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| CITY OF WESTMINSTER | | | |
| PLANNING APPLICATIONS SUB COMMITTEE | Date 12 July 2022 | Classification For General Release | |
| Report of Director of Place Shaping and Town Planning | | Ward(s) involved Abbey Road | |
| Subject of Report | 31 Grove End Road, London, NW8 9LY | | |
| Proposal | Excavation of basement and new landscaping to front and rear gardens. Refurbishment of existing house, demolition of the north side wing and its rebuilding as a 3 storey addition, raising of the height of the flat roof to the side south wing, rear extension at lower ground floor, rear and side dormers and other external alterations. | | |
| Agent | Brooks Murray Architects | | |
| On behalf of | Mr Simon Firth | | |
| Registered Number | 21/05628/FULL | Date amended | 18.5.2022 |
| Date Application Received | 13 August 2021 | | |
| Historic Building Grade | Unlisted building of merit but No 31a Grove End Road is Grade II listed and 44 Grove End Road on the opposite side of the road. | | |
| Conservation Area | St John's Wood | | |
| Neighbourhood Plan | N/A | | |

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY & KEY CONSIDERATIONS

The application proposes the excavation of a basement under the main house, part of front garden and rear gardens , rebuilding the existing two storey side extension (north wing) with a three storey addition , a single storey rear ground floor extension , rear and side dormers and other external alterations including raising the height of the south wing. This is an unlisted building of merit within the St John's Wood Conservation Area . A car lift is also proposed off the existing private access road to the side of the house in the rear garden which will serve the basement garage for 2 cars , the new basement also contains additional accommodation including a swimming pool, cinema, gym and plant room.

Objections have been received from the St John's Wood Society on overdevelopment grounds and the proposed basement and side extensions are not policy compliant . Objections have been received from adjoining residents including one objection on behalf of six leaseholders in the adjoining block, Neville Court .The objections relate to the proposed works not being policy compliant and that they will will have an adverse impact of the proposal on this unlisted building of merit, the loss of residential amenity , loss of trees, structural concerns and the impact of construction.

The key considerations in this case are:

- The acceptability of the proposed extensions and basement in terms of the Council's adopted policies 38,39,40 and 45.
- The impact of the proposed extensions and alterations on the host building , the character and appearance of the St John's Wood Conservation Area and the setting of other nearby designated heritage assets, including the grade II listed studio building at the rear .
- The impact on the amenity of neighbouring residential properties in terms of loss of light, enclosure, privacy and noise from plant .
- The acceptability of the quantum of car parking proposed.
- Impact of the proposed works on existing trees, the removal of two trees and whether the proposed new landscaping to the front and rear gardens is acceptable

The revised application to demolish the two storey side wing and replace it with a three storey wider extension is considered acceptable in design and conservation terms. The new extension will sit below the eaves height and whilst there will be some loss of the townscape gap, it is not considered to be so harmful to warrant refusal. The proposed single storey rear addition is a modest addition, and the other external alterations including the rear and side dormers and marginally increasing the height of the south side wing are considered acceptable .The proposed works will not harm the setting of the listed studio building at the rear and will preserve the character and appearance of this part of the St John's Wood Conservation Area. It is not considered that the proposed extensions will result in a material loss of amenity to adjoining flat owners in Neville Court , Grove End Gardens or to the studio building at the rear.

It is recognised that the proposed basement is large, but this house sits on a good sized plot and the basement does not cover more than 50% of the garden area . It is single storey , albeit part is deeper in the part of the front garden which is to house a swimming pool. There is a margin of undeveloped land and soil depth above it , and the front and rear gardens will be landscaped including four new trees to replace the two mature trees being removed.

The removal of the front garden parking is welcomed, and the re-landscaping of this garden is an improvement . A car lift is proposed to serve the two off street parking spaces and the reduction in parking is welcomed by the Highways Planning Manager . Air Source Heat Pump is proposed, and the works will improve the thermal efficiency of this house and measures such as rainwater harvesting tanks and permeable paving to address the sustainability and flood risk policies . It is not considered that the proposal represents an overdevelopment of the site .The application is being recommended for conditional approval .

3. LOCATION PLAN



4. PHOTOGRAPHS

Front elevation



Rear elevation and garden cabin fir tree to be removed



CONSULTATIONS

4.1 Application Consultations

WARD COUNCILLORS FOR ABBEY ROAD: Any response to be reported verbally.

ST JOHN'S WOOD SOCIETY : Objection. Welcome the improvements made compared to the previous withdrawn scheme .However the amended scheme represents an overdevelopment of the site. Basement and side extensions not in compliance with Council policies. Request that Arboricultural Officer reviews the proposal .

HIGHWAYS PLANNING TEAM ; No objections to the reduction in car parking, request cycle parking, and proposed changes will result in existing crossovers being redundant.

BUILDING CONTROL :No objection.The submitted Structural Method Statement, Structural Drawings and Calculations are compliant and accepted. The Site Investigation shows a London Clay foundation soil. Ground water was encountered. Flood risk is minimal.

- The new basement construction will comprise typical RC retaining walls underpinning, contiguous piled retaining walls, RC lining walls and RC ground bearing slabs. Waterproofing and heave shall be considered in the design. The works are done in sequence. Temporary supports are used during excavations.
- The structural impact and movements on the adjacent building are expected to be within acceptable limits. The scheme is justified structurally, and the proposal is viable. From the preliminary structural information provided at this stage, the consulting engineer is of sufficient experience to give us confidence that all such alterations will address our usual concerns, sufficient detailed structural analysis and design information to be submitted at later stages.

ARBORICULTURAL SECTION – No objection subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 378

Total No. of replies: 3 (one letter on behalf of six long leaseholders of Neville Court and submitted Heritage Report)

No. of objections: 3

No. in support: 0

- Design
 - The proposals to add a spurious and ahistorical symmetry on No 31 would diminish its architectural character and harmfully alter its appearance in the Conservation Area. The Audit notes the characteristic value of wide gaps between the properties, by extending the side extension hard up to the edge of the driveway and raising its height under the eaves would harmfully encroach upon the important and characteristic gap in the urban grain .Diminish the sense of relief in the historic townscape and reduce the view towards the back land plots, mature trees and greenery.
 - The rear extension , the creation of car lift , lightwells and rear rooflights would be visible from a limited area of the public realm and compound the erosion of the historic character of the plot and harm its appearance in the street .

