

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 28 June 2022	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Hyde Park	
Subject of Report	Mews House , 1 Connaught Close, London, W2 2AD		
Proposal	Excavation of a basement beneath dwelling and rear yard, erection of extension at ground floor level to rear and installation of area of green roof to main roof.		
Agent	Mr David Bell		
On behalf of	Mr Rhys Ferguson		
Registered Number	21/06243/FULL	Date amended/ completed	9 December 2021
Date Application Received	10 September 2021		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		
Neighbourhood Plan	Not applicable		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY & KEY CONSIDERATIONS

This application relates to an unlisted three storey mews building located within the Bayswater Conservation Area. To the north and east of the site are Grade II listed buildings on Connaught Street and Albion Street.

Planning permission is sought for the excavation of a single storey basement beneath the house including a rear courtyard area. A single storey rear extension with a glazed roof would be built over this yard to provide a staircase to the new basement level below.

Objections have been received from neighbouring residents on a number of grounds including the

extent of the basement excavation (over 50% of garden land) and construction impact.

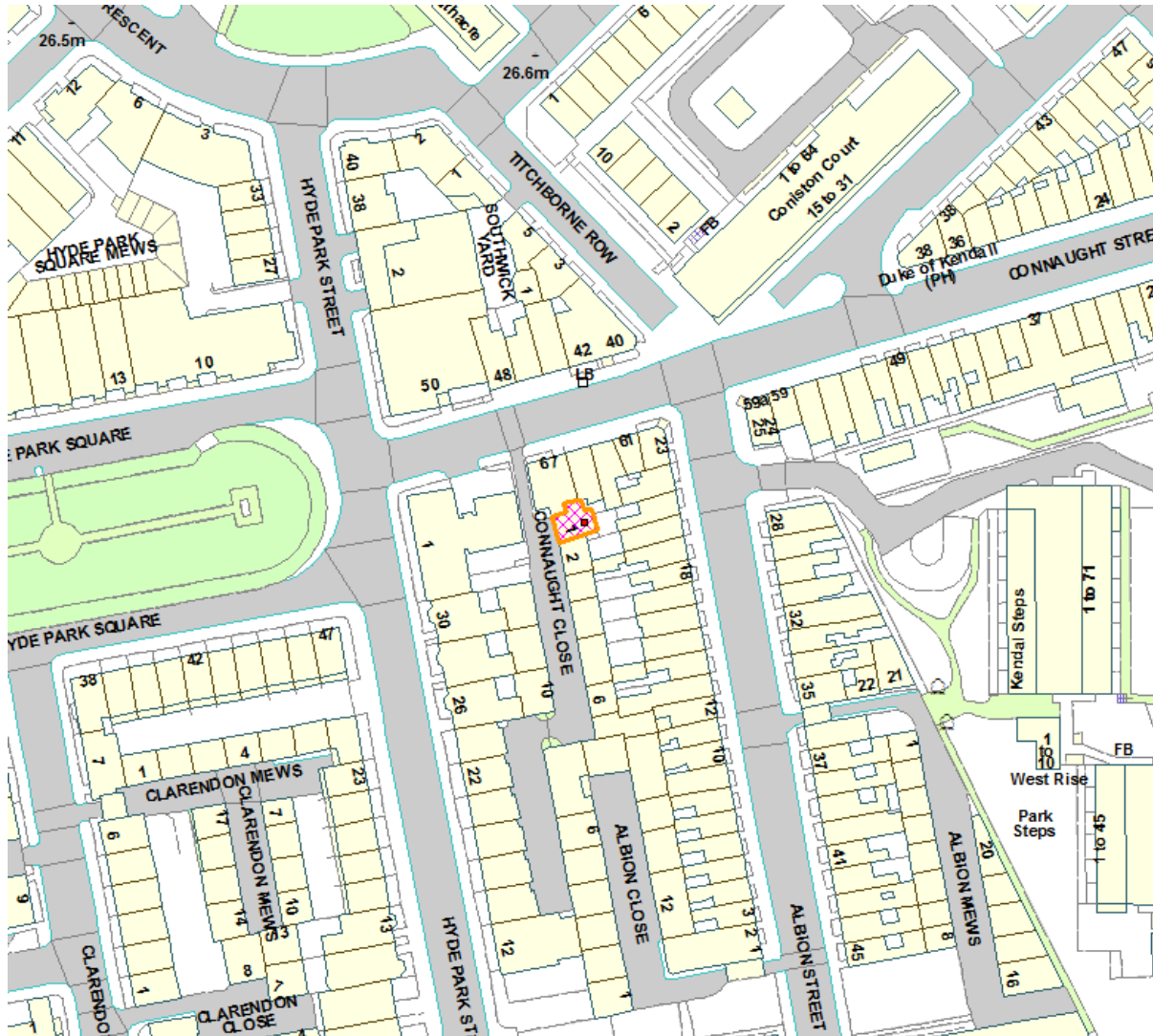
Whilst the proposed basement would extend beneath the entire garden land, the development is considered to be policy compliant as on small sites, where the garden is 8m or less at its longest point, basements may extend up to 4m from the original building in that direction. In terms of construction impact, a condition is recommended to ensure the applicant signs up to the Council's Code of Construction Practice.

