

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 30 April 2024	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved. Harrow Road	
Subject of Report	48 Shirland Mews, London, W9 3DY		
Proposal	Erection of rear extensions at ground and first floor levels; increase in roof ridge height; new entrance to front elevation; and associated works.		
Agent	Mr Safa Alattar		
On behalf of	Mr Faysal Fozan		
Registered Number	23/01174/FULL	Date amended/ completed	January 2024
Date Application Received	23 February 2023		
Historic Building Grade	Unlisted		
Conservation Area	Not applicable		
Neighbourhood Plan	Not applicable		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY & KEY CONSIDERATIONS

The application site is an end of terrace single family dwelling that lies on the south side of Shirland Mews. The property is not listed and does not lie within a conservation area. It is a modern house dating from the early 1980's.

The application proposes a number of extensions and external alterations. These can be split into five key elements. An existing conservatory structure at ground floor is to be replaced with a larger solid structure, featuring a roof light. A second ground floor rear extension is proposed, which would adjoin the boundary with 46 Shirland Mews. Third, a rear extension at first floor level is proposed, to sit atop the new solid conservatory replacement structure. Fourth, the existing roof ridge height is to be increased by 0.5m. Finally, works to the front elevation are proposed, to include the erection of a new porch and secondary access door. The applicant has confirmed that much of the proposed works are intended to accommodate specialist access requirements, as supported by a letter from an Occupational Therapist.

Ward Councillor Albert has requested that this application be reported to planning applications -sub-committee for determination. Objections have been received from neighbours of 4 different addresses. These broadly focus on the likely impact of the proposed works in terms of loss of daylight and sunlight for neighbouring properties, their bulk and massing, loss of greenery, overdevelopment and quality of accommodation.

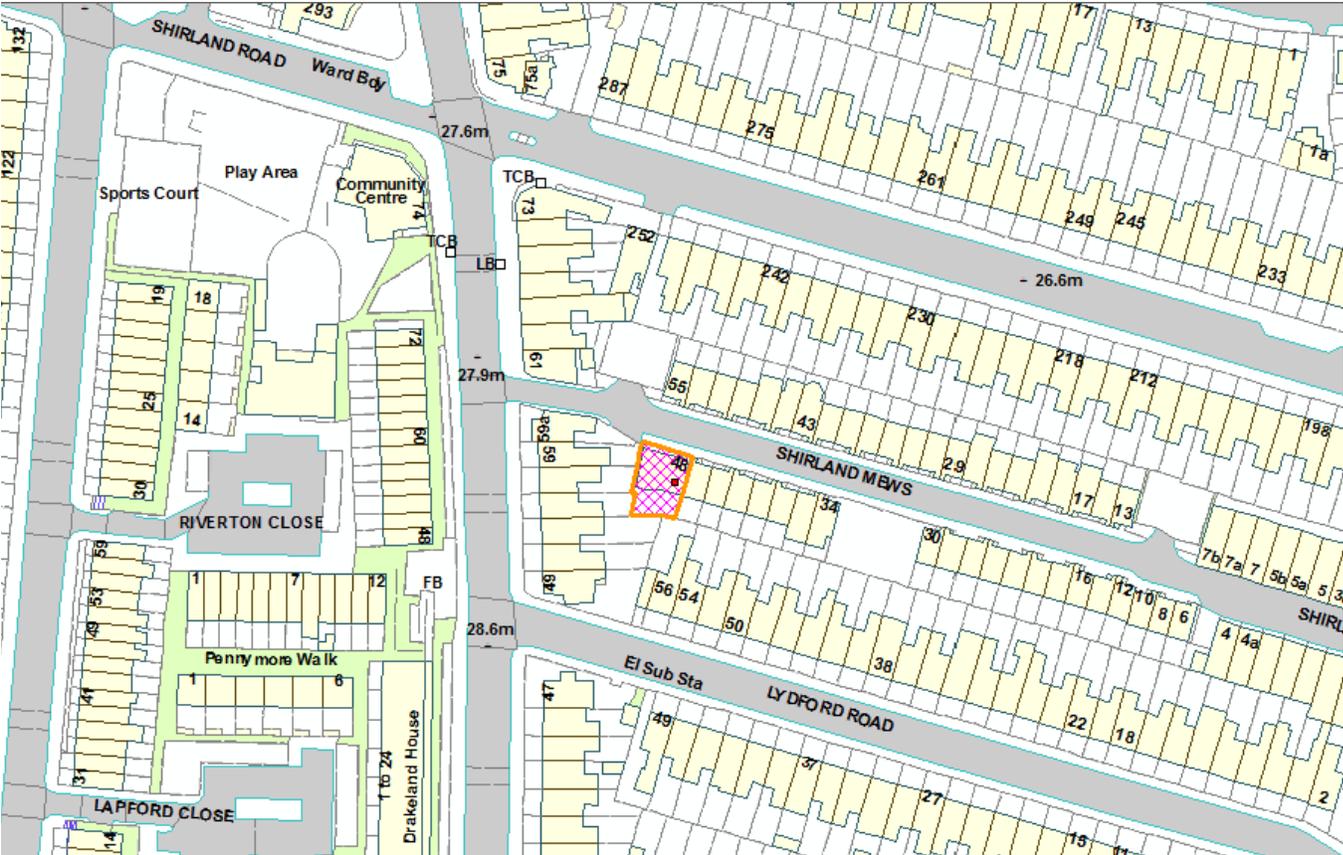
In response to officer comments and neighbour objections, the scheme has been amended so that the proposed rear extension at the boundary with 46 Shirland Mews has been reduced to 3m in depth.

