

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 25 January 2022	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	127-139 Knightsbridge, London, SW1X 7PA		
Proposal	Demolition of dome and erection of single storey extension for Class E use at first floor level within lightwell. (Site includes 2-12 Brompton Road)		
Agent	Luke Raistrick, Centro Planning Consultancy		
On behalf of	Knightsbridge Freehold Company Limited		
Registered Number	21/01066/FULL	Date amended/ completed	14 December 2021
Date Application Received	22 February 2021		
Historic Building Grade	Unlisted		
Conservation Area	Knightsbridge Green		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The application site comprises the basement, ground and first floors of 127 -139 Knightsbridge and 2 -12 Brompton Road which are vacant. The building is an unlisted building of merit located within the Knightsbridge Green Conservation Area, Knightsbridge International Centre and the Central Activities Zone (CAZ). There are residential properties immediately above the application site.

In January 2021, a lawful development certificate was granted for the proposed use of the basement, ground and first floors as a restaurant (Use Class E).

Permission is sought for the demolition of the dome located within the first floor lightwell and erection of a single storey extension for Class E use. The application is retrospective as all building works have been carried out. There are no details of how the additional floorspace, or wider unit, will be used within Class E. The applicant states that this will be dependent on the eventual tenant.

The key issues for consideration are:

- The impact of the proposal on the character and appearance of the Knightsbridge Green Conservation Area;
- The increase in Class E floorspace; and
- The impact on the amenity of neighbouring residents.

The proposed development is considered to be acceptable and would accord with policies within Westminster's City Plan 2019 – 2040 (April 2021) and the Knightsbridge Neighbourhood Plan 2018 – 2037 (December 2018).

3. LOCATION PLAN



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4. PHOTOGRAPHS



Photograph of application site taken from meeting point of Knightsbridge and Brompton Road

5. CONSULTATIONS

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM:

- Object to the application and consider that the proposals are likely to lead to the intensification of the use on one or more floors. The applicant has provided no information about the future use of the space, the impact of its commercialisation or proposals to mitigate impacts. The area is close to residential units which are likely to be sensitive to noise or loss of amenity, not least because of the atrium or echo effects.
- Asks the Council to consider the application extremely carefully, requesting further information and legal assurances or conditions.
- The application is a "Trojan Horse" to facilitate the creation of a 714 seat restaurant at a (normally) very busy road junction with a history of capacity problems, including closures and exit-only operation, at Knightsbridge underground station.
- If the council is minded to approve, the Forum recommends a full suite of planning conditions e.g. servicing, operational management, waste, travel and construction management plans.

KNIGHTSBRIDGE ASSOCIATION

- Object to the application as there is very little detail about what is proposed, it seems very likely that there will be an intensification in commercial use which would have an adverse effect on the amenity of residents living nearby.
- Originally at ground floor there was an arcade, Knights Arcade. The domed space is all that remains of the arcade and should be retained.

PROJECT OFFICER (Waste)

- Objection, further waste storage details required.

HIGHWAYS PLANNING MANAGER

- No objection. The uplift in floorspace is unlikely to have a significant impact in highways terms over the existing Class E use on site.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 103
 Total No. of replies: 11
 No. of objections: 11
 No. in support: 0

Eleven objections received from nearby residential occupiers on the following grounds:

LAND USE

If the property is used as a restaurant, this could create smells, fumes, traffic, noise (late at night), pests and anti-social behaviour, which could disturb nearby residents.
 There are already sufficient restaurants in the area.

DESIGN AND CONSERVATION

- The large dome in the eastern lightwell is an original and important feature of the building and conservation area, its loss would be detrimental to both and could set a

precedent for the removal of a similar dome in the central lightwell.

-Burberry House is an iconic site and sympathetic development is required

HIGHWAYS

-If the application site is used as a restaurant this will increase traffic congestion, servicing and illegal parking in the area.

Concerns raised about impact on One Hyde Park residents in terms of unofficial parking blocking Edinburgh Gate.

-There are inadequate facilities for the disposal of waste from existing restaurants.

OTHER

-The application form has been filled in incorrectly

- If the application site is used as a restaurant, this could add to the fire risk in a predominantly residential building.

-Lack of information provided about the proposed operation of the unit. The development does not conform with the Knightsbridge Neighbourhood Plan.

