

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 19 March 2024	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Knightsbridge & Belgravia	
Subject of Report	42 Boscobel Place, London, SW1W 9PE		
Proposal	Excavation of a basement beneath the footprint of the dwelling, alterations to fenestration on front elevation, and raising the rear wall at second-floor level.		
Agent	Christopher David Design		
On behalf of	Mrs Ingrid Woodhouse		
Registered Number	23/04115/FULL	Date amended/ completed	19 June 2023
Date Application Received	19 June 2023		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		
Neighbourhood Plan	Belgravia		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY & KEY CONSIDERATIONS

The proposed development is for excavation to provide a new basement floor beneath the footprint of the dwelling house, alterations to the fenestration on front elevation, and raising the rear parapet wall at second-floor level.

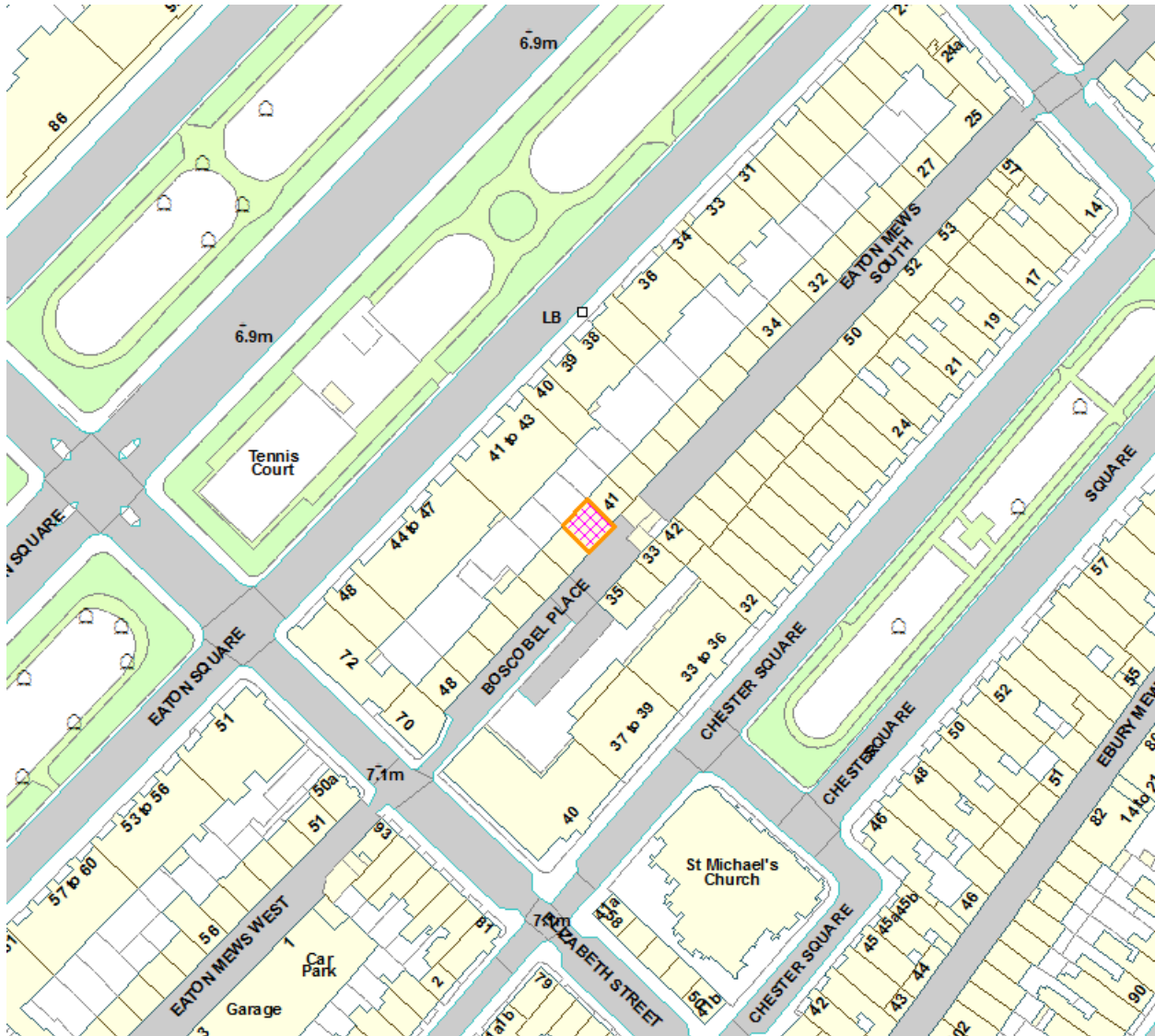
The key considerations in this case are:

- The impact of the proposed works on the appearance of the building and the character and appearance of the Belgravia Conservation Area; and
- The impact on the amenity of neighbouring residential properties.