The key considerations in this case are:

- The acceptability of the proposed works in design terms.
- The impact on the amenity of neighbouring residential properties.

The revised proposals are considered acceptable for the reasons set out within this report, complying with City Council policies and subject to conditions as set out in the draft decision notice.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front Elevation





Rear Elevation



Aerial View of site

5. CONSULTATIONS

5.1 Application Consultations

FIRST CONSULTATION ON 9 MARCH 2023 RESPONSES

WARD COUNCILLORS FOR HARROW ROAD

COUNCILLOR ALBERT

Request for case to be reported to planning committee for determination.

MAIDA HILL NEIGHBOURHOOD FORUM

No response.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 26

Total No. of replies: 5 objections from 4 addresses on some or all of the following grounds:

Land Use

- Questions need for large additional space, stating that this scheme would constitute overdevelopment.

Design

- Bulk of the extension is unacceptable in design terms and would disrupt the established pattern of the properties in Shirland Mews.

Amenity

- Loss of daylight and sunlight to neighbouring properties.
- Increase in sense of enclosure.

Environment

- Raises concerns over lack of green space.

SITE NOTICE / PRESS ADVERTISEMENT:

Yes

ADDITIONAL NEIGHBOUR RESPONSES FOLLOWING DRAWINGS UPDATED ON 10 JUNE 2023 (NO FORMAL RECONSULTATION WAS UNDERTAKEN AT THIS TIME)

Revised drawing showing reduction in the extent of the extension to 3m had been uploaded on to the public access portal. Other changes to the scheme remained under negotiation.

5 objections from 4 addresses received on some or all of the following grounds:

Land Use

- Questions need for large additional space, stating that this scheme would constitute over development.

Design

- Bulk of the extension is unacceptable in design terms, and would disrupt the established pattern at the rear of the properties on this side of Shirland Mews.
- Design will create inaccessible areas to the side of the property, stated to be impractical.
- Concerns over the quality of internal accommodation.

Amenity

- Continued concerns over loss of daylight and sunlight

Environment

- States that green roof does not compensate for loss of green space.
- Asks for greening to be secured by condition.

SECOND CONSULTATION ON 22 NOVEMBER 2023

Revised drawings showing reduction in projection of extension and inclusion of green roof, daylight and sunlight assessment undertaken.

WARD COUNCILLORS FOR HARROW ROAD

No response.

MAIDA HILL NEIGHBOURHOOD FORUM

No response.

WESTMINSTER LEAD LOCAL FLOOD AUTHORITY:

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 29

Total No. of replies: 3 Objections from 3 addresses on some or all the following matters:

Land Use

- Questions need for large additional space, stating that this scheme would constitute over development.