- The proposal would substantially affect the main significant view of the house and its historic contribution to the conservation area.
- The proposal will substantially enlarge the mass and visual dominance of No 31 in the street scene and particularly adjacent to the boundary with No 31a Grade II listed.
- Proposal does not meet many of the criteria for the good design of alterations and extensions contrary to the council's adopted policies . Disagree with the applicant's Heritage Assessment , the proposal will cause less than substantial harm to both the non-designated heritage assets and harm to the setting of the listed building . No public benefits are being secured.
- Proposed basement fails to comply with policy as garage, car lift and store will be 3.6m below the original floor height and the swimming pool result in excavations more than 4.4.m

Amenity

- Overlooking and loss of privacy to residents in Neville Court
- Loss of light to residents in Neville Court because of the rear extension and increased sense of enclosure.
- Object to further construction work as residents in Grove End Gardens already affected by the works taking place at No 33 .Residents will be subjected to high levels of noise over a long period .Residents working from home and will be adversely affected and request that the permitted times for construction be limited to 10 am to 5p.m weekdays and weekends

Trees

- Loss of a 15 m high mature fir tree which makes a significant contribution to the locality and the conservation area and visible from surrounding properties from Grove End Road.
- Tree also provides important amenity protection to the existing bedroom windows in Neville Court
- Strongly resist the loss of this tree and if the Council is minded to approve request that it is replaced with a similar scale and height as existing to protect resident's amenity
- Swimming pool plant located adjacent the boundary wall/dining room and the proposal could give rise to unacceptable noise impacts contrary to national and local policy.

Other Matters

- Request that the Council has sufficient information and to thoroughly analysed this information to demonstrate that the proposal will not result in any structural instability to Neville Court, because of the heat differential from heating the swimming pool .
- Swimming pool is likely to result in unacceptable noise impacts

SITE NOTICE:

Yes

Revised Scheme

HISTORIC ENGLAND (as the proposal affects the setting of a listed building) ; To be reported verbally

ST JOHN'S WOOD SOCIETY : Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 10
Total No. of replies: 0
No. of objections: 0
No. in support: 0

Any responses will be reported verbally.

4.2 Applicant's Pre-Application Community Engagement

There has been no pre-application engagement on this householder application with adjoining residents. This is regrettable ; however, it is not a ground to refuse planning permission for a development of this nature.

5. WESTMINSTER'S DEVELOPMENT PLAN

5.1 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.

5.2 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan.

5.3 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.

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is located within the St John's Wood Conservation Area. It is a 3 storey house (lower ground, ground and first floor) with a hipped roof dating circa 1820/1830's and is designated as an unlisted building of merit in the Conservation Audit. The house is currently empty.

The house sits in a large plot, the front garden is used as off street parking and there are two vehicle crossovers. At the side of the house is a narrow access road, which also serves the studio building at the rear.

The house has been extended in the past, with a three storey side addition (south wing) which is attached to the adjoining Edwardian 4 storey mansion block known as Neville Court. There is a smaller two storey side extension (north wing). At the rear is a single storey rear extension which runs along part of the garden boundary with Neville Court and a large log cabin structure in the rear garden. Several of the trees within the curtilage are covered by a Tree Preservation Order.

The townscape adjacent this villa has changed considerably over the years with the redevelopments of the plots to the north and south sides with taller residential mansion blocks either side of this house. This Italianate villa has a blue plaque on one of the front boundary piers as Sir Thomas Beecham used to reside in the house.

At the rear is the Grade II listed 31a Grove End Road a purpose built studio circa 1926 by Thomas Tait. The building was listed due to its association with the sculptor Sir William Reid Dick and the architects Colin St John Wilson and MJ Long. The studio building is undergoing renovations and is currently empty. On the opposite side of the road is the Grade II listed 44 Grove End Road, the former home of the painter Sir Alma Tadema.

6.2 Recent Relevant History

20/05469/FULL

Alterations and extensions including excavation of basement, erection of a rear extensions with terraces, raising of the two side wings, widening of the north wing, installation of dormer windows to roof, rebuild chimneys, alterations to windows and doors, alterations to front lightwells, and new landscape scheme for the front and rear gardens.

Application Withdrawn

10 December 2020

91/02328/FULL

Removal of existing structure in the garden in the garden and replacing with a home lodge skipper garden cabin

Application Permitted

2 July 1991

7. THE PROPOSAL

This proposal seeks approval for a number of alterations and extensions to this house . It is proposed to excavate a basement under the footprint of the existing house, part of the front garden and rear garden to provide additional residential accommodation . The proposed basement will accommodate a swimming pool, gym ,games room and cinema room as well as new plant and a garage for two vehicles. The garage will be served by a car lift located in part of the rear garden accessed from the private access road, which is within the red line of the application site .

The existing timber cabin in the rear garden and outbuilding will be removed and the garden landscaped .Four new trees will be planted ,and two trees a 15m high tall Fir tree (T003) and a 9.5 m high bay tree (T004) will be removed .The existing front garden which is currently used for off street parking will also be landscaped .

The existing rear extension will be demolished and replaced with a new single storey extension .Juliette balconies are shown at rear raised ground floor level .Rear and side dormers are proposed . In respect of the extensions to the side of the house .It is proposed to raise the height of the existing three storey addition by 15cm .Other external alterations proposed include new windows, and boundary treatment .

The application has been amended on officer advice and has been subject to a second round of consultation . The Lower ground extension has been reduced along with the size of basement rooflights, other changes to the elevations and boundary wall treatment.

8. DETAILED CONSIDERATIONS

8.1 Land Use

It is accepted that this proposal adds additional floorspace to an existing house increasing the existing area from 426 sq. m to 768 sq. m .However , extensions to this large family house is in accordance with policy 8 in the City Plan . It is not considered that this proposal represents an over development of the site, as this is a fairly good sized plot and the majority of the new space is being created at basement level . Therefore, the objection raised by the St John's Wood Society cannot be supported ion this instance .

8.2 Environment & Sustainability

Sustainable Design

A sustainability report has been submitted with this householder application.

Energy Performance

The proposal includes the provision of an Air Source Heat Pump in the basement which accords with policy 36 and the advice in the Environmental SPD. The proposal also

includes the replacement of the existing roof as the existing roof is uninsulated and in a poor state of repair . New double glazed windows are also proposed which will increase the thermal efficiency of this house.