- Impact on Human Rights.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises a vacant Class E unit at basement, ground and first floor levels of 127 -139 Knightsbridge and 2 -12 Brompton Road. There are residential properties immediately above the application site.

The building is an unlisted building of merit located within the Knightsbridge Green Conservation Area, Knightsbridge International Centre and the Central Activities Zone.

6.2 Recent Relevant History

In January 2021, a lawful development certificate was granted for the proposed use of the basement, ground and first floors as a restaurant (Use Class E).

7. THE PROPOSAL

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Class E	470	540	70
Total	470	540	70

Permission is sought for the demolition of the dome located within the first floor lightwell and erection of a single storey extension for Class E use. The application is retrospective as all building works have been carried out. There are no details of how the additional floorspace, or wider unit, will be used within Class E. The applicant states that this will be dependent on the eventual tenant.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The lawful development certificate granted in January 2021 established that the lawful use of the application site is Class E. The proposals involve an uplift in Class E floorspace of 70 sqm.

The changes to the Town and Country Planning Use Classes Order (UCO) in 2020 included the provision of a new Use Class E which allows for changes of use, or part use, within a building or other land to occur between a very wide range of uses without the need for planning permission from the Local Planning Authority.

Class E floorspace can be used for all of the following purposes:

(a) for the display of retail sale of goods, other than hot food, principally to visiting members of the public,

(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,

(c) for the provision of the following kinds of services principally to visiting members of the public –

- (i) financial services,
- (ii) professional services (other than health or medical services), or
- (iii) any other services which it is appropriate to provide in a commercial, business or service locality,

(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,

(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,

(f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public,

(g) for –

- (i) an office to carry out any operational or administrative functions,
- (ii) the research and development of products or processes, or
- (iii) an industrial process,

being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

The applicant has not provided any information as to how the Class E floorspace of the extension, or the wider unit, will be used. Objectors have raised concerns regarding this. In response the applicant has stated that they are unable to provide this information as it will be dependent on the eventual tenant of the building. On this basis consideration needs to be given to each commercial use permissible under Class E.

City Plan 2019 – 2040 Policy 14 (Town centres, high streets and the CAZ) Part A states that the intensification of town centres, high streets and the CAZ to provide additional floorspace for main town centre uses is supported in principle, subject to impact on townscape and heritage. Proposals in existing town centres and high streets will enhance and diversify their offer as places to shop, work and spend leisure time. Part B states that uses serving visiting members of the public will also be supported at first floor level within centres characterised by large format, multi-level stores.

Para 14.5 of the City Plan states that “To ensure the long-term sustainability of town centres, it is important that they can adapt to changing consumer demands and behaviours, and the challenges posed by online retail. The creation of Class E was intended to enable a shift towards mixed-use and multi-purpose spaces; both within commercial parades, and individual units. The focus across Westminster’s town centres is therefore to provide a mix of commercial uses that provide activity at street level, and create a welcoming, attractive and healthy environment for consumers to shop, access services, and spend leisure time, whilst also supporting their role as major employment hubs and visitor destinations.”

Knightsbridge Neighbourhood Plan Policy KBR14 (Mitigating the impact of commercial development) Part A states that non-residential development should be directed to the International Shopping Centre. Within the International Shopping Centre, proposals are expected to mitigate and reduce to a minimum their contribution towards the saturation effects being experienced within the area in terms of the impact of activities on the amenity of the existing community and other uses

Cafes and restaurants

City Plan Policy 16 (Food, drink and entertainment) states that proposals for food and drink and entertainment uses will be of a type and size appropriate to their location. The over-concentration of those uses will be further prevented where this could harm residential amenity, the vitality and character of the local area or the diversity that defines the role and function of the town centre. Applications for entertainment uses will need to demonstrate wider benefits for the local community, where appropriate.

KNP Policy KBR15 (Night-time and early morning uses in or adjacent to residential areas) Part B states that proposals for new cafes and restaurants adjacent to residential areas must demonstrate that they will have no adverse impact on residential amenity.

The application site is in close proximity to a number of residential properties, including, Park Mansions, 10 Lancelot Place, One Hyde Park and The Knightsbridge Apartments.

