various different alterations; there is no idea of the final vision for the property.
- Works have started on site back in September 2022
- If the development is permitted, there should be a requirement to complete construction within a certain number of months, in order to minimise disturbance.

PRESS NOTICE/ SITE NOTICE:

Yes

5.2 Applicant's Pre-Application Community Engagement

The applicant has not submitted a Statement of Community Involvement and the other application documents do not indicate that engagement was carried out by the applicant with the local community and key stakeholders in the area, prior to the submission of the planning application.

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.

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

This application is an unlisted detached building located within the Westbourne Conservation Area.

The building currently comprises of 6 flats located over 5 floors, including lower ground, ground, first, second and third floors. However, there have been recent planning permissions granted for the property which, if both built out, would reduce the number of residential units within the building from 6 to 4. This includes planning permission

granted on 2 December 2022, for the amalgamation of two flats (Flat 3 located at 1st floor and Flat 5 located at 2nd Floor) to create a family sized maisonette (RN:22/05770/FULL) and planning permission granted on 14 December 2022 for works including the amalgamation of two flats (Flat 1 located at lower ground floor and Flat 3 located at upper ground floor) to form a 3-bedroom maisonette (RN: 22/04976/FULL).

7.2 Recent Relevant History

The following is the most recent and relevant history for this site only:

83/03978/FULL

Conversion to provide 5 Flats including demolition of rear extension and rebuilding at basement and ground floor levels.

Granted 10 July 1985

13/11517/FULL

Excavation works under front garden and existing coal store in connection with the extension of the dwelling at basement level to create additional residential floorspace.

Granted 4 February 2014

16/00795/FULL

Variation of Condition 4 of planning permission dated 4 February 2014 (RN: 13/11517) for excavation works under front garden and existing coal store in connection with the extension of the dwelling at basement level to create additional residential floorspace; namely, to enable a retrospective construction management plan to be submitted for approval.

Granted 1 April 2016

16/03185/FULL

Alterations to front garden including new paving, installation of railings, construction of a refuse enclosure, automatic solar powered parking restrictors and stair lights and installation of railings to front portico.

Refused 14 July 2016

16/07208/FULL

Alterations to paving finish to front garden stairs and lightwell, installation of balustrade to front lightwell and first floor portico, construction of a new refuse enclosure, installation of parking barriers and light fitting either side entrance door.

Granted 25 October 2016

22/02039/FULL

Amalgamation of six residential units into three residential units, including demolition of the existing rear back addition at lower ground level and installation of doors to garden. General internal reconfiguration together with the infill of one entrance door at side lower ground level and the creation of new communal storages at lower ground level.

Replacement of the existing windows to double glazed timber framed windows to the front, and double-glazed windows to the rear and side elevations.

Application Withdrawn 20 July 2022

22/02927/FULL

Construction of a side extension at all levels, alteration of existing openings at side elevations lower levels; modification to third floor front, rear and side facades and fenestrations, using double-glazed timber framed sash windows to match existing; and replacement of windows with double glazed timber framed sash windows throughout.

Application Withdrawn 24 June 2022

22/04976/FULL

Amalgamation of part lower ground and upper ground floor to create a family sized dwelling in association with the use of building as five residential units (Class C3); Alterations to third floor front and rear facades and erection of parapet at roof level; Replacement of front and rear windows; Relocation of external staircase to side; Reinstatement of balustrades to front balcony at first floor level; Works to front yard, including installation of dwarf walls with railing, new pillars and black metal entrance gates, new paving, erection of bin storage area and retention of two car parking spaces.

Granted 14 December 2022

22/05150/FULL

Use of first and second floor flat roofs to the rear as terraces including 1.2m metal balustrades and 1.6m trellis fencing.

Refused 8 November 2022

22/05705/FULL

Erection of fourth floor hipped mansard roof extension and new dormer windows to front and rear and three conservation type rooflights and modification to third floor front and rear facades and fenestrations, using double-glazed timber framed sash windows to match existing.

Application Withdrawn 9 September 2022

22/05770/FULL

Amalgamation of two flats at 1st and 2nd floor levels (flats 4 and 5) to create a family sized dwelling (Class C3)

Granted 2 December 2022

8. THE PROPOSAL

The current proposals, subject of this planning application, relate to the existing 2-bedroom flat located on the 3rd floor, which is proposed to be extended with a mansard roof extension with new dormer windows and a conservation rooflight, to provide additional accommodation for the existing flat on the new fourth floor. Associated alterations include, modifications to the third-floor front and rear facades and replacement of the windows at this level with double-glazed timber framed sash windows.

Revisions have been submitted during the course of the application relating to the detailed design of the proposed mansard roof.