Design

- Bulk of the extension is unacceptable in design terms and would disrupt the established pattern at the rear of the properties on this side of Shirland Mews.
- Design will create inaccessible areas to the side of the property, stated to be impractical.
- Concerns over the quality of internal accommodation.

Environment

- States that green roof does not compensate for loss of green space.
- Asks for greening to be secured by condition.

THIRD CONSULTATION ON 23 JANUARY 2024

Revised description of development to include increase in roof ridge height.

WARD COUNCILLORS FOR HARROW ROAD

Any response to be reported verbally.

MAIDA HILL NEIGHBOURHOOD FORUM

Any response to be reported verbally.

LEAD LOCAL FLOOD AUTHORITY:

No objection raised.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 29

Total No. of replies: 2 objections from 2 addresses on some or all the following matters:

Land Use

- Questions need for large additional space, stating that this scheme would constitute over development.

Design

- Bulk of the extension is unacceptable in design terms and would disrupt the established pattern at the rear of the properties on this side of Shirland Mews.

Amenity

- Continued concerns over loss of amenity for neighbours via loss of privacy.

5.2 Applicant's Pre-Application Community Engagement

Formal pre-application engagement is not required for a development of this scale although it is encouraged by the City Council for all development. No community engagement was carried out with regards to this proposal.

6. WESTMINSTER'S DEVELOPMENT PLAN**6.1 City Plan 2019-2040 & London Plan**

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (September 2023) 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.

The council published its draft City Plan Partial Review for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 on 14 March 2024. The consultation continues until 25 April 2024. The Partial Review

includes updated policies for affordable housing, retrofitting and site allocations.

Paragraph 48 of the NPPF provides that a local authority may give weight to relevant policies in emerging plans. The weight attributable is dependent on the stage of preparation of the emerging plan, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies in the emerging plan to the NPPF (note that in accordance with paragraph 230 the consistency of the policies in the City Plan Partial Review must be tested against the September 2023 version of the NPPF).

Accordingly, at the current time, as the Partial Review of the City Plan remains at a pre-submission stage, the policies within it generally attract limited if any weight.

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 (September 2023) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

The application site is an end of terrace single family dwelling that lies on the south side of Shirland Mews. The property is two-storeys tall, with ground and first floor. The property features a conservatory to the rear and a mixture of wood decking, gravel and lawn in the rear garden. The property was extended in 1988 to abut the rear boundary wall of 59 Fernhead Road. To the front of the property, there is a porch structure which matches the other properties of the mews.

To the rear of the site boundary, sits the rear gardens of the properties of Lydford Road. To the west, is the rear gardens of the properties of Fernhead Road. The closest neighbour to the site however is 46 Shirland Mews. The application site is the end of terrace neighbour to this property, and the majority of objections to the proposal relate to this property.

The application site is situated within flood zone 1 as identified by the Environment Agency (low risk of flooding) but is located within a surface water flood risk management zone.

The property is unlisted and sits outside of any conservation area.

7.2 Recent Relevant History

88/03952/FULL
Erection of side extension
Application Permitted 6 December 1988

23/01251/CLOPUD
Alterations at rear roof level to create a loft space with rooflights and associated works.
Application Permitted 1 June 2023

8. THE PROPOSAL

Planning permission is sought for extensions and alterations comprising of four main elements.

- Erection of an extension to the rear of the property at the boundary with 46 Shirland Mews, projecting 3m beyond the existing building line, and 2.6m in height.
- Replacement of the existing conservatory at the rear of the property, with a larger solid structure, which will have a rearward projection of 0.6m greater than the existing and feature a roof light. Both elements will feature a flat green wildflower roof. The first floor of the property above this structure is also to be extended rearwards by 1.6m.
- The ridge height of the existing roof of the western side of the property is also to be increased by 0.5m.
- To the front elevation the creation of a second access door opening directly onto a proposed 'special needs room', and the erection of a porch structure above this new door, to be used for storage.

The existing hardstanding and green back garden area is shown as being replaced with a new landscaped area.

9. DETAILED CONSIDERATIONS

9.1 Land Use

Objections have been made by neighbours stating that the proposed works represent an overdevelopment of the site.