The key issues in the determination of this application are:

- The impact of the proposal on the appearance of the host building and the character and appearance of the Bayswater Conservation Area; and
- The impact of the proposal on the amenity of neighbouring residential properties.

Subject to appropriate conditions as set out in the draft decision letter appended to this report, the proposed development is considered to comply with the relevant land use, design, conservation and amenity policies in the City Plan 2019 – 2040 adopted in April 2021. As such, the application is recommended for approval.

### 3. LOCATION PLAN



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#### 4. PHOTOGRAPHS



**Application Site as Seen from Connaught Close**



**View of Courtyard**



## 5. CONSULTATIONS

### 5.1 Application Consultations

#### HYDE PARK ESTATE ASSOCIATION

No response received.

#### BUILDING CONTROL - DEVELOPMENT PLANNING

The submitted structural method statement is acceptable.

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

No. Consulted: 12

Total No. of replies: 9

No. of objections: 9

No. in support: 0

In summary, the objectors raise the following issues:

#### Basement Policy

- The proposed basement has an area greater than 50% of the sites area and is therefore contrary to policy.

#### Construction Impacts

- Noise and vibration during construction, that can last many years;
- Noise nuisance may cause loss of income for nearby businesses;
- Impact on air quality during construction, particularly given asthmatic residents in vicinity of site;
- Blocking of Connaught Close by construction vehicles and storage of materials and plant;
- Harm to the structural integrity and/or subsidence of neighbouring buildings;
- Potential structural damage to the internal lift shaft to 67 Connaught Street which would potentially make the homes of several elderly residents within that building uninhabitable;
- Damage to sewer and drainage system;
- Loss of light and overshadowing during construction works;

#### Non-Material Planning Considerations

- Loss of property value
- The benefit of the proposed development to the applicant does not outweigh the harm to the many residents potentially affected negatively by it.

#### PRESS ADVERTISEMENT:

No

#### SITE NOTICE:

Yes

**RE-CONSULTATION (Change of proposed description of works to include area of green roof):**

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 12

Total No. of replies: 0

**5.2 Applicant's Pre-Application Community Engagement**

The Early Community Engagement Guidance encourages householders carrying out development to engage with those living adjacent or very close to the site at an early stage prior to the submission of a formal application. However, householders are not required to submit details of the engagement they have undertaken with their application. Therefore, whilst details of any pre-application engagement with neighbours that may have taken place has not been submitted, this is not contrary to the expectations of the guidance for development of this minor scale.

**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**

The application site contains a three storey dwellinghouse located at the northernmost end of a terrace of mews buildings. It adjoins a five storey block of flats, No 67 Connaught Street. To the north and east of the site are Grade II listed buildings on Connaught Street and Albion Street. The site is located within the Bayswater Conservation Area.