Objections have been received from the Belgravia Neighbourhood Forum and local residents which primarily focus on the impact of the basement excavation works.

Whilst the concerns raised are understood, it is considered that sufficient information has been provided and the proposed development would be consistent with the relevant policies set out in Westminster's City Plan 2019-2040 (April 2021). As such, the proposals are considered acceptable in heritage, townscape, design, land use, amenity, environmental, basement development and highway terms and the application is recommended for approval subject to the conditions as set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



42 Boscobel Place



5. CONSULTATIONS

5.1 Application Consultations

BELGRAVIA NEIGHBOURHOOD FORUM:

Objection on grounds that the excavation of a basement level is inappropriate to a mews and carbon intensive, contrary to the Belgravia Design Code 8 and sustainability policy BEL1.C within the Belgravia Neighbourhood Plan.

THE BELGRAVIA SOCIETY:

No response to date.

BELGRAVIA RESIDENT'S ASSOCIATION:

No response to date.

BUILDING CONTROL:

The Construction Method Statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail (Site investigation report for 41 Boscobel and bore holes in the vicinity were consulted). The existence of groundwater, including underground rivers, has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The basement to be constructed using traditional 300mm thick RC underpinning (L-Shaped pins) which is considered to be appropriate for this site. Basement floor will be a 300mm thick RC slab on subbase. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

HIGHWAYS PLANNING MANAGER:

No objection. The proposal does not represent an increase in residential units or reduction of the existing parking arrangements at the application site.

HISTORIC ENGLAND (ARCHAEOLOGY):

Recommend no further archaeological assessment or conditions are necessary

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 25

No. of replies: 8

No. of objections: 7 (Seven replies from four neighbouring occupiers)

No. in support: 0

No. neither objecting or supporting: 1

Objections on some or all of the following grounds:

- Risk of damage to adjacent properties in terms of subsidence, and damp given the close proximity of a Victorian sewer;
- Risk of damage to the road surface that has been newly refurbished by existing residents and not the applicant as a new owner;
- Noise and disturbance from building works;
- Works would impede access to neighbouring properties, garages, and parking in the mews;

- If approved, only small vans should visit the site/ deliver materials;
- Strict adherence to working hours must be enforced;
- No archaeological assessment of the impact of excavating a basement has been submitted.

One neighbouring occupier who neither objects to or supports the proposals, seeks assurance that there will be minimal disruption to the gardens of 41-43 Eton Square and any damage will be made good.

PRESS NOTICE/ SITE NOTICE:

Yes

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, and in particular applicants for basement excavation are encouraged to consult with neighbouring occupiers prior to submitting an application. No community engagement was carried out with regards to this proposal.

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) (December 2023) and should be afforded full weight in accordance with paragraph 225 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 47 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The Belgravia Neighbourhood Plan includes policies on a range of matters including character, heritage, retail, commercial uses, public realm, sustainability, and the environment.

It has been through independent examination and was supported by local residents in a referendum held on 22 February 2024. As the referendum was successful, in accordance with the Neighbourhood Planning Regulations, the council is now in the process to formally adopting the Belgravia Neighbourhood Plan. The plan will thereafter become part of Westminster's statutory development plan and will be used alongside the council's own planning documents and the Mayor's London Plan in determining planning applications in the Belgravia Neighbourhood Area. Although not 'technically' part of the development plan as yet, in accordance with national guidance, full weight is given to its policies.

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 (December 2023) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

Boscobel Place is a short mews/ cul-de-sac, which is accessed from Elizabeth Street, and located between Eaton Square and Chester Square.