9. DETAILED CONSIDERATIONS

9.1 Land Use

The existing flat is a 2-bedroom flat at third floor level (Flat 6), and the proposed extension to this flat would provide a 3-bedroom maisonette over the third floor and new fourth floor. The Gross Internal Area (GIA) of the proposed 3-bedroom maisonette will measure 120sqm, which exceeds the minimum space standard for new dwellings as set out in Table 3.3 of the London Plan for 3-bedroom, 6 person dwelling over 2-storeys. Although the proposal is for the extension to an existing dwelling, and not for an additional dwelling, City Plan policy 12, on Housing quality for new homes, is relevant in regards to the quality of accommodation. This policy requires all new homes to exceed the Nationally Described Space Standards, and also provide external amenity space. There is no private amenity space provided for the maisonette, and it is not practicable to do so. Where it is not practicable to provide external amenity space, policy 12 states that additional internal living space will be required. This should equate to at least 5sqm for dwellings for 1-2 persons, and a further 1sqm for each additional person the dwelling is designed to accommodate. The minimum GIA required for a 3-bedroom 6 person dwelling over 2 floors as set out in the National Described Space Standards is 102sqm. At 120sqm, the proposed GIA exceed this by 18sqm which more than meets the requirements for additional living space where there is no external amenity space proposed set out in Policy 12. The proposed maisonette would also be dual aspect, with windows both to the front and rear.

Objections have been received raising concerns over the number of flats being created at the property and the impact that would have in terms of noise. This application does not result in an increase in the number of flats, as it relates only to the extension of an existing flat within the building to provide additional habitable accommodation.

The proposals would provide good quality family accommodation and is considered to be in accordance with Policies 8 and 12 of City Plan 2019-2040 (April 2021)

9.2 Environment & Sustainability

Sustainable Design

The proposed new works provide the opportunity to refurbish and upgrade the property in line with current building regulations, and will include sustainable building standards, higher standards of insulation, and energy saving heating and ventilation. New double-glazed timber sash windows at third floor front and at rear elevations are also proposed, which will improve thermal and sound insulation. This is in accordance with City Plan Policy 38(D)

9.3 Biodiversity & Greening

The proposal comprises of a mansard roof extension which does not provide any appropriate opportunities for greening. It is therefore not considered appropriate to insist on any provision for biodiversity measures for this development.

9.4 Townscape, Design & Heritage Impact

The application site is not listed but is located within the Westbourne Conservation Area

Legislative & Policy Context

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

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.”*

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.

Assessment

26 Alexander Street is a mid-19th century classically detailed stucco fronted former townhouse of two bays and four storeys. While the building has been noted as unsuitable for roof extension within the Westbourne Conservation Area Audit, this consideration was made on the audit’s publication in 2002, when the building’s third floor terminating storey was a UPVC framed glazed box. This crude and uncharacteristic building termination was a dissonant feature in the building’s composition, diminishing the house’s contribution to the street scene and conservation area.

However, in 2022 permission was granted for the removal of the third floor and replacement with a sheer storey replicating the stucco detailed elevations of the second floor. This was a significant visual improvement to the building and enhancement to the Westbourne Conservation Area. This change to the building’s form and appearance, was a significant material change in circumstance, as was the adoption of the new City Plan 2020-40 in 2021.

The 2022 scheme for a new stucco faced third floor, which is currently being constructed, includes a flat roof surrounded by parapet walls and could potentially accommodate another floor.

The present mansard roof proposal, which had been negotiated in a previous application, now features pitched slated slopes to all sides, rather than sheer side elevations (gables). The design also has a secondary pitch rising to a central ridge, hipped to both front and rear. The roof design is a traditional form for a mid-19th century building, with pitched slated slopes behind parapet walls with lead clad dormers. The design ensures the terminating storey has a subordinate relationship to the building, which recedes in street views. The rear will feature the typical ‘V’ shape parapet, suggesting the presence of a butterfly roof, which in this case, was removed many years ago.

The secondary pitch ensures an elegant termination to the roof and while the ridge is

slightly higher than the adjoining terrace's parapet, it would have only a modest impact in street views, being both set back and hipped at both ends. The new roof storey remains subordinate to the host building and has a comfortable relationship to the adjacent more imposing end terrace at no. 25.

The use of timber sash windows to the dormers is appropriate, though conditions are recommended to refine the thickness of the top and sides of the dormers, the use of natural Welsh slate, (typical of the conservation area) and of traditional rolled leadwork for the hips and ridge. In addition, a sample panel of the rebuilt brickwork is necessary to ensure details of salvaged stock brickwork in Flemish bond, with flush lime pointing and the coping details spec are approved.

The proposed works also include associated modifications to the third floor front and rear facades and fenestration, using double-glazed timber framed sash windows to match existing. These works are an improvement to the existing appearance of the building at third floor level, and acceptable in design terms.