Objectors have raised concern that there is already an oversupply of restaurants and entertainment uses in the Park Mansions building and that the application will lead to the creation of a large restaurant, which will have a negative impact on the amenity of local residents in terms of smells, fumes, traffic congestion, late night noise and anti-social behaviour.

Given that the lawful use of the application site is Class E and the unit could already be lawfully used as a 470 sqm restaurant, it is considered that the addition of a further 70 sqm of café or restaurant floorspace (which represent 14.9% of the total floor area) would not harm residential amenity or the vitality and character of the local area. The provision of a 540 sqm café or restaurant is considered to be appropriate in terms of its size for its location within the Knightsbridge International Centre.

The Knightsbridge Neighbourhood forum have recommended that, if the council is minded to approve the application, planning conditions should be included to control the use and minimise the impact of the proposals on residents. Officers are sympathetic to this however given the existing unit could already lawfully operate as a restaurant/ cafe and is not restricted by conditions, it is not considered reasonable to restrict the use of the additional floorspace (or the existing unit) by applying operational and/or management controls by condition. However conditions are recommended to ensure that the design and structure of the extension is of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development and that the flat roof of the extension is not used for sitting out or any other purpose.

In terms of odour from cooking, any external plant or ventilation will require a further application for planning permission.

Shops; Offices; Banks/building societies and estate agents etc; Any other services which it is appropriate to provide in a commercial, business or service locality; Research and development; and Light industrial.

City Plan Policy 14 Part C (1) states that the International Centres of the West End and Knightsbridge will provide a focal point for large format comparison retail, supported by complementary town centre uses that increase customer dwell time, and new office floorspace.

City Plan Policy 13 (Supporting economic growth) Part A states that new and improved office floorspace will be supported to provide capacity for at least 63,000 new jobs over the Plan period. Additional floorspace that meets the needs of modern working practices, including through the provision of co-working space and a range of Class E (commercial, business and service) uses on site, is supported in principle in parts of the Central Activities Zone with a commercial or mixed use character and the Town Centre hierarchy.

KNP Policy KBR17 (Retail uses in the International Shopping Centre) Part A states that development proposals within the Internal Shopping Centre (ISC) should seek to enhance the ISC's international reputation and standing through the provision of new retail uses and high quality design.

KNP Policy KBR20 (Office uses) Part A states that in order to conserve the diversity of the business base in the Knightsbridge Neighbourhood Area, development proposals to retain or create Class B1 office space outside residential areas are strongly encouraged.

The proposals are located within the Knightsbridge International Centre and a part of the Central Activities Zone with a strong commercial character, albeit with a high level of surrounding residential use. Increasing the floorspace of the unit would provide the opportunity to enhance the International Shopping Centre's international reputation, conserve the diversity of the business base in the Knightsbridge Neighbourhood Area and increase customer dwell time through complementary town centre uses.

Medical or health services; Creche/day nursery; Indoor sport/recreation/fitness

City Plan Policy 17 (Community infrastructure and facilities) Part A states that new community infrastructure and facilities will be supported where there is an identified present or future need. The council will use its Infrastructure Delivery Plan alongside other strategies to plan for and deliver new infrastructure. New facilities will be of a nature and scale to meet identified need and be sufficiently flexible to meet the requirements of providers as they may change over time. Part B states that where new facilities are provided they should be designed to accommodate a range of community uses wherever possible. The council will strongly encourage the co-location of facilities and access for appropriate organisations and the local community.

KNP Policy KBR19 (Community uses) states that proposals to provide community and leisure uses, particularly those addressing the needs of older local residents, are encouraged. Such proposals should ensure that they do not have a detrimental impact on the amenity of neighbouring uses, particularly in respect of noise and traffic.

The applicant has not identified a present or future need for community uses on the site. However, given that the lawful use of the application site is Class E and the unit could already be lawfully used for medical or health services; creche/day nursery or indoor sport/recreation/fitness uses, it is considered that the addition of a further 70 sqm of floorspace for these uses is acceptable given its commercial location. It is not considered reasonable to control the operation of the additional floorspace for these uses by condition or indeed the unit as a whole.

Conclusion

The concerns of the local amenity societies and residents, relating to the potential negative consequences of intensifying the commercial use of the site are fully understood. However, given that the existing unit is already in lawful Class E use and its

operation is not restricted by conditions, it would not be reasonable to condition the operation of the additional floorspace space created by this application or the existing Class E floorspace as a whole.