42 Boscobel Place is a three storey single family dwelling house, and is located towards the end of the mews and backing on to properties in Eaton Square. The site lies within the Belgravia Conservation Area.

7.2 Recent Relevant History

On 16 July 2004, permission was granted for:
Addition of three balconies and alterations to sash windows to include one set of opening doors at first floor level (RN 04/03315/FULL).

8. THE PROPOSAL

The proposed development is for excavation to provide a new basement floor beneath the footprint of the dwelling house, alterations to the fenestration on front elevation, and raising the rear parapet wall at second-floor level.

9. DETAILED CONSIDERATIONS

9.1 Land Use

The proposed basement would provide additional living space and storage for an existing single family dwelling house. There are no objections in land use terms, and the

proposal is in compliance with policy 12 of the City Plan 2019-2040, which seeks all new residential extensions to provide a well-designed, energy efficient and high quality living environment.

9.2 Environment & Sustainability

Policies 36 and 38 of the City Plan expects all development to reduce on-site energy demand and to incorporate sustainable design measures, which includes minimising the need for plant machinery.

The Belgravia Neighbourhood Forum object on grounds that a basement development is inappropriate to a mew property and is contrary to The Belgravia Neighbourhood Plan, and in particular Belgravia Design Code 8.4 and policy BEL1.C.

Belgravia Design Code 8.4 states “It should be recognised that basements in mews are not historically typical and are generally discouraged”.

Policy BEL1.C encourages design proposals to respond to the principles in the Belgravia Sustainability Charter.

Principles 1 and 2 of the Belgravia Sustainability Charter encourage developers to:

1. do construct buildings and spaces that avoid high energy to run (e.g. basements that require artificial lighting, ventilation etc); and
2. do construct spaces that can easily be naturally ventilated.

The applicant has provided a Sustainable Design Statement as well as clarify the sustainable design measures to be incorporated within the proposal including:

- insulating all walls internally as well as existing floors and roof to improve the overall performance of the building;
- installing the best-performing air source heat pumps (ASHPs);
- installation of solar panels on the roof;
- where possible, the design will retain as much of the existing structures as possible and where new materials are proposed only high-quality and durable materials will be implemented;
- an electric car parking point to be installed inside the garage; and
- all single-pane sash windows to be replaced with double-glazed sash windows (like for like in terms of design).

It is noted that some of the measures set out such as, new ASHPs or solar panels, are not shown on the application drawings but it is the applicant’s intention to submit a separate application.

An informative is added advising that any mechanical plant that may be required to ventilate the basement will require an application for planning permission, which may not be viewed favourably if any mechanical equipment is proposed externally where it may harm the appearance of the building and the character and appearance of this part of the Belgravia Conservation Area.

Extent and Depth of Basement

City Plan Policy 45, Parts B1 - 5. relate to the extent and depth of basements. This

includes limiting the extent and depth of basement developments so to reduce both the risks associated with basement development and to mitigate any negative environmental and amenity impacts. Basement developments are typically (unless exceptions apply) limited to no more than one storey beneath the lowest original floor level and must not extend more than 50% of the garden land. The proposed basement is located entirely under the footprint of the existing building and is no more than one storey beneath the lowest original floor level.

By limiting the extent and depth of basements this in turn limits the level of construction required, and thus the carbon impact. The proposed basement is modest in size and contained within the footprint of the existing building, thereby limiting the amount of construction required. Whilst single storey basements are carbon intensive relative to other extension types, neither the Belgravia Neighbourhood Plan or the City Plan precludes them, subject to adhering to the relevant policies.

9.3 Biodiversity & Greening

The proposal does not offer opportunity for greening given the proposed basement extension is subterranean and located beneath footprint of the existing house.

9.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

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

Section 72 of the of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('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."*

Section 58B of the Town and Country Planning Act 1990 (as amended) requires in relation of certain specified heritage assets that special regard be had to the desirability of preserving or enhancing the asset or its setting. Specified assets include, amongst others, scheduled monuments, gardens or other areas of land included in a register maintained by the Historic Buildings and Monuments Commission for England, and World Heritage Sites.

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 states that features that contribute positively to the significance of the setting of a conservation area will be conserved and opportunities will be taken to enhance conservation area settings, wherever possible.