The principle of providing additional floorspace to enlarge the existing residential dwelling house is acceptable in land use terms and accords with Policy 8 of City Plan 2019 - 2040 (2021). Subject to other considerations, which are outlined below, the proposed works are not considered an overdevelopment and the objections of neighbours is not supported.

9.2 Environment & Sustainability

Sustainable Design

The scheme demonstrates compliance with Policy 38 (Parts D, E and F).

The applicant has stated that the materials intended for the development are to be robust, low maintenance and long lasting to suit the intended use. The building elements of the extension works are to incorporate appropriate design and specification measures to limit material degradation due to environmental factors. Once selected, the contractor will be instructed to ensure materials are selected to prioritize the use of recycled materials and content avoiding materials with high embodied carbon content.

Energy Performance

Policy 36 of the City Plan states that the council will promote zero carbon development and expects "all development to reduce on-site energy demand and maximise the use of low carbon energy sources to minimise the effects of climate change". It goes on to state "all development proposals should follow the principles of the Mayor of London's energy hierarchy. Developments should be designed in accordance with the Mayor of London's heating hierarchy".

The applicant has confirmed that the new development will incorporate the use of LED low energy lighting throughout the extended space. The proposed extension will need to comply with relevant building regulations which will represent an uplift in the insulation performance when required to the existing building.

Circular Economy

The Applicant has confirmed that material re-use will be considered once a demolition contractor is appointed. The scheme is not a "major" proposal, and therefore the applicant is not obliged to comply with the Circular Economy policies requirements. However, the applicant has confirmed that existing materials will be recycled where possible. They will also encourage the appointed contractor to develop and implement a site waste management plan (SWMP) to identify opportunities to minimise waste, optimise reuse and recycling and reduce waste to landfill.

Flood Risk & Sustainable Drainage

Policy 35 of the City Plan states all developments should be safe for their lifetime from the risk of flooding, complying with the council's Strategic Flood Risk Assessment (SFRA), Surface Water Management Plan (SWMP), Local Flood Risk Management Strategy (LFRMS) and the Mayor of London's Regional Flood Risk Appraisal (RFRA). The application site is situated within flood zone 1 as identified by the Environment Agency (low risk of flooding) but is located within a surface water flood risk management zone. The applicant has therefore provided a flood risk assessment. The report concludes that the site is not exposed to any significant risk of flooding, but does recommend flood risk mitigation measures (including 2x uPVC soakaway crates and flood resilient construction materials) to protect neighbouring properties from future flood risk.

It is considered that subject to the provided green roof, flood water storage mechanism, construction methods and landscaping proposals incorporated into the scheme will mean that the proposal is unlikely to increase the risk of surface water flooding for neighbours. A condition is recommended to secure these measures. On this basis, the

proposal is considered to comply with Policy 35 and the Local Lead Flood Authority is satisfied.

Light Pollution

Policy 33 of the City Plan states that developments must be designed to minimise the detrimental impact of glare and light spill on local amenity, biodiversity, highway and waterway users.

Given the size and location of the proposed rooflights within the rear extension, which are common within domestic extensions, it is not considered that they would result in any significant light spill so as to cause a nuisance to neighbours.

Land Contamination

The site has been in residential use for some time and there is no evidence of any significant risk of land contamination.

Environment & Sustainability Summary

For a development of this size and nature it is considered that the proposal meets the City Council's environmental and sustainability policies.

9.3 Biodiversity & Greening

Policy 34B of the City Plan requires that "developments will, wherever possible, contribute to the greening of Westminster by incorporating trees, green walls, green roofs, rain gardens and other green features and spaces into the design of the scheme.

Objections have been received regarding loss of greenery as a result of the scheme due to the loss of garden space.

The proposed extensions are to project over existing hard-landscaped areas containing gravel, and lawn areas. The application proposal incorporates a green roof atop the entire rear extension elements and will have a new landscaped green space to the rear. A condition is recommended to secure the installation of the proposed green roof, and its maintenance for the lifetime of the development and is considered acceptable.

Whilst landscaping is shown in the application drawings, it was not considered proportionate to require a full landscaping plan by condition. The scheme is of a householder scale and so the provided drawings are considered sufficient in this instance, especially when considering that green roof details are already required.