Circular Economy

Not applicable for this householder application

Flood Risk & Sustainable Drainage

This site is located with Flood Risk Zone 1 and outside a Surface Water Hotspot .The applicant has submitted a Flood Risk Assessment , and the proposal will comply with Policy 35. Flood risk and the ESPD . The applicant's initial SuDS review show that the greening and the landscaping strategy will result in improved drainage through a reduction in impermeable surfaces and introduction of rainwater harvesting . These measures together with the use of permeable paving , will be secured by condition and accord with policy.

8.3 Biodiversity, Greening and Landscaping

The Arboricultural Officer raises no objections to the removal of the bay tree Objections have been raised by neighbours to the loss of the mature fir tree in the rear garden. It is recognised that this mature tree does provide screening to the residents in Neville Court and the tree is visible from street views and surrounding properties . The applicant's Arboricultural consultants have undertaken investigations for the rooting environment of the fir tree which needs to be removed to make way for the proposed basement .The Arboricultural Officer advises that whilst it is regrettable to lose this tree , a cork oak is proposed as a replacement in the same location and on balance it would be difficult to sustain an objection .

The Arboricultural Officer recommends a pre-commencement condition for a final method statement regarding the protection of the existing trees , together with landscaping condition . The proposal to re-landscape the front and rear gardens are welcomed, and the proposal therefore accords with policy 34 and will enhance the Conservation Area .

The objectors have requested that any replacement tree for the fir tree must be the same size as the existing . It is not considered reasonable to require this. The landscaping condition will secure the species and size of the replacement trees.

8.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

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

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

architectural or historic interest which it possesses.”

Section 66 of the LBCA Act requires that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

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

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

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

Bulk, Height & Scale of Proposed Extensions

Side Extensions

Objections have been raised to the principle of the new 3 storey side extension in terms of the loss of the townscape gap and its adverse impact on the appearance of the host building, this part of the conservation area and the setting of the listed studio . The existing 2 storey side extension is a relatively slender addition projecting 1.75m from the side elevation with railings on its flat roof .The revised proposal is to replace this addition with a larger addition sitting just below the eaves level and a wider projection of 2.3m .There will remain a gap at the side of the house with the access road, and this will be appreciated in street views .

In terms of its height, whilst extensions raising to the top floor level are not normally acceptable, in this circumstance with an existing much wider 3 storey extension to the other side of the house , and the fact that the existing house is set between two much larger mansion blocks ,the proposal is considered acceptable. There is a small loss of the townscape gap, however the proposed extension is set back from the boundary, and it is not considered that this proposed extension would be visually dominant to result in such degree of harm to the designated heritage assets to warrant refusal of permission.

Rear Extension

Despite the objections received, the proposed lower ground single storey extension is considered acceptable in terms of its footprint, design and use of materials . It will be in keeping with the host building, and it will preserve the character and appearance of this

part of the conservation area.

Dormers at roof level and other external alterations

The proposed side and rear dormers are considered acceptable in design terms, and whilst the flank of the side dormer will be visible from street views, its size and proportions are considered appropriate for the hipped roof form .

The proposed external manifestations (rooflights) associated with the basement are considered to be relatively discrete and will not unduly clutter the building and its garden setting .There are no objections to the removal of the cabin from the rear garden and the landscaping of the rear garden . The car lift structure is a feature of some size , but it will not have structures rising above the adjoining garden level. In use it will sink down to the basement parking area and when not in use it would be retained flush with the garden grounds, and this will be secured by condition .An appropriate finish to the lid of the car lift will help to harmonise it into the garden and will be secured by condition.

The introduction of a car lift in this location is considered acceptable as it is located at the side with access off a private road and allows greater landscaping in the front garden.

The proposal to raise the height of the existing three storey side extension by approximately 150mm is considered acceptable. The other external changes to the windows , front entrance porch and the boundary treatment are acceptable . Therefore, despite the objections received the proposal will comply with policies 38,39 and 40 in the City Plan.

Basement

Objections have been received on the grounds that the basement is not policy compliant under policy 45 .

In respect of Part A of the policy , the application is accompanied by a structural statement which has been reviewed by Building Control who are satisfied with the approach. The proposal is not considered to represent a flood risk with measures to address surface water and sewerage flooding .

The applicant has agreed to the Council's Code of Construction Practice, and this will be a pre-comment condition .

In respect of the protection of heritage assets, it is not considered that the proposed basement will unbalance the original hierarchy of spaces in this house , or adversely affect the setting of the Grade II listed studio building at the rear .The associated external manifestations to serve the proposed basement are considered acceptable in terms of their detailed design and the proposals to landscape the front and rear garden areas.

In respect of the extent and depth of the proposed basement under Part B of policy 45 . It is recognised that the proposal basement occupies a significant proportion of the new floorspace . Policy 45 advises that new basement developments must not extend more than 50% of the garden land . In working out this calculation garden land means the site

area excluding the footprint of the original building (as existing on 1 July 1948 in this particular case) .The site area which includes the driveway is 737 sq. m and the house occupies 162 sq. m =575 sq. m and so the maximum will be 287 sq. m plus the footprint of the house 162 sq. m .Therefore the total area would be 449 sq. m and the proposal is 391 sq. m which is less than 50% and complies with policy 45 (B) part 1 .

The basement must leave a margin of 0.5-2.m of undeveloped land around all the site boundaries .Adjacent Neville Court is 0.5m and 0,6m at the boundary with No 31 a but elsewhere the margins are more than the policy requirement . An appropriate soil depth is proposal in accordance with policy. 45 B part 2 .

Objections have been raised to the depth of the proposed basement . It is recognised that under part of the rear garden there is greater soil depth above the new basement will houses the underground garage , but the internal floor to ceiling height is considered appropriate . In the front garden , there is greater depth to accommodate a swimming pool , but the proposal remains a single storey basement and accords with part 3 of the policy . There is adequate soil depth above the garden and complies with part 4. Part 5 of the policy which relates to basements under the highway does not apply in this instance .

A condition is proposed to require submission of land contamination reports before works start on the proposed basement to address the risk of Radon exposure.

Fire Safety

Not applicable for this householder application.

Impact on Heritage Assets

As set out above, the proposed extensions and alterations will not affect the setting of the Grade II listed studio at the rear or affect the setting of other listed buildings in Grove End Road . The proposal complies with polices 39 and 40 in the City Plan.