## **7.2 Recent Relevant History**

### **19/06317/FULL**

Erection of proposed single storey rear extension.  
Application Permitted 21 October 2019

### **A/TP/3101/N**

Erection of a maisonette over two garages at 1 Connaught Close.  
Application Permitted 26 September 1979

## **8. THE PROPOSAL**

The applicant proposes a single storey basement beneath the house, including beneath a rear yard area on the eastern side of the existing dwellinghouse. A single storey rear extension with a glazed roof would be built over this yard to provide a staircase to the new basement level below.

## **9. DETAILED CONSIDERATIONS**

### **9.1 Land Use**

The principle of providing additional floorspace to enlarge an existing residential dwelling house is acceptable in land use terms and accords with Policy 8 of the City Plan 2019-2040 (April 2021).

The proposed rear extension would occupy the entirety of the rear yard area, measuring approximately 9 sqm. This would deprive residents of the application site of an area of private outdoor amenity space. However, a 6 sqm terrace is retained at first floor level, accessible from the main living area. Accordingly, an objection to the loss of this space would not be sustainable.

### **9.2 Environment & Sustainability**

#### **9.2.1 Sustainable Design & Energy Performance**

The proposals are providing high quality additional residential floorspace to the existing property. The glazed roof to the new staircase enclosure is to be structural glass and therefore likely to have good energy performance. The proposals are therefore considered to comply with Policy 36 (Energy Performance) and 38D (Design Principles) of the City Plan and the guidance as set out in the 'Energy' and 'Retrofitting and Sustainable Design' sections of the ESPD.



### 9.2.2 Circular Economy

As the proposals are for basement excavation, and the applicant is required to adhere the Council's Code of Construction Practice (CoCP); recycling, re-use, and responsible disposal of Construction, Demolition and Excavation waste will be sought. The proposals will therefore comply with Policy 37(C): Waste management and the guidance as set out in the 'Construction Impacts' section of the ESPD.

### 9.2.3 Flood Risk & Sustainable Drainage

The site does not lie within a flood zone or within a surface water hotspot. Given the rear courtyard is to be built over, there is no scope for any sustainable drainage measures. As discussed below, an area of greening is proposed to the main roof and this will aid with water run off.

### 9.2.4 Light Pollution

Whilst the roof to the stair enclosure is to be glazed, this is a small area and very typical of many residential extensions. In addition, given its positioning to a non-residential property (discussed further in the amenity section of this report) it is not considered that this glass roof would lead to unacceptable levels of light pollution and the proposals are considered to comply with Policy 33(B) (Local environmental impacts) and the corresponding guidance in the ESPD.

### 9.2.5 Environment & Sustainability Summary

The proposals for a basement and small rear extension are considered to comply with the Council environmental and sustainability policies.

### 9.2.5 Biodiversity & Greening

The rear courtyard is to be lost to accommodate the staircase from basement to ground floor. As noted above, the loss of this space in amenity terms is acceptable. This area is currently paved and appears to have no greening. To off-set the loss of this area and its potential location for some planting, the applicant has revised their plans to show sedum trays to the flat roof of the mansard and this welcomed.

## 9.3 Townscape, Design & Heritage Impact

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

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that *"In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

Section 66 of the same Act requires that *"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special*

*regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 72 of the same Act requires that *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Whilst there is no statutory duty to take account of effect on the setting of a conservation area, Policy 39 of the City Plan 2019 – 2040 requires that where development will have a visibly adverse effect upon a conservation area’s recognised special character or appearance, including intrusiveness with respect to any recognised and recorded familiar local views into, out of, within or across the area, it will not be permitted.

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

The proposed basement would be located completely beneath the existing dwellinghouse and proposed rear extension. Accordingly, it would have no impact on the character and appearance of the conservation area. The basements compliance with policy 45 of the City Plan is considered below.

The proposed rear extension would be significantly smaller than the dwellinghouse to which it is attached, single storey and no more than half the width of the above ground building. It is also discreetly located to the rear of the application site and would be constructed of brick to match that found on the original dwellinghouse.

Accordingly, the proposed extension would be appropriately designed and subordinate to the original dwellinghouse. It is therefore considered there would be no impact to the setting of the Grade II listed buildings on Connaught Street and Albion Street.