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 be clearly and convincingly justified and should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, including where appropriate securing the optimum viable use of the heritage asset, 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.

External Alterations

Policies 38, 39 and 40 of the City Plan are of particular relevance when considering the proposed external alterations to the building.

The property is an unlisted mews house in the Belgravia Conservation Area. To the front, the relocation of entrance door and garage door at ground floor level is considered acceptable and proposals include the reinstatement of traditional-style timber carriage doors which is welcomed. The front door surround with engaged columns is considered on balance acceptable and not too jarring to the diminutive character of the mews house, subject to detailed drawings specifying finished appearance. The repositioning and widening of the balconies and French doors at first floor level is again considered acceptable, subject to details.

To the rear, the replacement of the existing tiled sloping elevation storey at second floor level with a sheer storey in line with the adjoining property at No. 41 would effectively square off the rear second floor level and will result in an element of build out on the interface with the adjoining property at No. 43, which retains a chamfered edge. This element is considered acceptable and indeed many other properties in the vicinity display a sheer rear at this level.

Basement

In considering the basement extension in terms of design, Policy 45 Part A.4 of the City Plan is of particular relevance. The policy states basement development should conserve the character and appearance of the existing building and garden setting, ensuring lightwells, plant, vents, skylights and means of escape are sensitively designed and discreetly located.

The provision of a single-storey basement beneath the footprint of the building, is not opposed on design grounds. Given the subterranean nature of the proposed basement extension, this will not be visually apparent externally, and this would not raise any issues in terms of design.

Design conclusion

The proposals are considered to preserve the appearance of the building and the character and appearance of the Belgravia Conservation Area, in accordance with Policies 38, 39, 40 and 45 of the City Plan 2019-2040. 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.

9.5 Residential Amenity

The relevant policies of the City Plan for consideration are policies 7 'Managing developments for Westminster's people' and 33 'Local environmental impacts'.

Given the subterranean nature of the proposed basement with no external manifestations, it will not have any material impact on the amenity of neighbouring residents.

To the rear, it is considered that the works at second floor level, replacing the existing sloped elevation with a sheer storey, will not materially impact upon the amenity of neighbouring properties in terms of loss of light, or increased sense of enclosure.

The proposal is considered to accord with policies 7 and 33 of the City Plan 2019-2040.

9.6 Transportation, Accessibility & Servicing

The house has an existing off-street parking space and garage at ground floor level. The parking space and garage door is to be retained and relocated on the ground floor. The proposal does not raise any highways issues, given that the house already has an existing off-street parking/ garage space.

The new garage door is to be on a sliding system, opening inwards. In the interests of public safety and to avoid blocking the road, a condition is attached requiring that this does not open outwards across the highway

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.

9.8 Other Considerations

Basement Development

Objections from local residents focus mainly on the basement excavation works, and raise concerns with regards to structural implications; flood risk; noise and disturbance caused during construction work, in particular the excavation work, and the associated construction traffic and parking; and the lack of archaeological assessment.

Archaeology

The site lies within a Tier 3 Archaeological Priority Area. Policy 39 of the City Plan requires development which involves excavation in Westminster's Archaeological Priority Areas to demonstrate that they have evaluated the archaeological potential and significance of the site. The application is supported by way of an Archaeological Desk Based Assessment. The Greater London Archaeological Advisory Service (GLAAS) raise no objection and advise that no further assessment or conditions are necessary.

Structural stability/ flood risk

City Plan Policy 45, Part A.1 requires basement development to safeguard structural stability and be designed and constructed to minimise construction impacts to the surrounding area as well as minimise surface water and sewerage flooding risks.

The application is supported by a Structural Methodology Statement prepared by an appropriately qualified structural engineer.

The council's Building Control has reviewed the Structural Methodology Statement and considers that the applicant has demonstrated sufficiently at this stage that the works

can be carried out without structural harm to neighbouring properties and without risk of flooding.

The council wish to make it clear that the applicant's report is not directly being approved, but instead is used to show that there is no impediment foreseeable at this stage that would prevent the creation of a basement in principle. The purpose of the structural methodology report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act. Therefore, we are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. As the relevant report has been produced by a professional, they carry a duty of care which should be sufficient to demonstrate that assessment made is accurate.