Subject to these conditions, the new mansard would be a fitting termination to the house and would not be harmful to the scale of adjacent buildings or the appreciation of the conservation area's street scene. The roof extension would meet the policy expectations outlined in City Plan policy 38 (standards of development), 39 (heritage) and policy 40 E (part 3), (alterations and extension to roofs), which applies to this instance, as the building is not part of a terrace.

The proposed works also included associated modifications to the third floor front and rear facades and fenestration, using double-glazed timber framed sash windows to match existing. These works are an improvement to the existing appearance of the building at third floor level, and acceptable in design terms.

It is considered that the works will preserve the character and appearance of the Westbourne Conservation Area in accordance with section 72 of the Act, guidance in the NPPF and the relevant City Plan Policies.

9.5 Residential Amenity

Relevant policies for consideration are policies 7(A) on Managing development for Westminster's people; and 33(A) on Local environmental impacts and Policy 38(C) on Design principles of the City Plan 2019-2040.

Daylight & Sunlight

The application is accompanied by a Daylight and Sunlight Assessment by T16 Design, to assess the daylight, sunlight and overshadowing impacts on neighbouring properties in proximity to the application site. The applicant has confirmed that the assessments were undertaken based on the 2011 BRE guidance. However, there are no changes between revised BRE guidance of 2022 and the previous 2011 guidance with regard to the methodology for assessment of the impact of development on neighbours.

In assessing daylight levels, the Vertical Sky Component (VSC) is the most commonly used method. It is a measure of the amount of light reaching the outside face of a window. If the VSC achieves a value of 27 VSC or more, the BRE advise that the

window will have the potential to provide very good levels of daylight. If a value of 27 VSC is not achieved with the proposed development in place, then the relative change between the existing condition and when the proposed development is in place should be considered; and BRE guidelines suggest that the relative change between the two scenarios should be less than 20% (ie a ratio of more than 0.8)

The findings of the VSC test in the report indicates that all 70 windows pass and therefore are in line with BRE guidelines.

To determine the impact on sunlight on windows, direct sunlight to existing windows may be affected by a proposed development if at the centre of a window receives less than 25% of Annual Probable Sunlight Hours (APSH) throughout the whole year, or less than 5% APSH between 21st September and 21st March; and receives less than 0.8 times its former APSH during either period; and has a reduction in sunlight over the whole year of greater than 4% APSH. Loss of sunlight to windows only needs to be assessed if the window faces within 90° of due south. In order to assess the impact of a development on the levels of sunlight, the APSH has been calculated for those windows which face within 90° of due south and hence fall within the BRE Sunlight criteria.

The sunlight assessment was undertaken on 12 affected windows that qualify for the test, all of which meet the BRE guidance.

Sunlight tests were also undertaken on 7 neighbouring gardens all of which meet the BRE guidance, with 100% of the existing sunlight retained for all gardens tested.

Overall, the proposals are considered to meet BRE guidance and it is therefore considered that the proposals would not have an unacceptable impact on neighbouring properties in terms of loss of light.

Sense of Enclosure

Objections have been received in grounds of an increase sense of enclosure to neighbouring properties to the rear on Kildare Gardens. The distance between the rear of the application property and the rear of properties on Kildare Gardens is at least 14 metres. Whilst it is noted that the proposed mansard extension would be noticeable from rear windows, it is not considered that there would be a harmful impact to neighbouring properties, given the distance from affected windows.

Privacy

The new windows proposed would not result in any issues of privacy or overlooking for neighbouring properties. An objection has been made on grounds of loss of privacy, with reference to terraces. However, there are no terraces proposed in this application. There have been several different planning applications submitted for this property over the past year, including one for the use of existing flat roofs to the rear as terraces, under planning application reference 22/05150/FULL, which was refused on 8 November 2022.

9.6 Transportation, Accessibility & Servicing

The proposals relate to an extension to an existing flat and would not result in any changes to the requirements for car parking, cycle parking or waste storage. There are also no changes to the existing arrangements relating to access for the site.

9.7 Economy including Employment & Skills

Whilst the development is of insufficient scale to require an employment and skills plan, it will contribute positively to the local economy during the construction phase through the generation of increased opportunities for local employment, procurement and spending.

The extended residential accommodation proposed will support the local economy through increased local spending, thereby supporting local employment and services.

9.8 Other Considerations

The issues raised in representations have largely been addressed above. However, the following is also noted:

9.8.1 Construction impact

Objections have been received with regards construction impact. A condition is attached to the permission that limits the hours when building works can take place to protect the environment of the neighbouring properties. A further informative will encourage the applicant to join the nationally recognised Considerate Constructors Scheme.

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.