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

#### **9.4 Residential Amenity**

Development that could result in a change to the amenity of neighbouring residents such as that of the proposals here must be found to be in accordance with policy 7 of the City Plan. The policy seeks to prevent unacceptable impacts in terms of losses of daylight and sunlight, privacy and increases in sense of enclosure and overshadowing.

Policy 33 is also relevant which seeks to make sure that quality of life and health and wellbeing of existing and future occupiers.

By virtue of the proposed basements location below ground and with no external manifestations, it would not result in any change to light levels, sense of enclosure or privacy for the occupants of surrounding properties.

With regards to the rear extension, objections regarding loss of light to neighbouring properties, particularly to 65 Connaught Street, have been received. However, the proposed extension would result in a modest increase in height that would not project above the height of the boundary walls or obscure any windows located on the boundary shared with 65 Connaught Street. Notwithstanding that, the ground and basement levels of 65 Connaught Street contain a non-residential use, and it is considered that the proposed development would not increase light loss or sense of enclosure to that property beyond the existing situation. Given the modest increase in height proposed on the boundary shared with 21 Albion Street, it is considered that the proposed development would not result in unacceptable loss of light or sense of enclosure for the occupants of that site. The proposed extension also does not include any flank windows and therefore would not result in unacceptable loss of privacy from the occupants of neighbouring properties.

All other properties are either too far from the proposed extension or orientated in such a way that the proposed development would not result in unacceptable loss of amenity.

Overall and given the above, the proposed development would meet policies 7 and 33 of the City Plan.

## **9.5 Transportation, Accessibility & Servicing**

As the proposed development involves extensions to an existing dwellinghouse, and no change to parking levels on the application site, there are no relevant transportation and parking considerations. The construction impact of the proposed development on the highways network is considered further below.

## **9.6 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.

## **9.7 Other Considerations**

### **9.7.1 Basement Development**

An objector contends that the proposed development does not meet the City Councils policy on basement development. Objections to construction impacts related to the basement, such as noise, vibration, dust and obstruction of highways and its impact on residential amenity and local businesses have also been received. Concerns regarding the impact of the development on the structural stability of neighbouring properties have also been raised.

Policy 45 of the City Plan contains the City Council's considerations when it comes to

basement development. The proposed development is considered against the relevant sections of this policy below.

Part A. 1-4

These parts of the policy relate to structural stability; surface water and sewerage flooding; minimising the impact at construction and occupation stages; protecting heritage assets and conserving the appearance of the existing building, garden setting and the surrounding area.

The applicant has provided a Structural Methodology Statement prepared by an appropriately qualified structural engineer. This document has been reviewed by Building Control who advise that the structural methodology proposed is appropriate for the ground conditions that are likely to be on this site and the likelihood of local flooding or adverse effects on the water table has been found negligible. The proposals to safeguard adjacent properties during construction are also considered to be acceptable. Accordingly, it is considered that as far as is reasonable and practicable at this stage, the applicant has satisfactorily investigated the site and surmised the likely existing ground conditions and provided a suitable structural methodology report in light of it.

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. Its purpose is to show, with professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the draft decision letter.

With regards to minimising the construction impact of the development, permission cannot be refused on the basis of construction impact given its temporary nature and ability to control it by condition. The applicant has agreed to comply with the City Council's Code of Construction Practice (CoCP). The CoCP expressly moves away from enforcement via the planning system. It recognises that there is a range of regulatory measures available to deal with construction impacts, and that planning is the least effective and most cumbersome of these. The Environmental Inspectorate, who would monitor compliance with the CoCP, have been resourced in both numbers and expertise to take complete control over the monitoring of construction impacts.

A condition is recommended requiring evidence to be submitted of compliance with the CoCP. This must be submitted before work starts on site, subject to which the proposals are considered acceptable. This condition is consistent with environmental protection legislation and will help to alleviate disturbance to neighbours. A condition is also recommended that limits noisy construction to the City Council's standard construction hours. An informative is also recommended to encourage the applicant to join the considerate constructors scheme.