Construction impact

City Plan Policy 45, Part A.2 requires basement development to be designed and constructed to minimise the impact at construction and occupation stages on the surrounding area.

City Plan Policy 33 requires projects which have significant local impacts to mitigate their effects during construction through compliance with the Council's Code of Construction Practice (CoCP).

It is inevitable that the construction of the proposed development will cause noise and disturbance to local residents and businesses. However, it is considered that through appropriate controls and careful management, the impact from construction works can be mitigated. The CoCP has been developed to mitigate against construction and development impacts on large and complex development sites and basement excavation works.

A condition is recommended to ensure that the development complies with the City Council's Code of Construction Practice (COCP) which requires the developer to provide a Site Environmental Management Plan (SEMP) and funding for the Environmental Inspectorate to monitor the demolition and construction phase of the development. The COCP sets out the minimum standards and procedures for managing and minimising the environmental impacts of construction projects within Westminster and relate to both demolition and construction works.

The key issues to address in the COCP are; liaison with the public; general requirements; SEMPs; construction management plans; employment and skills; traffic and highways; noise and vibration; dust and air quality; waste management; waste pollution and flood control and any other issues.

The Council's standard condition controlling hours of building work is also recommended.

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.

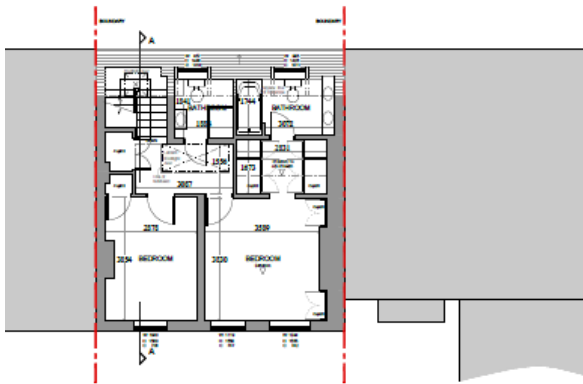
10. Conclusion

The proposal is considered acceptable in design, land use, amenity, and environmental terms in compliance with the policies set out in the City Plan 2019-2040, and in particular policy 45 relating to basement development.

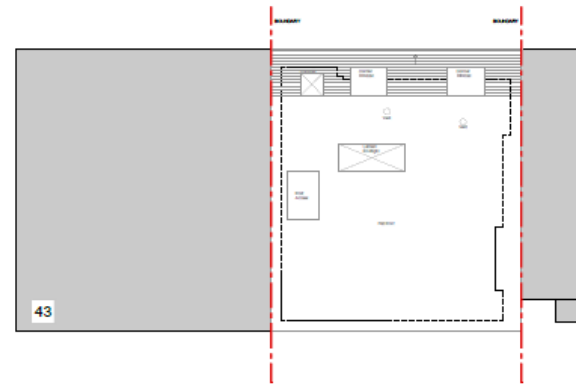
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT DDORWARD@WESTMINSTER.GOV.UK