10. Conclusion

The proposal is considered acceptable in design and conservation terms, mindful of policies 38, 39 and 40 of the City Plan 2019-2040 (2021), causing no harm to and in fact improving the appearance of the building and preserving the character and appearance of the Westbourne Conservation Area, a designated heritage asset. The proposal would also be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Whilst recognising the concerns raised by the objectors, the proposal is considered acceptable in design, conservation, sustainability, amenity and highways terms. The application is therefore recommended for conditional approval.

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

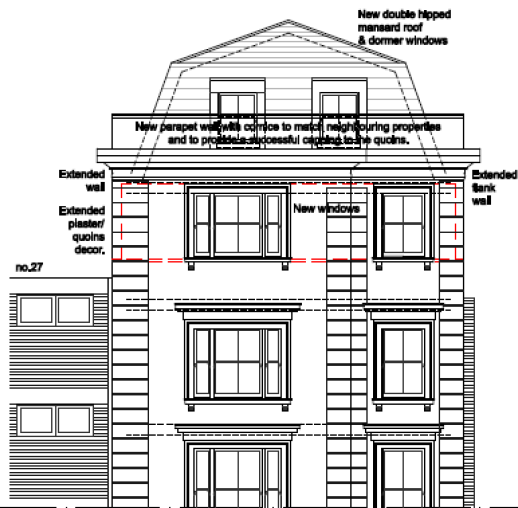
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: IAN CORRIE BY EMAIL AT icorrie@westminster.gov.uk.