9.4 Townscape, Design & Heritage Impact

Policy Context

Policy 38 of the City Plan states that new development will incorporate exemplary standards of high quality, sustainable and inclusive urban design and architecture befitting Westminster's world-class status, environment and heritage and its diverse

range of locally distinctive neighbourhoods. The policy goes on to state that all development will positively contribute to Westminster's townscape and streetscape, having regard to the character and appearance of the existing area, adjacent buildings and heritage assets, the spaces around and between them and the pattern and grain of existing streets, squares, mews and passageways, as well as the materials, building lines, scale, orientation, access, definition, surface treatment, height and massing.

Townscape, Bulk and Massing

There are a number of extensions to the rear of properties in this part of Shirland Mews. Of particular note are the extensions approved at the rear of 24, 27 and 21 Shirland Mews, which have all have similar proportions to the proposed. There are also extensions at the nearby 34 and 36 Shirland Mews, which are more lightweight, giving rise to a decidedly mixed character to the rear of the run of properties to which the application site bookends.

Although objections have been received raising concerns regarding the bulk of the structure to sit at the boundary with 46 Shirland Mews. The size of the rear extension has been reduced and is considered acceptable in townscape and design terms. The proposals do not represent a radical departure in design from other extensions approved nearby, and as such a recommendation for refusal could not be sustained on design grounds. It is acknowledged that a rearward extension of 3m, could be lawfully constructed under permitted development rights.

The other two extension elements of the proposal, at ground and first floor respectively, are likewise not considered contentious in terms of their bulk and massing. These are considered subservient additions to an unlisted property outside of a Conservation Area, which will be largely obscured from public views.

The proposed works to the roofline of the property represent a relatively small increase in the overall ridge height and would not appear alien when viewed in its context. Indeed, the ridge height of the western side of the property sits below the height of the surrounding properties. An increase in the height of this portion will therefore bring into greater uniformity with its neighbours and is therefore acceptable.

The addition of the porch structure is acceptable in terms of its bulk and massing, as this is a replica of the existing porch structures that exist on the front elevations of the properties on Shirland Mews, and this addition will not unduly disrupt this consistency.

Detailing

The detailing of the new entrance porch will match that of the existing porch at this property and the others in the development. This is welcomed.

The replacement of the existing conservatory with a new more solid structure and associated extension at first floor level is not contentious in its detailing, this is a modern property, and the use of modern details is therefore acceptable in this context.

As above, the detailing of the extension element on the boundary with 46 Shirland Mews is modern, as would be expected for a property of this age.

A condition is recommended to ensure the proposed external doors and windows will match those in the host building and in the surrounding development in terms of their materials and detailed design.

Design Conclusion

Subject to the condition recommended above, the proposals are considered acceptable in design.

9.5 Residential Amenity

When considering matters of amenity, the relevant policies are 7, and 38C of the City Plan 2019-2040 (adopted April 2021). Policy 7 on Managing development for Westminster's people relates to protecting neighbouring amenities. Part (A) states that development should be neighbourly by protecting and where appropriate enhancing amenity, by preventing unacceptable impacts in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.

Objections have been received from a neighbouring property, which focus on loss of daylight and sunlight, overshadowing and sense of enclosure.

Daylight, Sunlight and Overshadowing

In response to the concerns raised by objectors, the applicant has submitted a daylight and sunlight report, based on the recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication "Site layout planning for daylight and sunlight: a guide to good practice" (2022), to assess the impact on the residential property at 46 Shirland Mews.

The applicant has assessed a ground floor window (W1) and a door (W2) in the rear elevation of 46 Shirland Mews. These are the garden access door and rear window. These are referenced in the report as kitchen windows and doors. However, officer visits to the property have confirmed these serve a living space. This however does not impact the results of the assessment.

Daylight

Table 1 Impact on daylight to 46 Shirland Mews

Window	Existing	Proposed	Pr/Ex	Meets Criteria	BRE
Kitchen					
1	27.82	27.29	0.98		Y
2	27.43	27.43	1.00		Y
NSL	94.62	94.60	1.00		Y

The BRE guidelines state that if the VSC value (centre of the window assessment) is both less than 27%, and results in a reduction of more 20% then daylight may be adversely affected and noticeable to its occupants. With respect to the NSL assessment (distribution of daylight within a room assessment). A reduction in more than 20% would be material and noticeable to occupants.