Overall, the uplift in Class E floorspace is considered to accord with City Plan Policies 13, 14, 16 and 17 and KNP Polies KBR14, KBR15, KBR17, KBR19 and KBR20.

Townscape and Design

Given that the proposals relate to alterations to an unlisted building of merit located within the Knightsbridge Green Conservation Area the proposals are considered within the context of policies 38, 39 and 40 of Westminster's City Plan 2019-2040 (adopted April 2021), the Knightsbridge Neighbourhood Plan (December 2018), our adopted supplementary planning guidance including Knightsbridge, Knightsbridge Green and Albert Gate Conservation Area Audit (April 2009).

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

The heritage concerns raised from the local amenity society and neighbouring residents regarding the dome being one of the last remnants of the Knights Arcade which used to run from Brompton Road through to Knightsbridge and was built with a central octagon under a glazed cupola, are understood.

The dome has in the past been significantly altered both in terms of its appearance and in terms of its function. The dome's glazing has been replaced by a utilitarian protective weather covering. Internally the dome no longer serves a public arcade but provides an artificially lit ceiling feature within a commercial shop unit. Taken together these alterations significantly undermine the contribution the dome makes to the character and appearance of the Knightsbridge Conservation Area. As such, although the loss of this feature is regretful it is not considered that the application could be refused on the grounds that the proposals would cause harm to the conservation area. The proposed single storey first floor extension erected in its place is considered acceptable in design and conservation terms.

As such, the proposals are considered acceptable, mindful of policies 38, 39 and 40 of Westminster's City Plan 2019-2040 and Policy KBR1 of the Knightsbridge Neighbourhood Plan and therefore a recommendation to grant conditional permission would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.2 Residential Amenity

City Plan Policy 7 seeks to protect and where appropriate enhance amenity, by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.

The extension at first floor level measures approx. 2.7m in height (same height as the dome) and infills the main portion of the lightwell at this level. The extension is positioned below the residential windows at second floor level and would not have any significant amenity impact. Subject to conditions, the proposals are considered to comply with City Plan Policy 7.

8.3 Transportation/Parking

Objectors have raised concern that if the application site is used as a restaurant this will increase traffic congestion, pedestrian footfall, servicing and illegal parking in the area.

Whilst it is acknowledged that some of the uses within Class E (Office, Restaurant, Medical, Creche/ Day Nursery) could have an adverse impact on the local highway network in terms of trip generation, servicing and highway function, when compared to the previous A1 retail use, it has been established that the lawful use of the unit is Class E and could already be used in this way.

The site has a good level of public transport accessibility and is within a Controlled Parking Zone, which means that anyone who does drive to the site will be subjected to those controls. Accordingly, it is considered that the addition of another 70 sqm of Class E floorspace is unlikely to have a significant impact in highways or transportation terms over the existing lawful use of the site that would justify a refusal.

The uplift in floorspace does not require the provision of cycle parking.

8.4 Economic Considerations

The economic impact of the proposal would be limited due to its small scale.

8.5 Access

No changes are proposed to the existing access arrangements to the building at ground floor level on Knightsbridge and Brompton Road.

8.6 Other UDP/Westminster Policy Considerations

Sustainable Design

Policy 38 (Design principles) Part E states that applicants will demonstrate how sustainable design principles and measures have been incorporated into designs. The proposed uplift in floorspace does not require the applicant to provide information relating to the BREEAM environmental performance standards.

Waste Storage/ Recycling

Given the size of the uplift in floorspace over the existing, it would not be reasonable to secure waste storage details.

8.7 Westminster City Plan

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

8.8 Neighbourhood Plans

The Knightsbridge Neighbourhood Plan includes policies on a range of matters including character, heritage, community uses, retail, offices, housing, cultural uses, transport and the environment. It has been through independent examination and supported at referendum on 18 October 2018, and therefore now forms part of Westminster's statutory development plan. It will be used alongside the council's own planning documents and the Mayor's London Plan in determining planning applications in the Knightsbridge Neighbourhood Area. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed elsewhere in this report.

8.9 London Plan

This application raises no strategic issues.

8.10 National Policy/Guidance Considerations

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

8.11 Planning Obligations

Not applicable.