11. KEY DRAWINGS

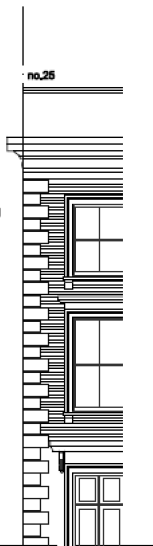


EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION



PROPOSED FRONT ELEVATION



no.25



PROPOSED REAR ELEVATION



PROPOSED STREET FRONTAGE VIEW

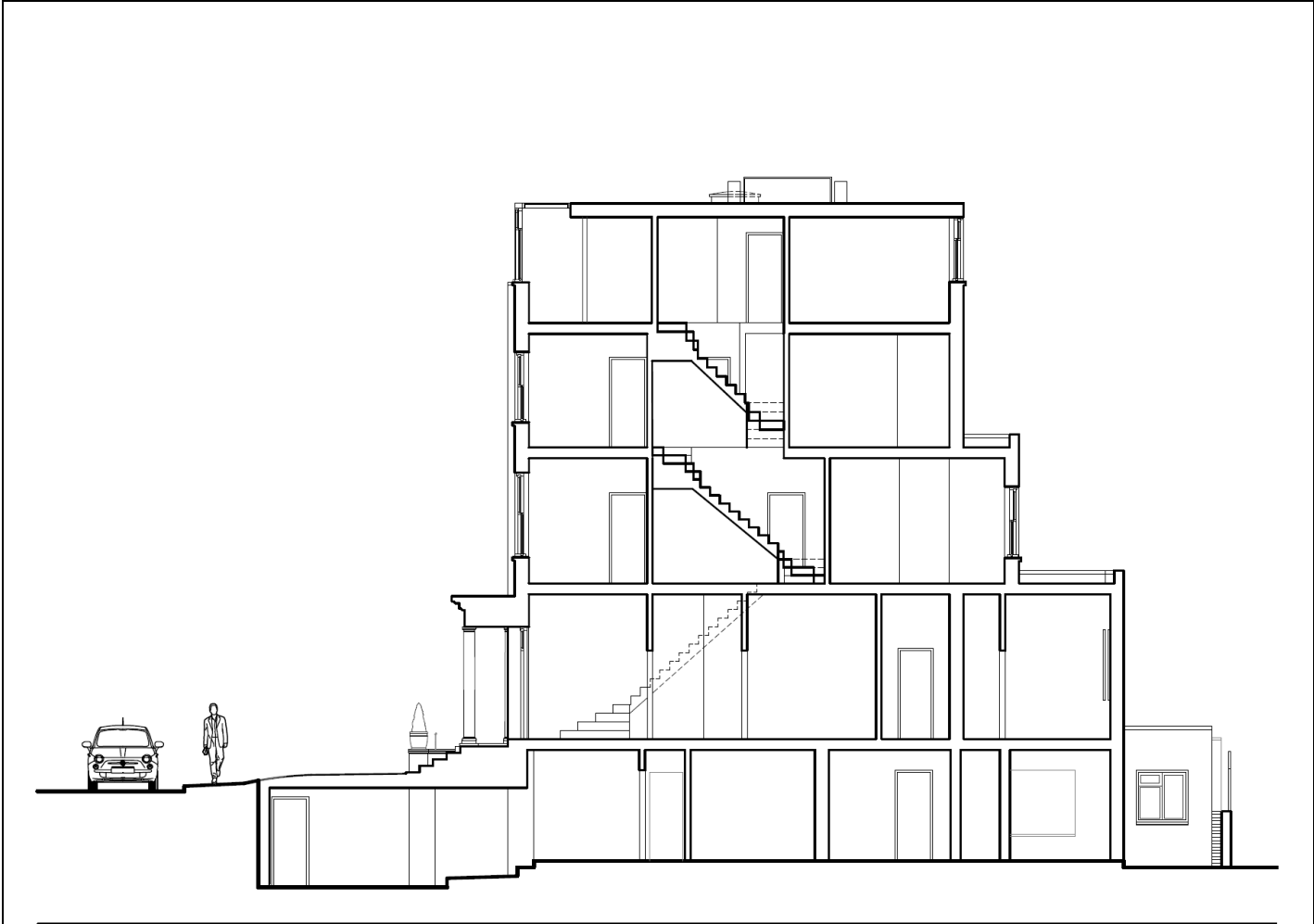




EXISTING NORTH SIDE ELEVATION

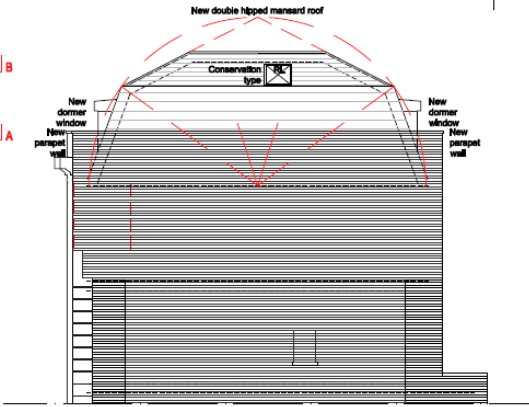
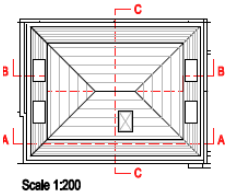


EXISTING SECTION AA

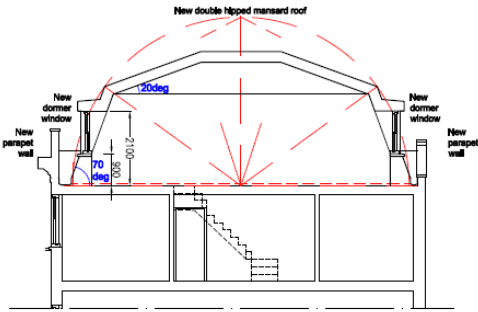


EXISTING SECTION BB

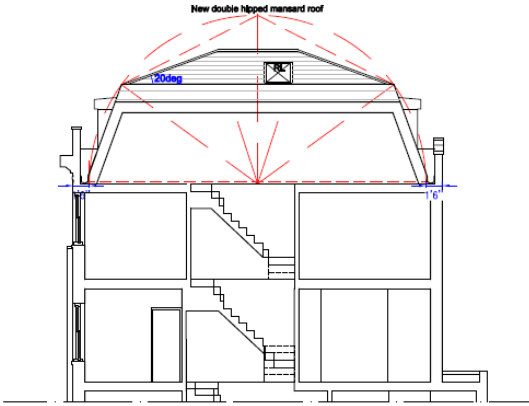
Proposed Sections



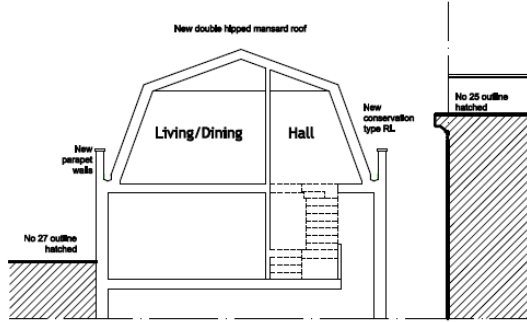
PROPOSED SIDE ELEVATION (part.)



PROPOSED SECTION BB (part.)