The report (see table above) demonstrates that the proposals would comply with BRE guidelines in terms of daylight. The assessed windows have above 27% VSC value in the existing and proposed scenarios and have well under a 20% reduction. It is therefore considered that any reduction in daylight would not be material.

Sunlight

Table 2 Impact on sunlight to 46 Shirland Mews

Window Name	Room use	Annual Ex	Annual Pr	Pr/Ex	Meets BRE Criteria	Winter Ex	Winter Pr	Pr/Ex	Meets BRE Criteria
W1	Kitchen	70	66	0.94	YES	20	20	1.00	YES
W2	Kitchen	69	69	1.00	YES	19	190	1.00	YES

With regards to sunlight, the BRE guidelines suggest that if a window point can receive more than 25% of Annual Probable Sunlight Hours (APSH) including at least 5% in the winter months then the room should still receive enough sunlight. A reduction in 20% of APSH of winter sunlight and a total loss of value of 4% would be noticeable to the occupants.

As is seen in the table above, the proposals again comply with the relevant BRE guidelines. For winter months, there is no loss of APSH.

Overshadowing

Table 3 impact on overshadowing to 46 Shirland Mews

	Amenity Area	Lit Area Ex	Proposed	Meets BRE Target
46 Shirland Mews	24.24	48%	48%	YES

For overshadowing, BRE guidance recommends that for it to appear adequately sunlit throughout the year, at least half of a garden area should receive at least two hours of sunlight on 21 March. If because of new development an existing garden or amenity area does not meet the above and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then loss of sunlight is likely to be noticeable.

From the above table, we can see that there is no change to the overshadowing of the neighbour's garden as a result of the proposed development.

Other properties and conclusion

Given their size, massing and position, the extension works are unlikely to have a detrimental impact on any other surrounding buildings on Fernhead Road (the closest property being number 55 Fernhead Road, 15M away) or Lydford Road (the closest property being 56 Lydford Road, 8m away). It is noted that objections received following the re-consultations undertaken for the proposal acknowledge that the daylight and sunlight issues have been addressed.

The increase in the height of the roof line, due to its positioning away from neighbouring properties and small extent, does not result in any significant impact in terms of the amount of daylight and sunlight enjoyed by surrounding neighbours.

Sense of Enclosure

Whilst the proposed single storey rear extension at ground floor level would be visible in oblique views from the neighbouring property at 46 Shirland Mews, it is not considered to reduce the level of visible sky or lead to an unacceptable sense of enclosure. The ground floor extension nearest the boundary with 46 Shirland Mews will project 3m in depth and 2.6m in height at that boundary. When viewed in context, this will not have a materially overbearing effect, and will leave 46 Shirland Mews with significant openness to its rear.

Part of the rear ground floor extension and first floor extensions will also be visible from the properties at Fernhead Road and Lydford Road, however given the distance between the properties (15m and 8m away respectively as above), it is considered that the extensions would not have an unacceptable impact over the existing situation on site.

The distance of the increase in roof height from neighbouring properties means it will not increase the sense of enclosure for neighbours, and will be largely obscured behind the existing roof line when viewed from the rear gardens of neighbouring properties on Shirland Mews.

Privacy

The proposed extensions to the rear will not grant views that cannot already be attained from the application site. Likewise, the proposed creation of a new entrance, to the front of the property will not create new views that cannot already be attained from the application site. The scheme is therefore considered acceptable in privacy terms, and objections on these grounds cannot be sustained.

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

Objections have been received with regards to the quality of accommodation proposed in the extensions. Reference is made to London Plan standards for internal ceiling heights. However, these standards apply only to newly created residential dwellings, and do not apply to extensions to existing dwellings such as the proposed. This matter cannot therefore be considered as part of this proposal.