Archaeology

Not applicable

8.5 Residential Amenity

Daylight & Sunlight

The proposed additional floor to the rebuilt 3 storey side extension will not result in any material loss of light to the windows in the side elevation of Grove End Gardens .The proposed extension will not breach the BRE 25 degree angle of obstruction when measured from neighbouring windows .It was evident from the site visit that the large glazed windows in the side elevation serve a stairway which is not a habitable room The other smaller windows next to the stairwell are understood to serve bathrooms, which are non-habitable rooms .

It is not considered that the proposed extensions will have any impact on daylight and sunlight to the listed studio building at the rear due to the distance which separates the

properties .

In respect of Neville Court , there are several windows in the side of this block which face onto the rear garden . These windows at the lower level are affected by the existing rear extension along the boundary and large fir tree in the rear garden of No 31 .

The proposed rear extension at lower ground floor level is approximately 5.6 m away from these windows , and therefore is not considered to result in any material loss of daylight to these east facing windows .

It is not considered that the proposal to increase the height of the parapet of the existing 3 storey extension by 150mm will affect light to these flats .

The proposal therefore complies with policies 7 and 33 in the City Plan .

Sense of Enclosure

It is recognised that the new 3 storey side extension will result in a small increase in enclosure to Grove End Gardens , but the windows affected serve non habitable spaces. It is not considered to result in any material harm .There will be no sense of enclosure to the studio building , as the rear extension is approximately 14.5 m away .

In respect of Neville Court , the existing buildings in the rear garden will be removed , and this will open the aspect. It is understood that these neighbouring windows at the rear of this block serve bedrooms .The new single storey rear extension is 5.6m away and projects 2.7m into the garden , and therefore is not considered to result in a material increase in enclosure to these residents .It is recognised that the existing evergreen fir tree given its size (which is to be removed) offers a screening to these flats, and its removal will open up views into the rear garden of No 31 . The removal of this tree is dealt with elsewhere in this report.

Privacy

Objections have been received on behalf of the residents in Neville Court on loss of privacy/overlong from the two rear Juliette balconies on the main rear elevation above the new extension . There are already two existing balconies at the rear one with stairs leading into the garden, albeit the balcony closest to Neville Court does not have a door access and just a window above .As the proposed new balconies will be in the same position and following the site visit , whilst it is recognised that the new balcony closest to Neville Court will permit sitting out , given its size and position , it is not considered to result in a material loss of privacy to neighbours.

There are no objections to the rear dormer from an overlooking point of view.The proposed dormer to the side looks onto the flank elevation of Grove End Gardens and given these windows served non-habitable rooms, it is not considered to result in a loss of privacy to these residents , and the existing small terrace on top of the existing side extension will be removed .The proposal therefore complies with Policy 7(A) and 33

Noise & Vibration

The proposal involves the creation of a car lift and includes plant in the basement and

therefore there is potential for this plant to cause noise and disturbance to neighbours . The ASHP is internal in the new basement and therefore unlikely to result in noise and disturbance to nearby residents .The car lift is hydraulic and again unlikely to cause noise disturbance whilst in operation . However , it is recommended to impose standard noise and vibration conditions to safeguard the amenities of neighbours in accordance with policies 7 and 33 .

8.6 Transportation, Accessibility & Servicing

Highway Impact

The access road to the side of the house is a private road and there are no objections to the formation of a car lift from a highway safety point of view . There is vehicle turntable in the basement garage .

There are two existing crossovers facing onto Grove End Road, one crossover next to Neville Court will now be redundant and the applicant has agreed to pay for the pavement to be reinstated and this will be done under the Highways Act .

Waste & Recycling Storage

New storage is proposed, and this will be controlled by condition in accordance with policy 37(B)

Cycling & Cycle Storage

The proposal includes a boot and bike room located under the external stairs and the porch and can accommodate 4 cycles .This level of secure cycle storage accords with policy 25.

Parking

The proposal which includes 2 off street car parking spaces in the basement car park is a net reduction compared to the existing situation as the front garden has been used for parking up to six cars .The previous owner of the house operated a chiropractor business from the garden studio .

The Highways Planning Manager raises no objections as the proposal as it complies with policy 27.

8.7 Economy including Employment & Skills

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

8.8 Other Considerations

None.

8.9 Environmental Impact Assessment

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

8.10 Planning Obligations & Pre-Commencement Conditions

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

The estimated CIL payment is:£171,000 although exemptions may apply.

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 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 and tree protection measures and a land contamination condition in respect of the proposed basement in respect of radon . The applicant has agreed to the imposition of these conditions.

9. Conclusion

Whilst recognising the concerns raised by the objectors , the proposal in their amended form is considered acceptable in design, conservation, sustainability and amenity terms. The proposed extensions and basement do not adversely affect the appearance of this house (an unlisted building of merit) , or the designated heritage assets of the conservation area , or the setting of the listed studio at No 31, nor the setting of the surrounding non-designated heritage assets.

The proposed basement is large, but it occupies less than 50 % of the garden land. The application is recommended for approval and the recommendation is in line with the requirements of the NPPF and the statutory duties set out in Sections 16,66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT, PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk

10. KEY DRAWINGS
Existing Front elevation



THESE DRAWINGS SHALL BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BROOKS MURRAY ARCHITECTS IS STRICTLY PROHIBITED. BROOKS MURRAY ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE DRAWINGS.

| REV | AMENDMENT | BY | DATE |
|-----|--------------------------------|----|------------|
| A | Revised to match latest survey | CM | 12/17/2022 |

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CLIENT:
 Simon Firth
 31 Grove End Road