As noted above, the proposed basement would not be visible given its location below the existing building and proposed extension and would have no impact on the character and appearance of the Bayswater Conservation Area or the garden setting of the existing building. The application site does not contain a listed building and is not located within an Archaeological Priority Area.

#### Part B 1-5

These parts of the policy relate to the extent and depth of basements.

Objectors have raised concern that the proposed basement would extend under more than 50% of the garden land.

Part B. (1) states that basement developments will be supported where they do not extend beneath more than 50% of the garden land – on small sites where the garden is 8m or less at its longest point, basements may extend up to 4m from the original building in that direction.

The proposed basement would extend beneath the entire garden land, by 3m. As the courtyard to the rear is less than 8m, the application site can be considered to be a small site. Where it extends beyond the original building, it would extend no more than 4 m from the above ground building. Given the rear garden is no longer than 8 m, the lateral extent of the basement complies with part B(1) of the policy.

The proposals do not include a margin of undeveloped garden land or provide an adequate level of soil depth and volume over the top cover of the basement. Given that the courtyard is already developed as hardstanding and not a garden per se, whilst a margin and top soil depth could be incorporated into the design of the basement, in this instance this would result in a significantly reduced size of basement excavation, in an already very small rear 'yard/garden'. It is therefore not considered reasonable in this instance to require this and whilst this is departure from policy is regrettable, given the site constraints the proposals are considered acceptable in this instance.

The proposed basement would also be single storey, with a floor to ceiling height of 2.7 m and therefore complies with part B(3) of the policy.

The proposed basement does not project beyond undeveloped garden land of highway. Accordingly, Parts B(5) of the policy are not relevant.

#### **9.7.2 Other matters**

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

Several objectors are concerned that the proposed development will reduce the value of their property or that it will have a disproportionate impact on a large number of residents relative to the benefit to the applicant. These are not material planning considerations and permission could not be refused on this basis.

It is noted that a flue to the neighbouring property has been installed within the courtyard whilst this will be have to be re-located this is a private matter between the applicant and the neighbour.

## **9.8 Environmental Impact Assessment**

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

## **9.9 Planning Obligations & Pre-Commencement Conditions**

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

The Town and Country Planning (Pre-commencement Conditions) Regulations 2018 requires the City Council to obtain the applicant's written agreement before imposing pre-commencement conditions (i.e. conditions which must be discharged before works can start on site) on a planning permission. Pre-commencement conditions can only be imposed without the written agreement of the applicant where the applicant fails to provide a substantive response within a 10 day period following notification by the Council of the proposed condition, the reason and justification for the condition.

During the course of this application a notice was served relating to the proposed imposition of a pre-commencement condition to secure the applicant's adherence to the City Council's Code of Construction Practice during the demolition/excavation and construction phases of the development. The applicant has agreed to the imposition of the condition.