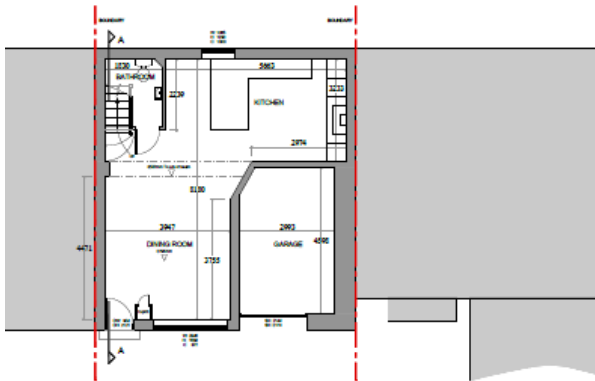
11. KEY DRAWINGS



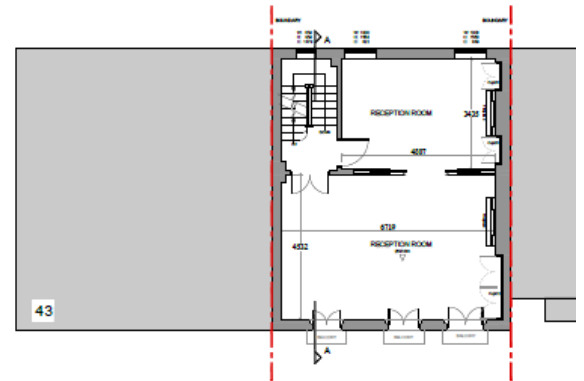
3 EXISTING SECOND FLOOR PLAN
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4 EXISTING ROOF PLAN
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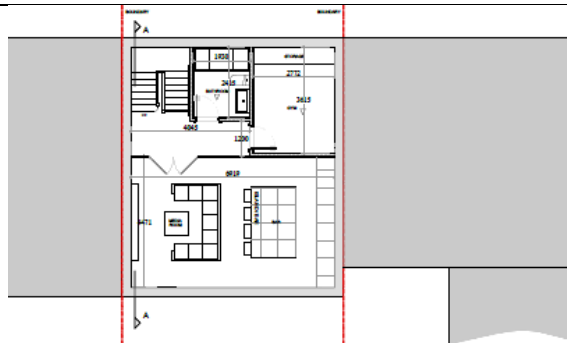


1 EXISTING GROUND FLOOR PLAN
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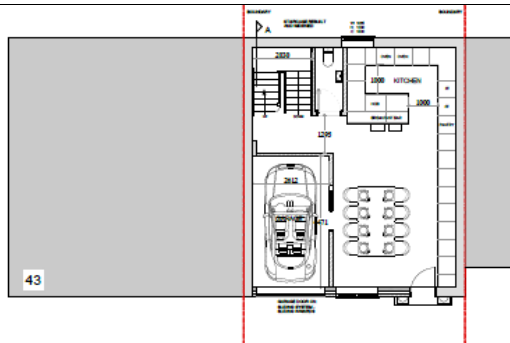


2 EXISTING FIRST FLOOR PLAN
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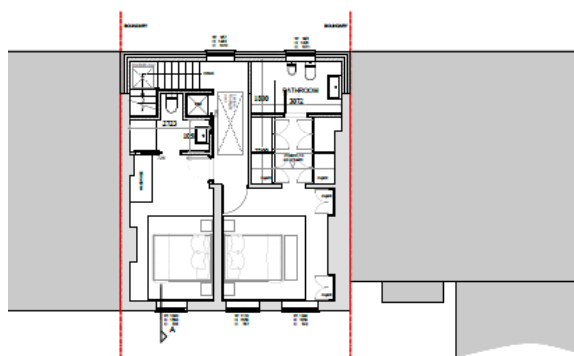
Existing plans



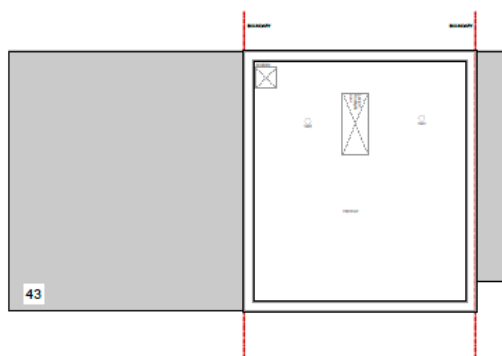
3 PROPOSED BASEMENT FLOOR PLAN
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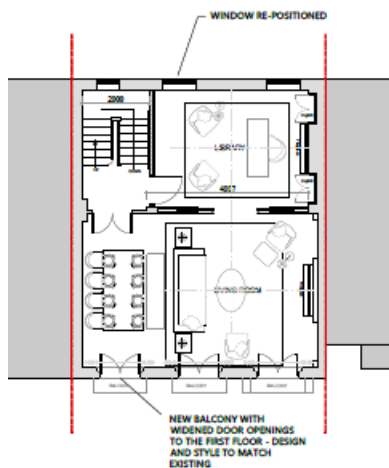
4 PROPOSED GROUND FLOOR PLAN
scale: 1:100 @A1