Proposed front elevation



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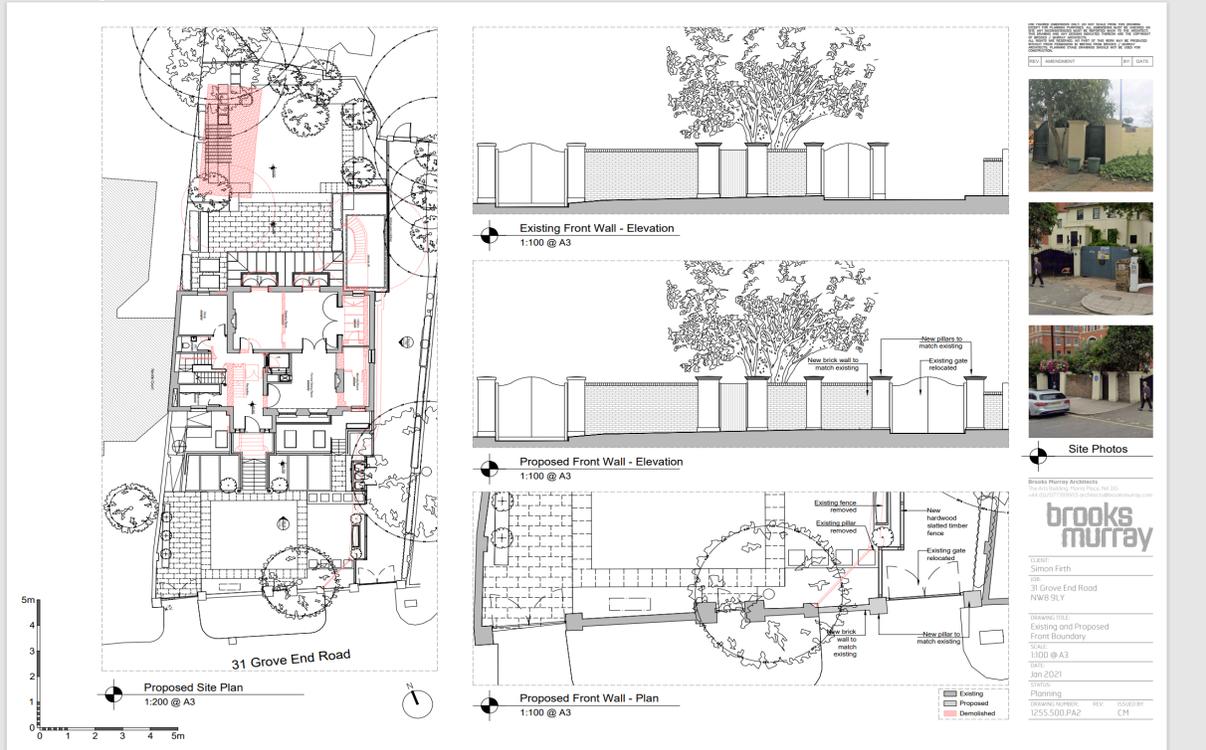
| REV | AMENDMENT | BY | DATE |
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| A | Revised to match latest survey | CM | 12/17/2022 |

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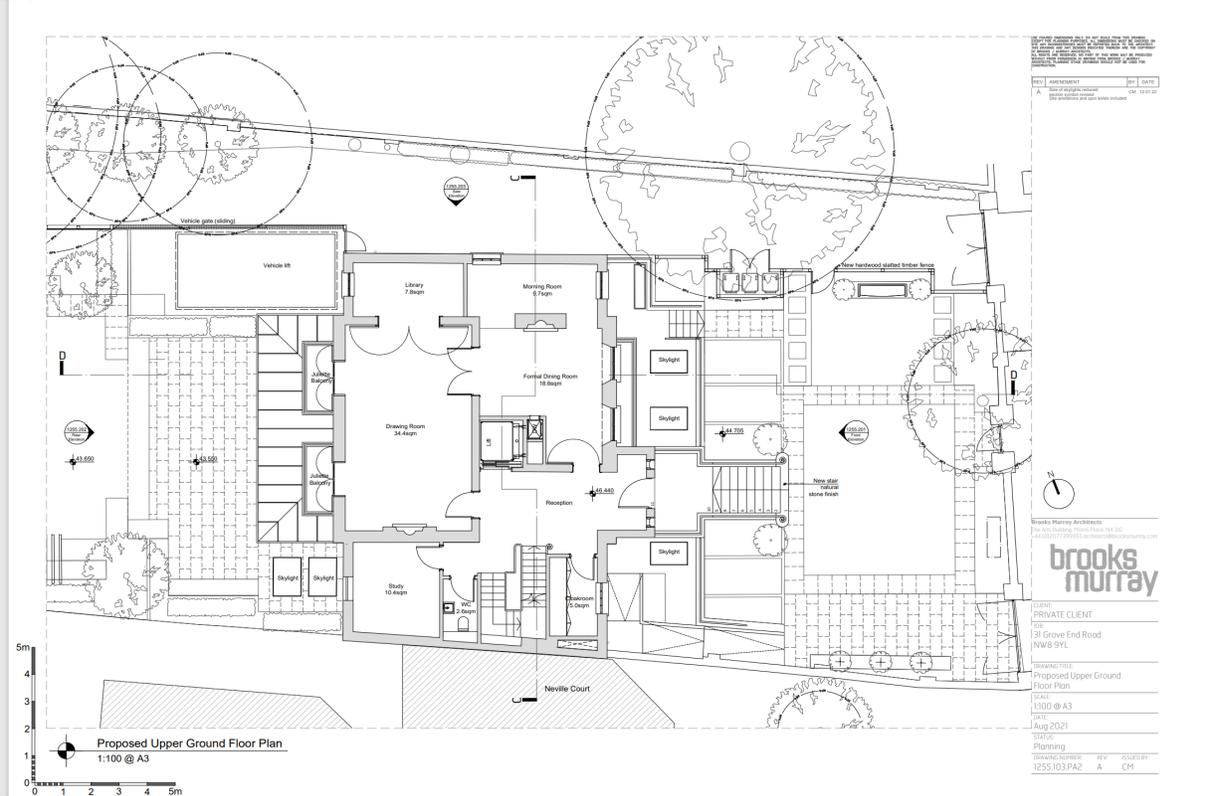