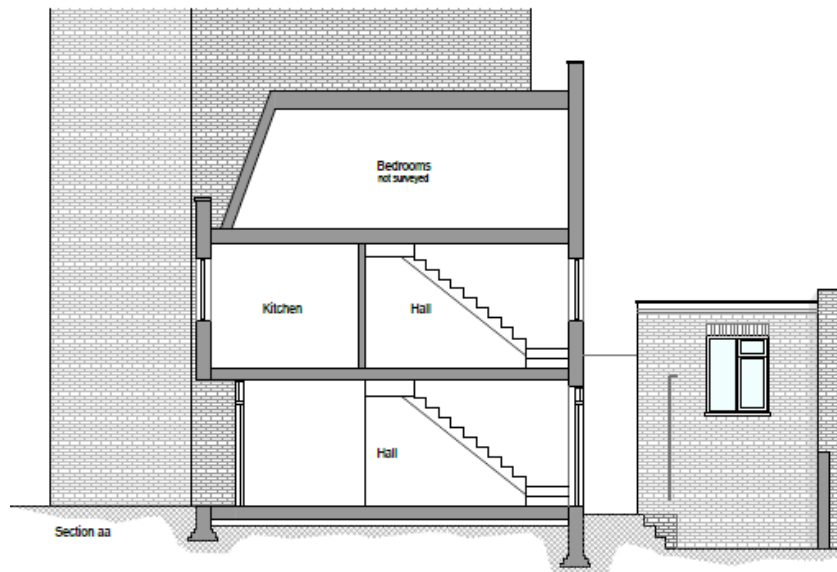
## **10 Conclusion**

The proposals for additional residential accommodation are acceptable and the works to facilitate this are acceptable in conservation and design terms and are not considered to harm surrounding residential amenity. As such, the proposal is considered acceptable, mindful of policies 7, 8, 33, 34, 38, 39, 40, and 45 of the City Plan 2019-2040 and therefore, a recommendation to grant conditional permission would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

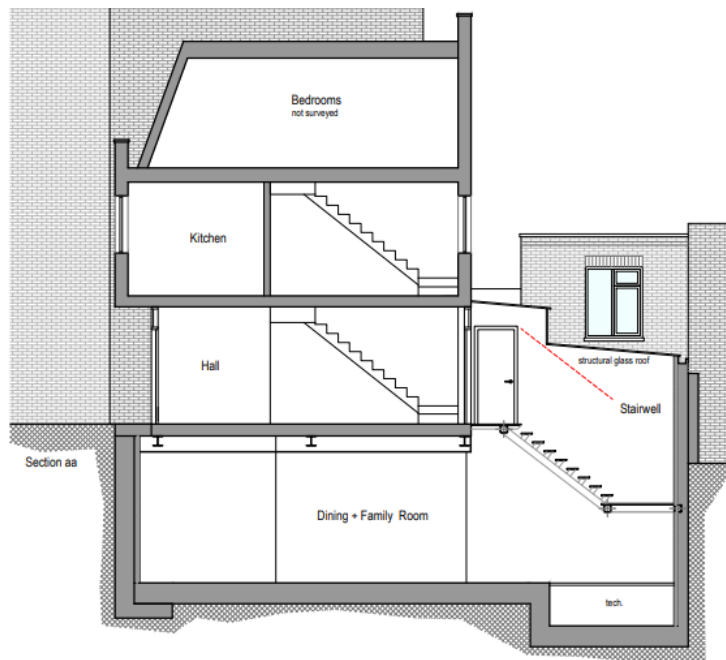
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: KIMBERLEY DAVIES BY EMAIL AT [kdavies1@westminster.gov.uk](mailto:kdavies1@westminster.gov.uk)