6 PROPOSED SECOND FLOOR PLAN
scale: 1:100 @A1



7 PROPOSED ROOF PLAN
scale: 1:100 @A1

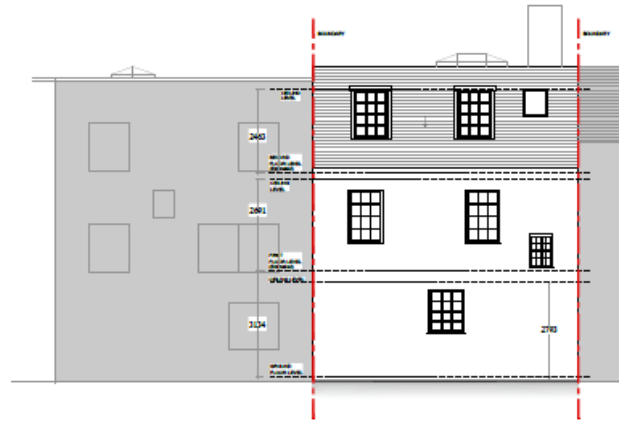


5 PROPOSED FIRST FLOOR PLAN
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Proposed plans

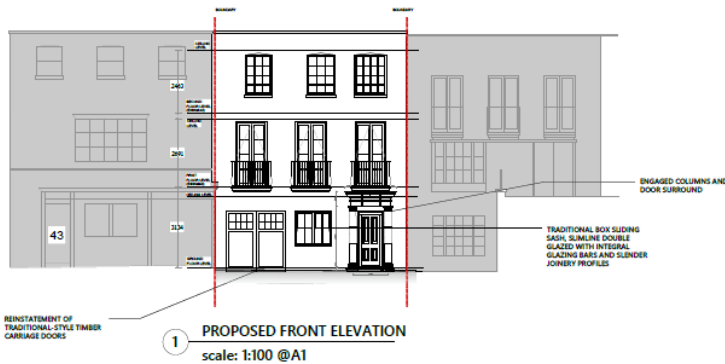


5 EXISTING FRONT ELEVATION
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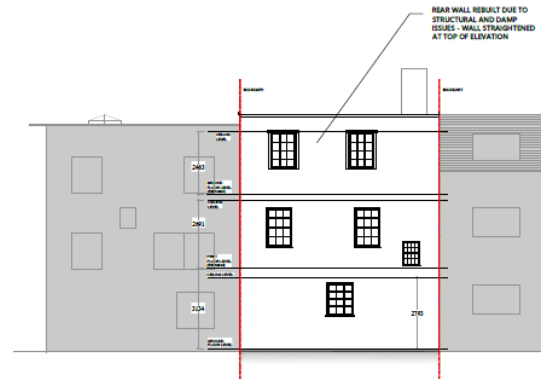


6 EXISTING REAR ELEVATION
scale: 1:100 @A1

Existing elevations

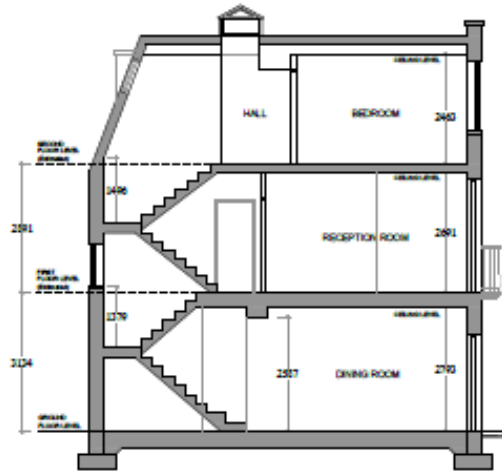


1 PROPOSED FRONT ELEVATION
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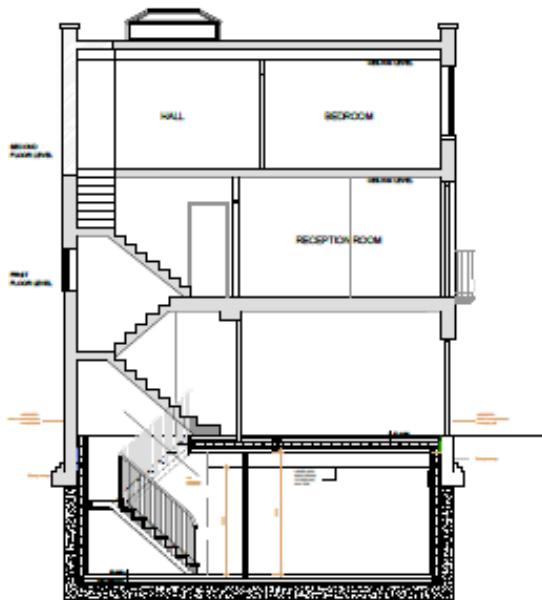
2 PROPOSED REAR ELEVATION
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Proposed elevations



7 SECTION A-A
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Existing section



7 SECTION A-A
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Proposed section

DRAFT DECISION LETTER

Address: 42 Boscobel Place, London, SW1W 9PE

Proposal: Excavation of a basement beneath the footprint of the dwelling, alterations to fenestration on front elevation, and raising the rear wall at second-floor level.