CLIENT:
 Simon Firth
 31 Grove End Road

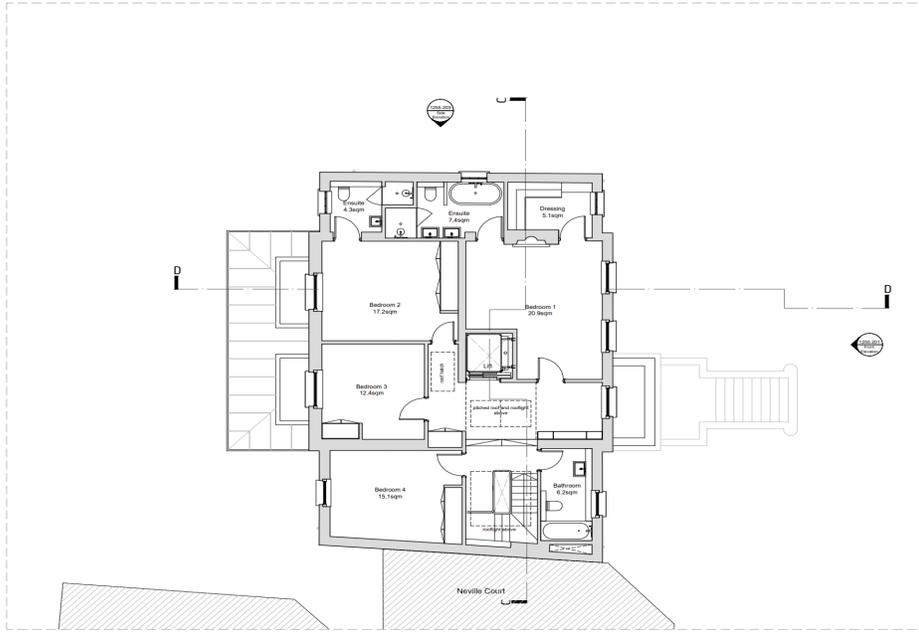
Garden plan



Upper Ground Floor Plan



Proposed First Floor Plan



Proposed First Floor Plan
1:100 @ A3



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|-----|-------------------|----------|
| REV | AMENDMENT | DATE |
| A | ISSUED FOR PERMIT | 08/10/21 |

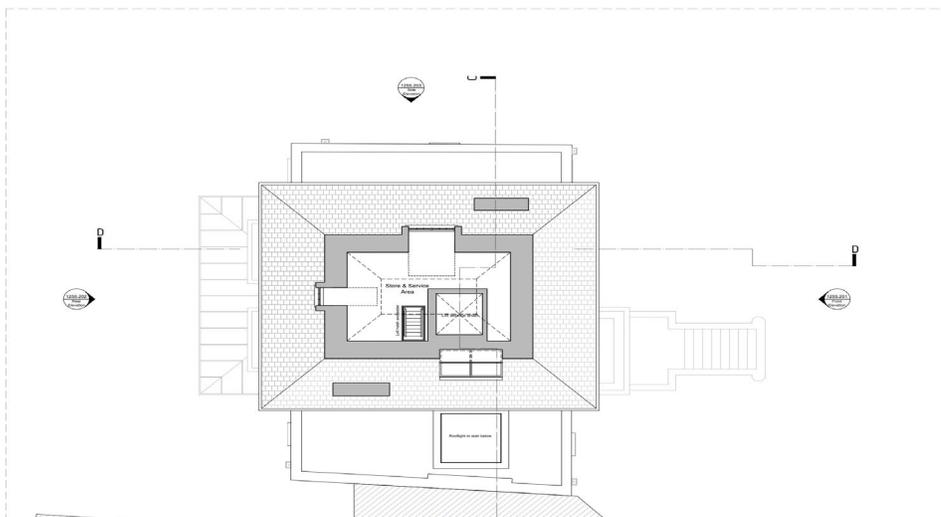


Brooks Murray Architects
The Old Building, 31 Grove End Road, NWB 9YU
t: 02087779520 e: info@brooks-murray.com

brooks murray

CLIENT: PRIVATE CLIENT
SITE: 31 Grove End Road, NWB 9YU
DRAWING TITLE: Proposed First Floor Plan
SCALE: 1:100 @ A3
DATE: Aug 2021
DISCIPLINE: Planning
DESIGNED BY: [Name] CHECKED BY: [Name]
DRAWN BY: [Name] SCALED BY: [Name]