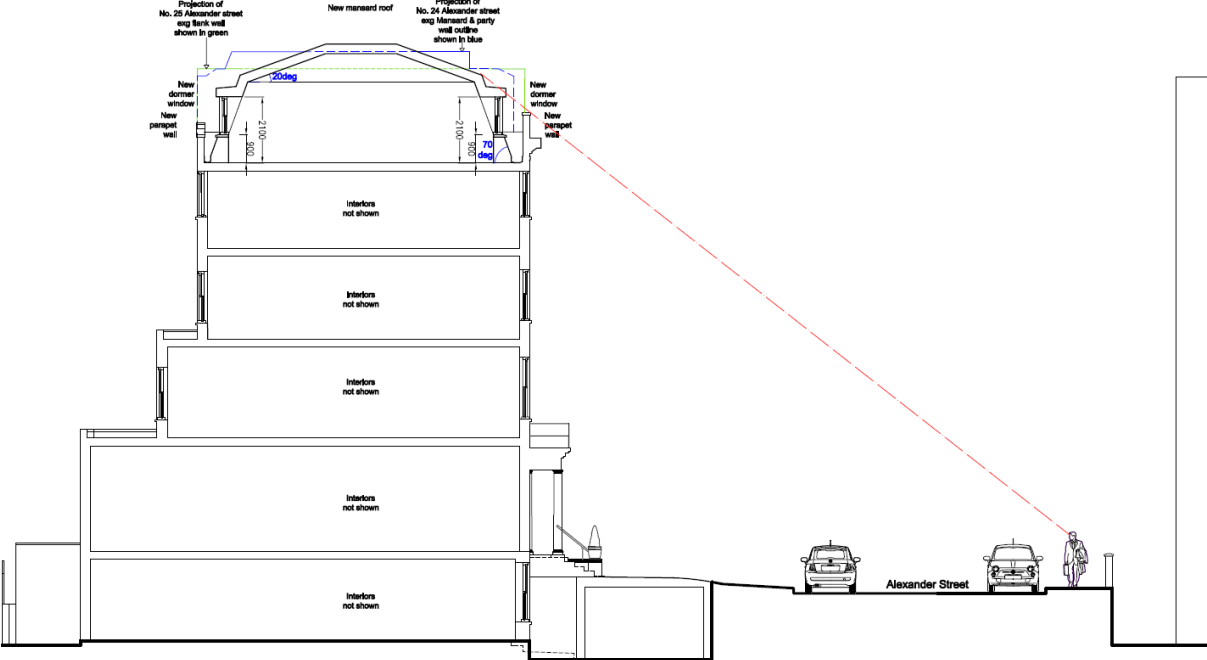
PROPOSED SECTION AA (part.) through stairs



**PROPOSED SECTION CC (part.)
Cross section**



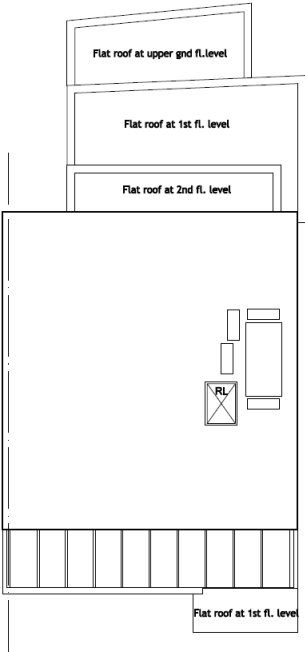
Proposed Street Section



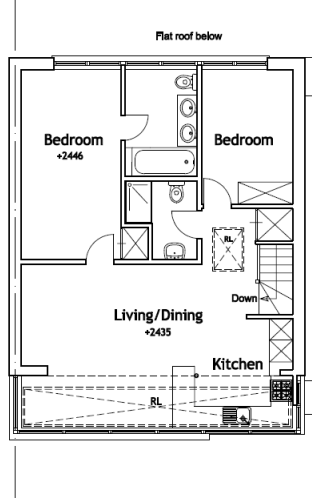
**PROPOSED SECTION (TYP.) - including field of view to proposed mansard
(Section looking towards no. 25 Alexander street)**