8.12 Environmental Impact Assessment

Not applicable.

8.13 Other Issues

Fire Safety

Objectors have raised concern that if the unit is used as a restaurant, this could create a fire risk. The applicant will be required to comply with all relevant fire safety legislation set out in the Building Regulations.

Human Rights Act

An objection has been received from a resident stating that the proposal will affect their right to peaceful enjoyment of the home (Human Rights Act, Protocol 1, Article 1).

In line with the Human Rights Act 1998, it is unlawful for a public authority to act in a way which is incompatible with a Convention right, as per the European Convention on Human Rights. The human rights impact of Article 1 of the First Protocol (Protection of property) of the Convention have been considered.

The Human Rights Act 1998 does not impair the right of the state to make decisions and enforce laws as deemed necessary in the public interest. The recommendation is considered appropriate in upholding the council's adopted policies and is not outweighed by any engaged rights.

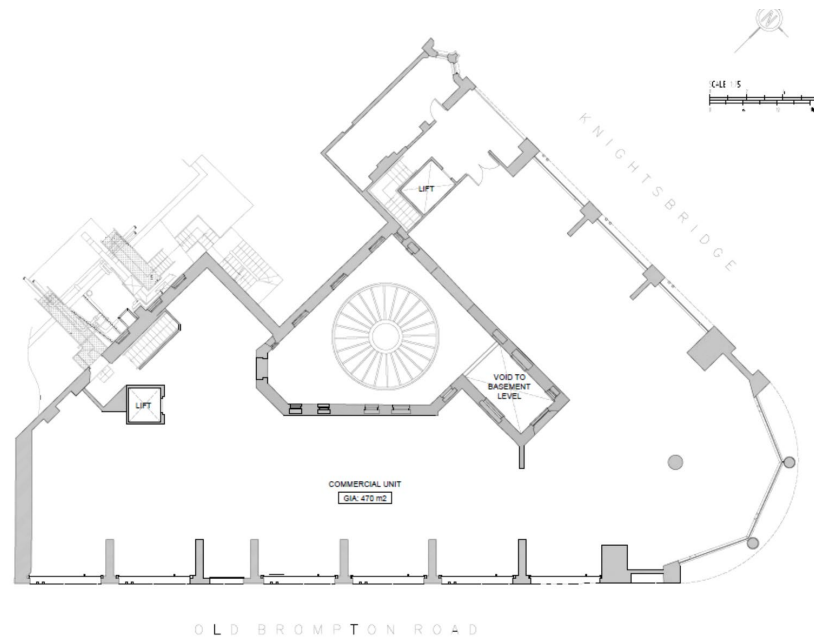
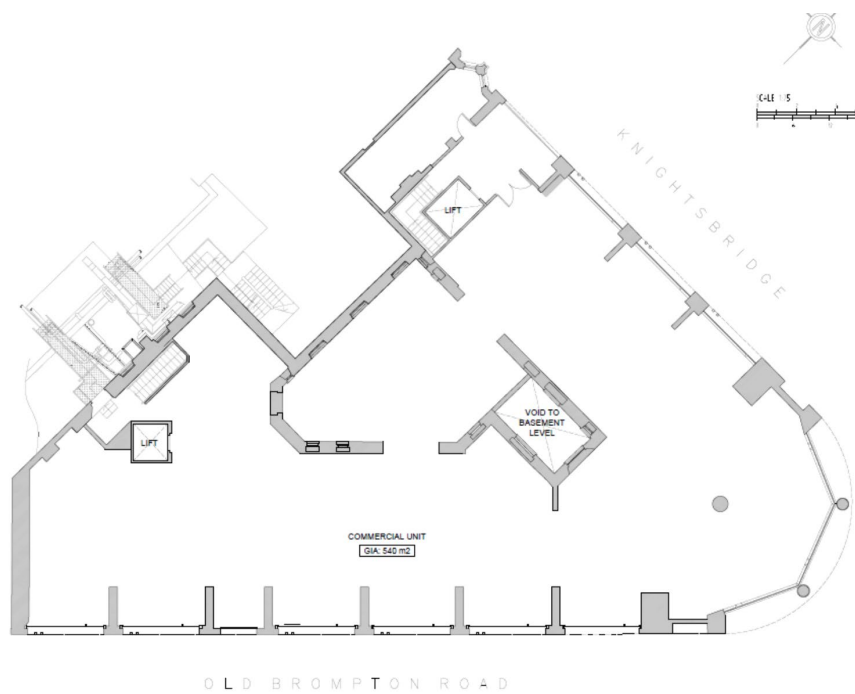
Application form