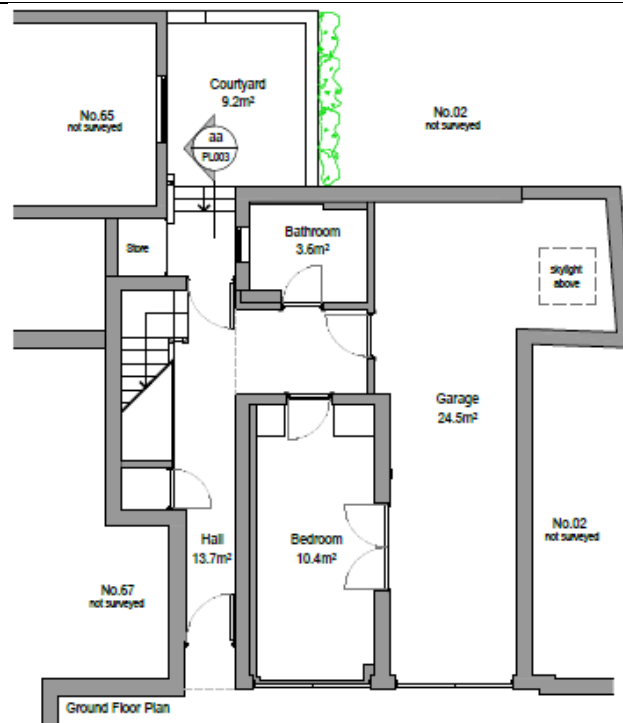
## 11 KEY DRAWINGS



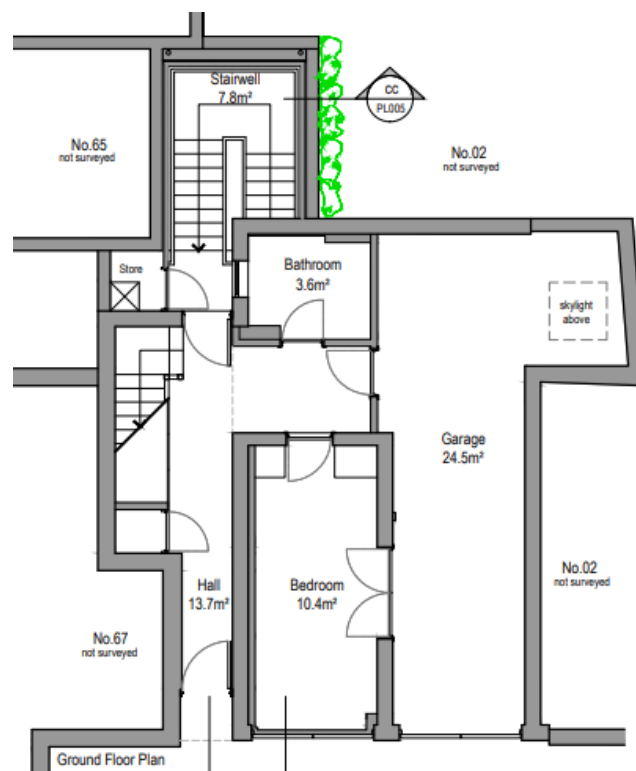
Existing (top) and Proposed (bottom) section drawing.

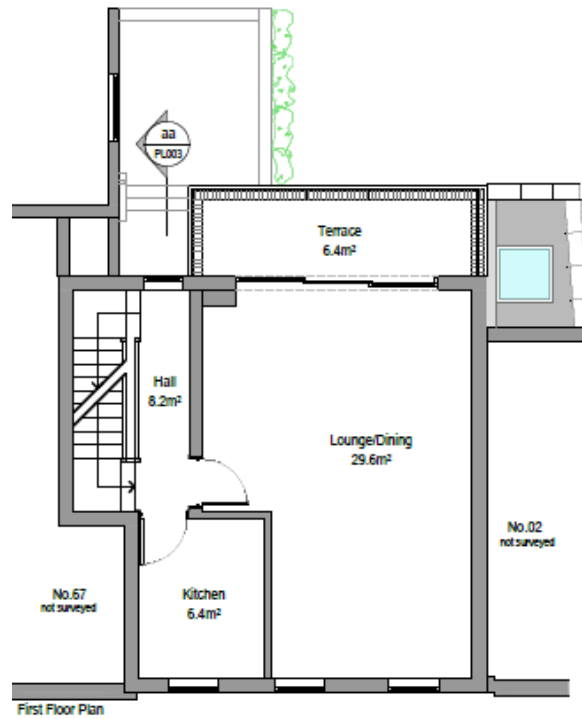




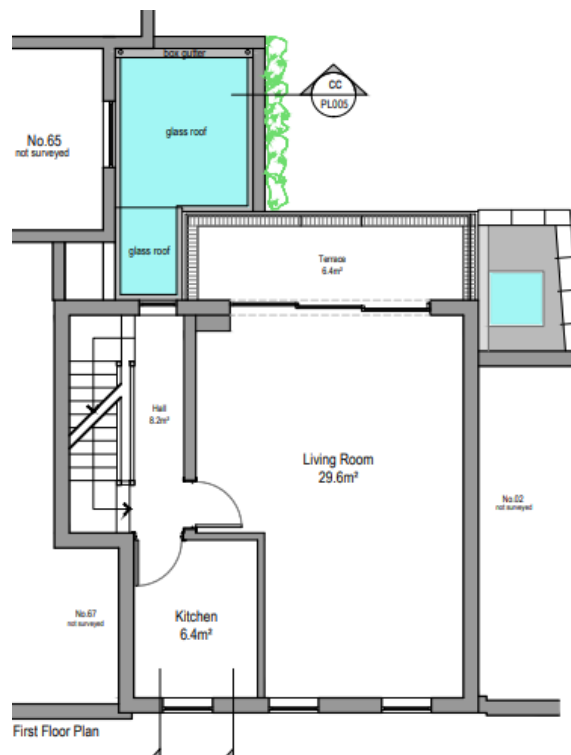


Existing (top) and Proposed (bottom) ground floor plan.