Proposed Loft Plan



| | | |
|-----|-------------------|----------|
| REV | AMENDMENT | DATE |
| A | ISSUED FOR PERMIT | 08/10/21 |

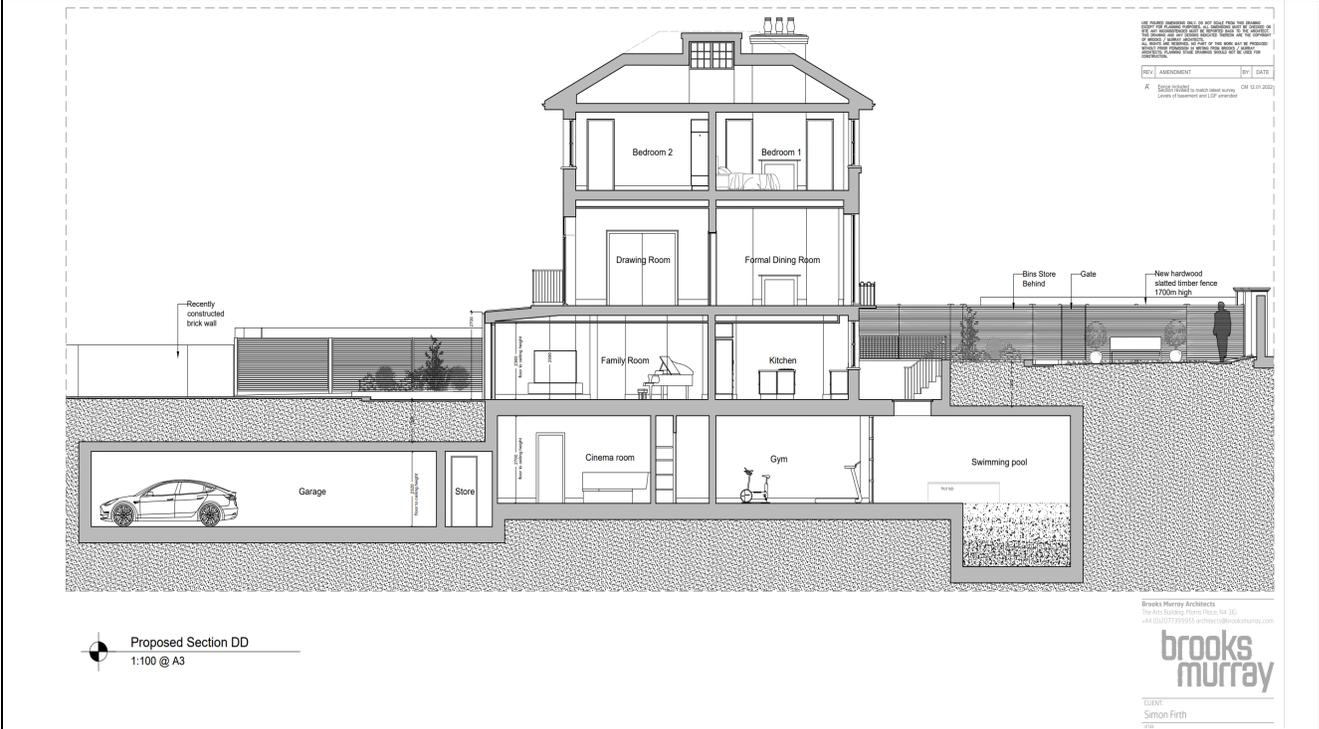


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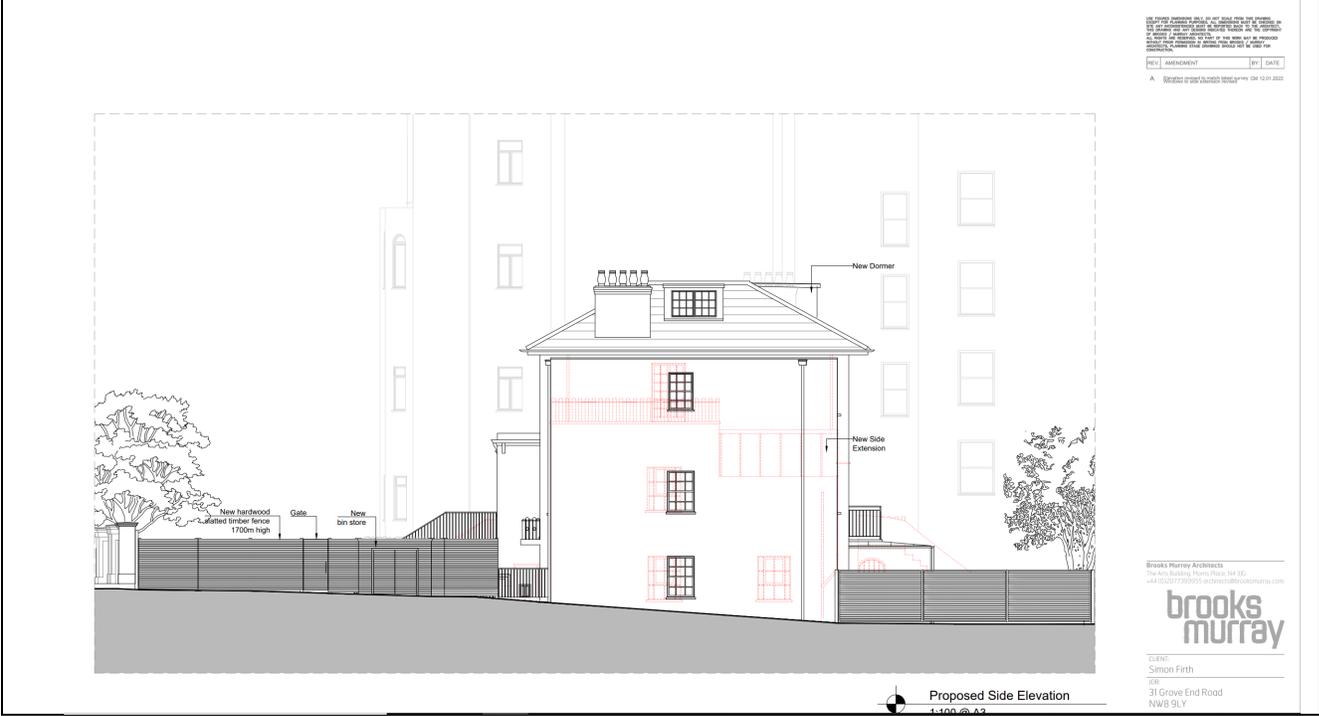
brooks murray

CLIENT: PRIVATE CLIENT
SITE: 31 Grove End Road

Proposed section through basement



Proposed Side elevation



DRAFT DECISION LETTER

Address: 31 Grove End Road, London, NW8 9LY

Proposal: Excavation of basement and new landscaping to front and rear gardens. Refurbishment of existing house, demolition of the north side wing and its rebuilding as a 3 storey addition, raising of the height of the flat to the side south wing, rear extension at lower ground floor, rear and side dormers and other external alterations

Reference: 21/05628/FULL

Plan Nos: 1255.001, 1255.010, 1255.011 A, 1255.012A, 1255.013A, 1255.014A, 1255.015A, 1255.021A, 1255.022 A, 1255.023A, 1255.031, 1255.032, 1255.033, 1255.034, 1255.050, 1255.051 B, 1255.052 B, 1255.05 B,

1255.101.PA2, 1255.102.PA2 A, 1255.103.PA2 A, 1255.104.PA2 A, 1255.105.PA2 A, 1255.106.PA2 A, 1255.110.PA2 A, 1255.201A, 1255.202.PA/PA2 A, 1255.203.PA A, 1255.301.PA2 A, 1255.303.PA2 A, 1255.500.PA2, 1255.DAS.PA2 J1486-2D-BIND-Z(001) p01, Design and Access Statement, Grove End Road Strategy for a Sustainable Development, Method Statement for the Proposed Single Storey Basement Version 2, Tree Survey, Arboricultural Assessment Revision E, Drainage Report J1486 Rev p05, Appendix A Checklist for the CoCP.

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641
07866037509

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: , between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , not at all on Sundays, bank holidays and public holidays. , You must carry out piling, excavation and demolition work only: between 08.00 and 18.00 Monday to Friday; and ,not at all on Saturdays, Sundays, bank holidays and public holidays. Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

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

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

Reason:

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

- 4 When the car lift is not being actively used to provide ingress or egress for a vehicle it should be in its closed position, and it shall be designed so as not to be capable of raising above the garden level adjoining

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 St John's Wood 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 a plan drawing and photographs of samples of materials to show the proposed finish to the roof of the car lift structure to the rear garden. 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 drawings and materials. (C26DB)

Reason:

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

- 6 The timber fence flanking the entrance road to 31a Grove End Road (as shown to drawings 1255.203.PA2A and 1255.103.PA2A) shall be erected in its entirety as an integral part of the application works and completed prior to the occupation of the building and retained in position thereafter according to the details shown to the application drawing. The fence shall comprise of painted or stained timber.

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 St John's Wood Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).

(R26BF)

- 7 The solid rendered elements of the new extensions and alterations to the building shall be faced in smooth render which shall be painted and permanently maintained in a colour to match the existing render to the existing building

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 St John's Wood Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).