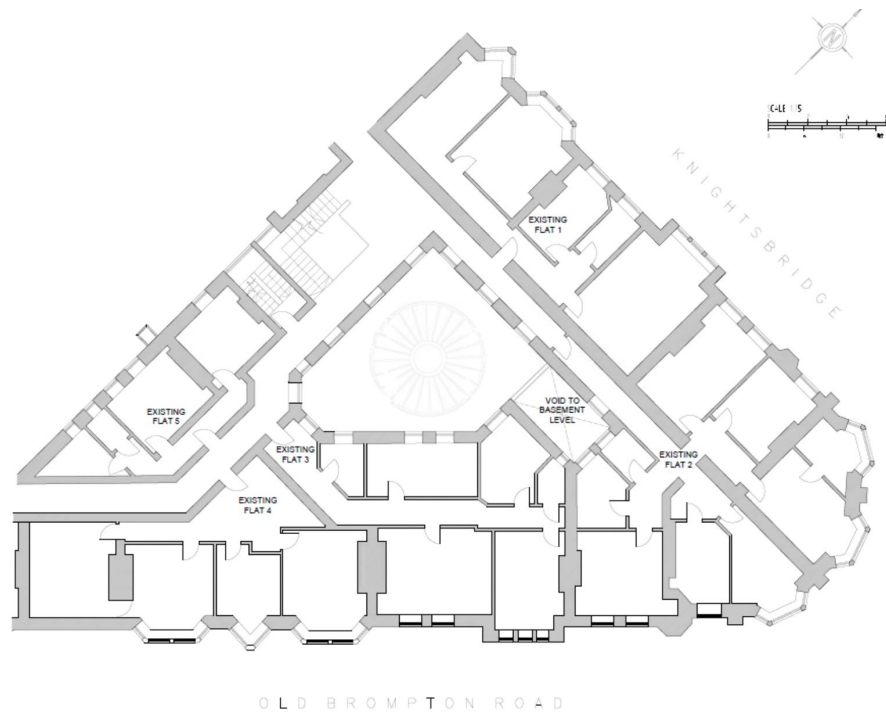
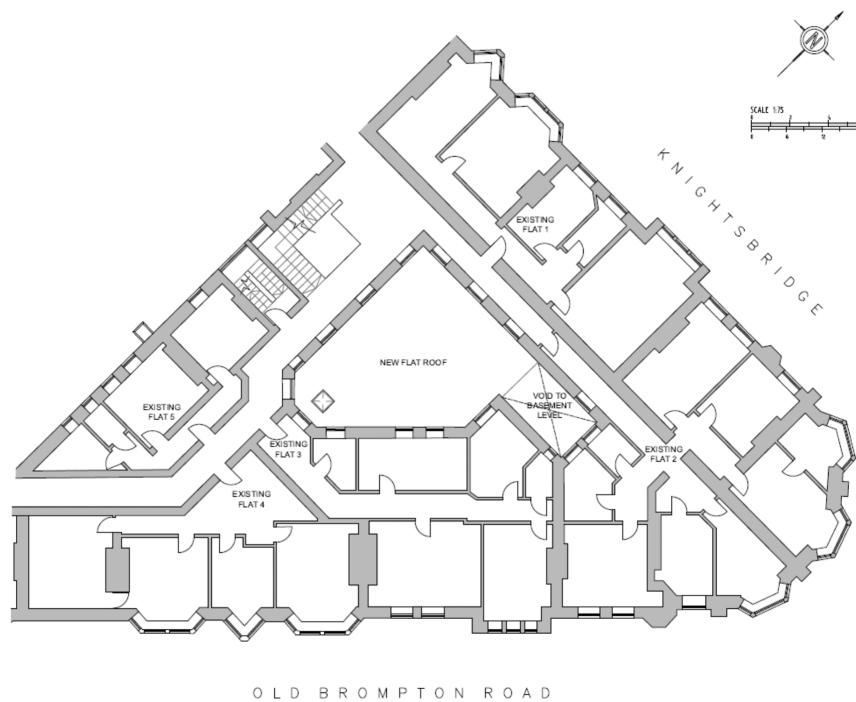
The applicant amended the application form on 14 December 2021 and replaced the previously submitted Certificate A with a Certificate B ownership certificate.