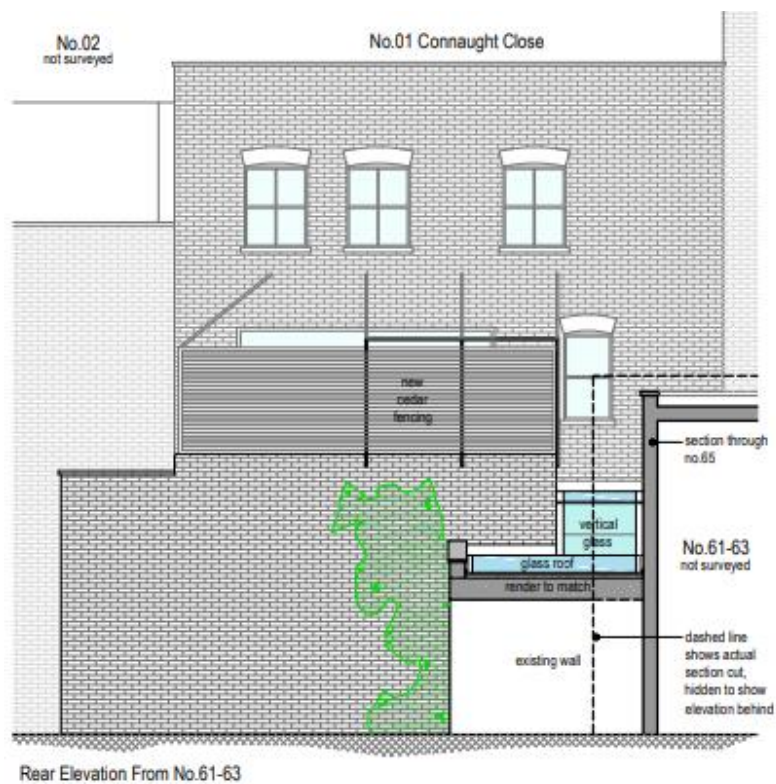


Existing (top) and Proposed (bottom) first floor plan





**Existing (top) and Proposed (bottom) rear elevation**



**DRAFT DECISION LETTER**

**Address:** Mews House , 1 Connaught Close, London, W2 2AD

**Proposal:** Excavation of a basement beneath the footprint of the original dwelling with new covered stair in existing ground floor rear yard; area of green roof to main roof of original dwelling.

**Reference:** 21/06243/FULL

**Plan Nos:** Site Location Plan, 10176PL003 Rev B, 10176PL004 Rev B, 10176PL005 Rev D, 10176PL006 Rev A and Heritage Statement dated September 2021.

For info only:  
Construction Management Plan dated September 2021, Subterranean Structural Statement dated 19 August 2021 and Appendix A - Checklist.

**Case Officer:** Frederica Cooney

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

**Recommended Condition(s) and Reason(s)**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

For the avoidance of doubt and in the interests of proper planning.

- 2 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
  - o between 08.00 and 18.00 Monday to Friday;
  - o between 08.00 and 13.00 on Saturday; and
  - o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

- 3 **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 Bayswater 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 provide, maintain and retain the following bio-diversity features before you start to use any part of the development, as set out in your application: Green Roof.

You must not remove any of these features.

Reason:

To increase the biodiversity of the environment as set out in Policy 34 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](http://www.westminster.gov.uk/guide-temporary-structures).

CONSIDERATE CONSTRUCTORS:, You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, [siteenquiries@ccscheme.org.uk](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

BUILDING REGULATIONS:, You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at [www.westminster.gov.uk/contact-us-building-control](http://www.westminster.gov.uk/contact-us-building-control)

- 3 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 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.