0 1 2 3 4 5 6 7 8 9

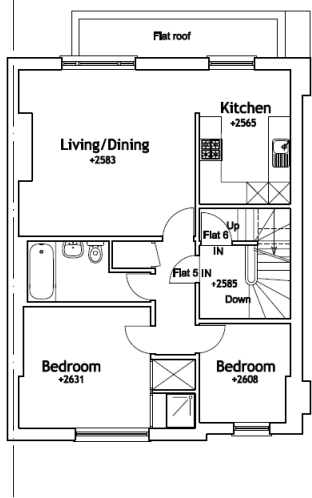
Existing Floor Plans



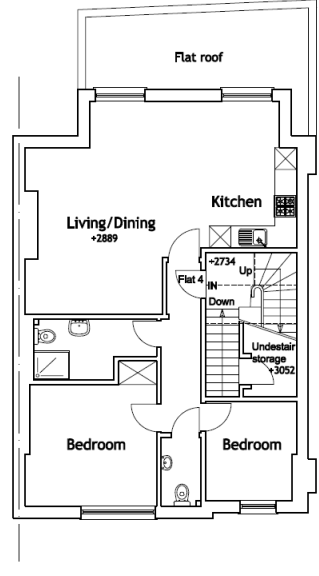
ROOF PLAN



THIRD FLOOR PLAN

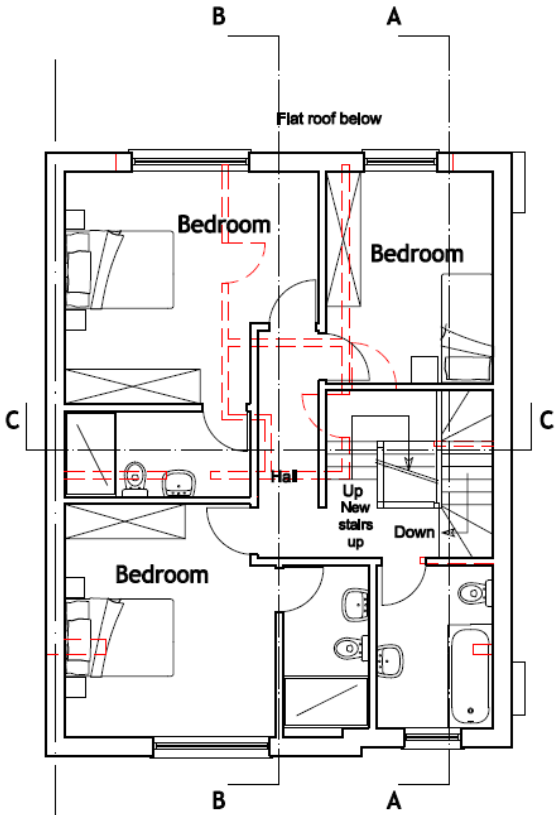


SECOND FLOOR PLAN

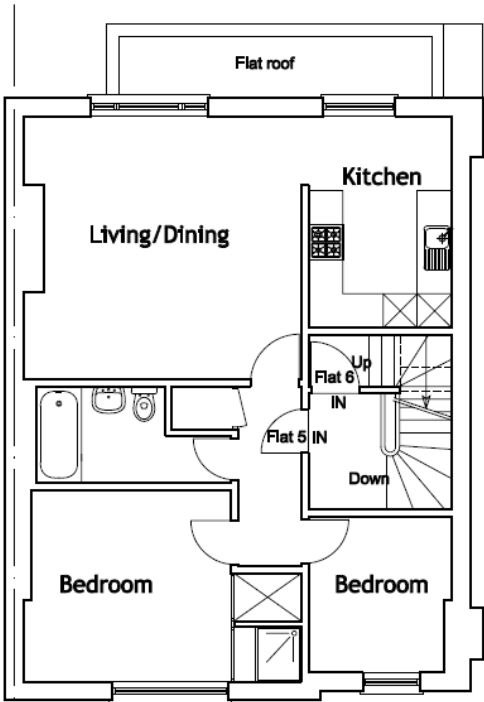


FIRST FLOOR PLAN

Proposed Second and Third Floor Plan

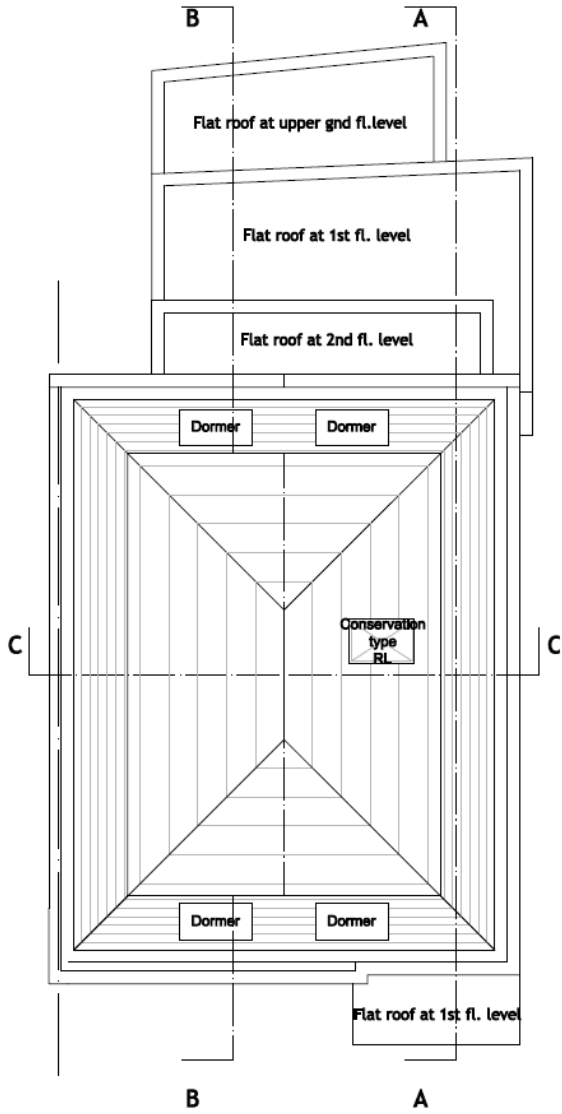


**PROP. THIRD FLOOR PLAN
- Flat 6 -**

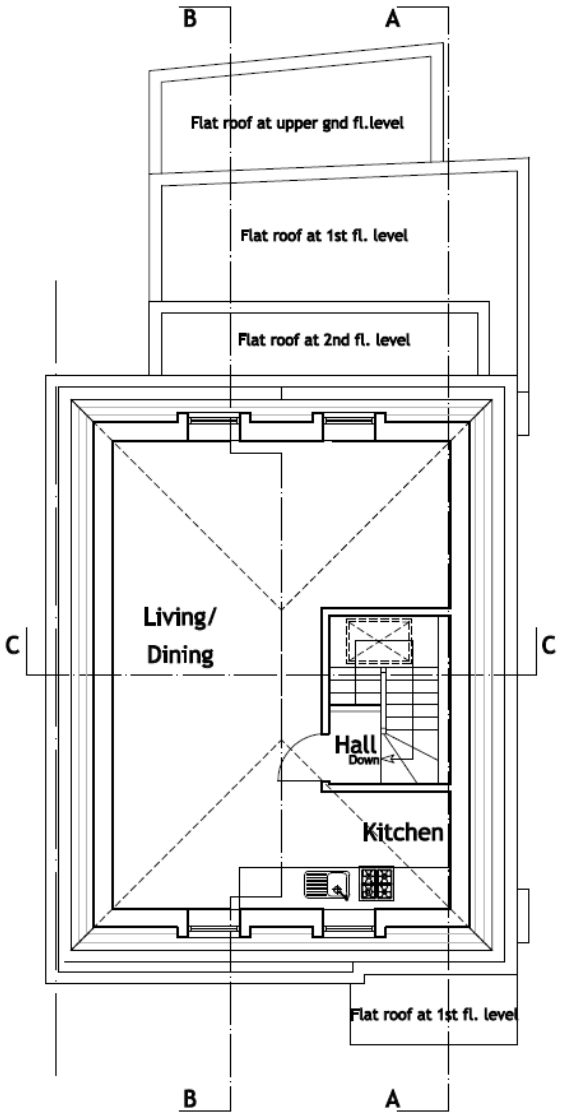


**PROP. AS EXG. SECOND FLOOR PLAN
- Flat 5 & Flat 6 entrance -**

Proposed Fourth Floor and Roof Plans



PROP. ROOF PLAN



**PROP. FOURTH FLOOR PLAN
- Flat 6 -**

DRAFT DECISION LETTER

Address: 26 Alexander Street, London, W2 5NT

Proposal: Alterations to existing residential unit including construction of a new fourth floor mansard and new dormer windows to front and rear and two conservation type rooflights. Modification to third floor front and rear facades and fenestrations, using double-glazed timber framed sash windows to match existing

Reference: 22/05586/FULL

Plan Nos: 22/18/00; 22/18/01; 22/43/01/P Rev A; 22/43/02 Rev A; 22/43/03 Rev C; 22/43/04 Rev A; 22/43/05 Rev A; 22/43/06; 22/43/07; 22/43/08 Rev D; 22/43/09 Rev A; 22/43/10 Rev G; 22/43/11 Rev D; 22/43/12 Rev A; 22/43/13 Rev C; Sustainable Design Statement; Vertical Sliding Sash Window Thermal Performance (U value) Calculation Report by Therm Consulting Ltd dated 21 August 2014; Daylight and Sunlight Assessment by T16 Design dated 28.04.22; For Information Only: Planning/Design & Access Statement;

Case Officer: Avani Raven

Direct Tel. No. 020 7641
07866037313

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 , onot 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 apply to us for approval of samples of the following materials you will use
- (i) Natural Welsh slate for cladding to mansard roof extension
 - (ii) Rolled lead to ridges and hips of dormers
 - (iii) sample panel of brick work to the rear

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

- 5 All new sash windows shall be timber painted white.

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)

- 6 You must apply to us for approval of detailed drawings, including sections of the following parts of the development

- reduced dimensions of dormer top and sides.

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This

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

- 7 You must apply to us for approval of detailed specification of the following parts of the development

- coping to the rear 'V' shape parapet.

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 8 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:

Because these would harm the appearance of the building and would not meet Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26HC)

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

- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is also a condition of the London Building Acts (Amendment) Act 1939, and there are regulations that specify the exact requirements. For further information on how to make an application for street naming and numbering, and to read our guidelines, please visit our website: www.westminster.gov.uk/street-naming-numbering. (I54AB)
- 4 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)

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.

Item No.

7