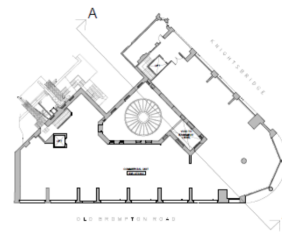
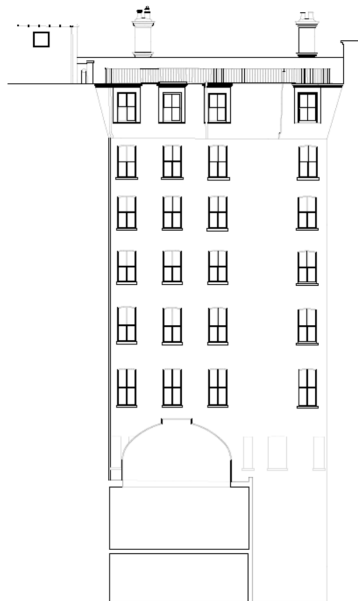
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MATTHEW MASON BY EMAIL AT mmason@westminster.gov.uk.

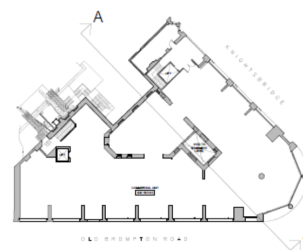
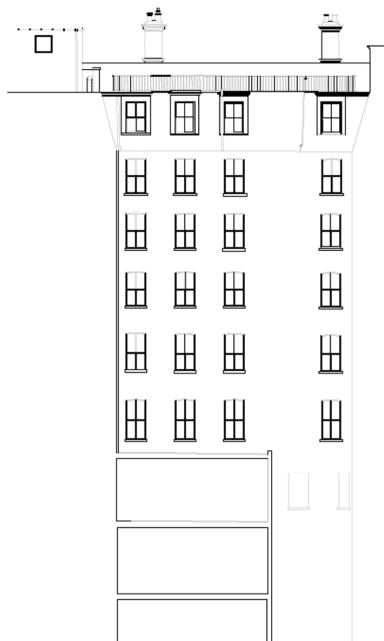
9. KEY DRAWINGS

Existing First Floor PlanProposed First Floor Plan

Existing Second Floor PlanProposed Second Floor Plan

Existing Section A-A

KEY PLAN

Proposed Section A-A

KEY PLAN

DRAFT DECISION LETTER

Address: 127-139 Knightsbridge, London, SW1X 7PA

Proposal: Demolition of dome and erection of single storey extension for Class E use at first floor level within lightwell. (Site includes 2-12 Brompton Road)

Reference: 21/01066/FULL

Plan Nos: K.E 00; 102; 103 Rev A; 104.

Case Officer: Ian Corrie

Direct Tel. No. 020 7641
07866038370

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	<p>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:</p> <ul style="list-style-type: none"> 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. <p>You must carry out piling, excavation and demolition work only:</p> <ul style="list-style-type: none"> o between 08.00 and 18.00 Monday to Friday; and , onot at all on Saturdays, Sundays, bank holidays and public holidays. <p>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)</p>
	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) and KBR22 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
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 Knightsbridge Green Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021) and KBR1 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018).
4	The design and structure of the extension shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 15 times per night-time from sources other than emergency sirens. (C49BB)
	Reason: To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise as set Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021), KBR40 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018) and the draft Noise Technical Guidance Note (November 2019). (R49AB)
5	You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)
	Reason: To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021) and KBR40 of the Knightsbridge Neighbourhood Plan 2018 - 2037 (December 2018)

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 You must register your food business with the Council, please use the following link: www.westminster.gov.uk/registration-food-business. Please email the Environmental Health Consultation Team (Regulatory Support Team 2) at ehconsultationteam@westminster.gov.uk for advice on meeting our standards on ventilation and other equipment. Under environmental health legislation we may ask you to carry out other work if your business causes noise, smells or other types of nuisance.
- 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.