(R26BF)

- 8 Notwithstanding the submitted drawings, you must apply to us for approval of detailed plan and section drawings showing the design for the new windows and external doors. The drawings shall be at scale 1:5 and 1:10 (as appropriate, and including break lines in the drawings if required) and the drawings for the windows must show the relationship of the framing to the window opening, the detailing of the glazing bars and the detailing of the meeting rails, and must confirm that the external window framing will incorporate putty detailing to match the size and profile of the existing putty detailing to the existing original windows to the building, and not timber beading, and shall also show the glazing bars as integral features of the framing of the windows and projecting seamlessly through the panes of glazing. 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 drawings. (C26DB)

Reason:

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

(R26BF)

- 9 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the landscaping and planting within one planting season of completing the development (or within any other time limit we agree to in writing).

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

Reason:

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the St John's Wood Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in Policies 34, 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R30CE)

- 10 The new sash windows shall operate in a vertically sliding manner only. The timber framing (and putty detailing as appropriate) to the new windows and external doors shall be painted and maintained in a white colour

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

- 11 The new external downpipes and external railings shall be formed in black painted metal

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

Pre Commencement Condition.} Prior to the commencement of any:

12

- (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 7,33 and 45 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 13 Pre Commencement Condition. You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved in writing what you have sent us. You must then carry out the work according to the approved details. (C31CC)

Reason:

To protect the trees and the character and appearance of this part of the St John's Wood Conservation Area. This is as set out in Policies 34, 38 and 39 of the City Plan 2019 - 2040 (April 2021). (R31DD)

- 14 The dormers shall be clad in lead to sides, cheeks and roofs

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

- 15 The new chimney pots shall be formed in clay in a red/brown colour

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

- 16 The new railings to the main front entrance steps shall be individually set into the treads of the steps

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

- 17 You must apply to us for approval of a photograph of a sample of the facing material to be used for the new entrance steps from front garden to ground floor level. You must not start work on the relevant part of the development until we have approved in writing what you have sent us. You must then carry out the work using the approved materials. (C26BD)

Reason:

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

- 18 The new areas of facing brickwork to the front boundary wall must match the existing original brickwork to the existing boundary wall in terms of colour, texture, face bond and pointing.

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

- 19 Any new slates required to the pitched roof slopes at main roof level shall be natural slates which match the size, colour and texture of the existing slates to the existing pitched roof slopes at main roof level

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

- 20 Notwithstanding the submitted drawings, the rooflight to the south-western side facing roof slope must be no larger than 1m x 1m in footprint. The rooflight must be formed in glazing and black coloured metal framing and shall be flush in profile with the adjoining roof cladding.

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

- 21 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for written approval by the City Council. Your submission of a noise report must include:

- (a) A schedule of all plant and equipment that formed part of this application;
- (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;
- (c) Manufacturer specifications of sound emissions in octave or third octave detail;
- (d) The location of most affected noise sensitive receptor location and the most affected window of it;
- (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;
- (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;
- (g) The lowest existing LA90, 15 mins measurement recorded under (f) above;
- (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;
- (i) The proposed maximum noise level to be emitted by the plant and equipment.

(C46AC)

Reason

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission. (R46AC)

- 22 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property. (C48AB)

Reason

To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R48AB)

- 23 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 1255.052 Rev A prior to

occupation and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the house. (C14FC)

Reason

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

- 24 You must provide each cycle parking space shown on the approved drawings prior to occupation of the development. Thereafter the cycle spaces must be retained and the space used for no other purpose. (C22FC)

Reason

To provide cycle parking spaces for people using the development in accordance with Policy 25 of the City Plan 2019 - 2040 (April 2021). (R22FB)

- 25 You must provide a minimum of 1m soil depth (plus minimum 200mm drainage layer) and adequate overall soil volume above the top cover of the basement as shown on the drawings hereby approved. The soil depth and soil volume above the basement must thereafter be retained as approved. (C30GA)

Reason

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

- 26 Before any works are carried in respect of the basement hereby approved .You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment before any works take place on the proposed basement excavation . This site investigation must meet the water, ecology and general requirements outlined in ‘Contaminated Land Guidance for Developers submitting planning applications’ – produced by Westminster City Council in January 2018.

You must apply to us for approval of the following investigation reports. You must apply to us and receive our written approval for phases 1, 2 and 3 before any demolition or excavation work starts, and for phase 4 when the development has been completed but before it is occupied.

Phase 1: Desktop study – full site history and environmental information from the public records.

Phase 2: Site investigation – to assess the contamination and the possible effect it could have on human health, pollution and damage to property.

Phase 3: Remediation strategy – details of this, including maintenance and monitoring to protect human health and prevent pollution.

Phase 4: Validation report – summarises the action you have taken during the development and what action you will take in the future, if appropriate. (C18AA)

Reason

To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in Policy 33(E) of the City Plan 2019 - 2040 (April 2021). (R18AB)

- 27 You must install the rainwater harvesting tank and use permeable paving as set out in the Drainage report to mitigate the impact of surface water flooding, and install the ASHP in the basement.

Reason

To make sure that the development provides the environmental sustainability features included in your application as set out in Policies 36 and 38 of the City Plan 2019 - 2040 (April 2021). (R44AD)

- 28 You must not occupy the basement until you have carried out the works to remove the existing crossover next to Neville Court and reinstate the footway .

Reason

To secure the reinstatement of the pavement .

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 You are strongly advised to consider the approach proposed for condition 5 (design and materials to the lid of the car lift) in direct association with the condition requiring a hard and soft landscaping scheme for the site. The lid to the car lift should be seamlessly integrated into the overall design of the rear garden landscaping to ensure it harmonises appropriately with the site
- 3 When you apply to us for approval of the details of your hard and soft landscaping scheme you should ensure that: , a).The hard landscaping is permeable to allow natural drainage. b)The scheme maximises soft landscaping includes structural planting such as appropriate standard trees and other green landscaping,
- 4 With regards to condition 20, the strong preference is for the re-use of as many of the existing roof slates when re-slating the main roof level

- 5 In terms of the sustainability credentials of the existing building, you are strongly advised to consider the City Council's adopted Environmental Supplementary Planning Document, which can be viewed on our website and which gives considerable advice and information on measures to retrofit and upgrade the sustainability of buildings in Westminster
- 6 **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

- 7 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: www.westminster.gov.uk/cil

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an [Assumption of Liability Form](#) immediately. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a [Commencement Form](#)

CIL forms are available from the planning on the planning portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Forms can be submitted to CIL@Westminster.gov.uk

Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.

- 8 With reference to condition 12 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.

You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please email AskHighways@westminster.gov.uk. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority).

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.