Reference: 23/04115/FULL

Plan Nos: Location Plan, 492-1002, 492-1003, and 492-2002 Rev A.
For information purposes only:
Design and Access Statement by Christopher David Design, Sustainable Design Statement by Christopher David Design; Fire Safety Strategy by Christopher David Design; Construction Management Plan by Urbanissta dated 15/09/2023; Structural Methodology Statement dated by Ingleton Wood dated 04 July 2023; Appendix A checklist from the Code of Construction Practice; and Archaeological Desk-Based Assessment by Border Archaeology dated February 2024.

Case Officer: David Dorward

Direct Tel. No. 020 7641
07866038730

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 Pre Commencement Condition. Prior to the commencement of any:

- (a) demolition, and/or,
- (b) earthworks/piling and/or,
- (c) construction

on site you must apply to us for our written approval of evidence to demonstrate that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through submission of details prior to each stage of commencement. (C11CD)

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)

- 4 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

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

- 5 You must apply to us for approval of detailed drawings at 1:10 and sections at 1:5 (specifying finished appearance) of the of the following parts of the development:

- (i) front entrance door and surround;
- (ii) new windows;
- (iii) French doors and balconies (including railings);
- (iv) new roof lantern and roof light;
- (v) garage door.

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

Reason:

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

- 6 You must hang all doors or gates so that they do not open over or across the road or

pavement.

Reason:

In the interests of public safety and to avoid blocking the road as set out in Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021).

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 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.

- 4 The new and replacement windows and French doors should be slimline double glazed (approx. 14mm build up - 4mm glass/ 6mm gap/ 4mm glass) and with true dividing (integral, not applied) glazing bars, concealed trickle vents and no external weather bars.
- 5 With reference to condition 3 please refer to the Council's Code of Construction Practice at (www.westminster.gov.uk/code-construction-practice). You will be required to enter into an agreement with the Council appropriate to this scale of development and to pay the relevant fees prior to starting work.

Your completed and signed Checklist A (for Level 1 and Level 2 developments) or B (for basements) and all relevant accompanying documents outlined in Checklist A or B, e.g., the full Site Environmental Management Plan (Levels 1 and 2) or Construction Management Plan (basements), must be submitted to the City Council's Environmental Inspectorate (cocp@westminster.gov.uk) **at least 40 days prior to commencement of works** (which may include some pre-commencement works and demolition). The checklist must be countersigned by them before you apply to the local planning authority to discharge the above condition.

You are urged to give this your early attention as the relevant stages of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval of each of the relevant parts, prior to each stage of commencement.

Where you change your plans after we have discharged the condition, you must re-apply and submit new details for consideration before you start work. Please note that where separate contractors are appointed for different phases of the project, you may apply to partially discharge the condition by clearly stating in your submission which phase of the works (i.e. (a) demolition, (b) excavation or (c) construction or a combination of these) the details relate to. However please note that the entire fee payable to the Environmental Inspectorate team must be paid on submission of the details relating to the relevant phase.

Appendix A must be signed and countersigned by the Environmental Inspectorate prior to the submission of the approval of details of the above condition.

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- 7 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, for example by issuing regular bulletins about site progress.

- 8 Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact:
- Thames Water Utilities Ltd, Development Planning, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ, Tel: 01923 898072, Email: Devcon.Team@thameswater.co.uk
- 9 We recommend you speak to the Head of Building Control about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 6500 or email districtsurveyors@westminster.gov.uk.
- 10 If mechanical plant is required to ventilate the basement this will require an application for planning permission, which may not be viewed favourably if any mechanical equipment is proposed externally where it may harm the appearance of the building and the character and appearance of this part of the Belgravia Conservation Area.

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.