9.8 Environmental Impact Assessment

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

9.9 Planning Obligations & Pre-Commencement Conditions

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

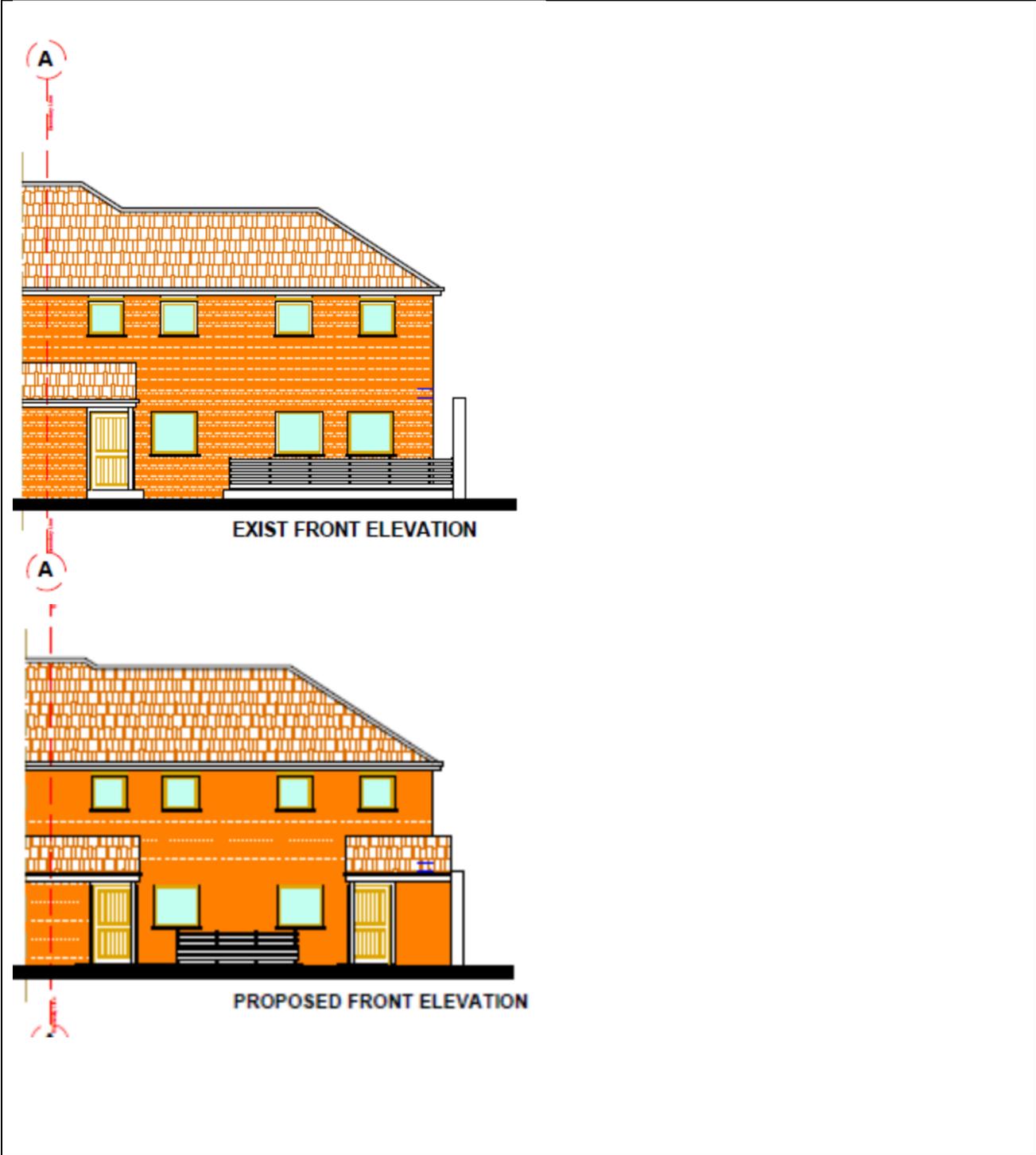
10. Conclusion

The proposals are considered acceptable and would be consistent with the relevant policies in the City Plan 2019-2040 and London Plan 2021. It is recommended that planning permission is granted, subject to the conditions listed at the end of this report, which are necessary to make the development acceptable.

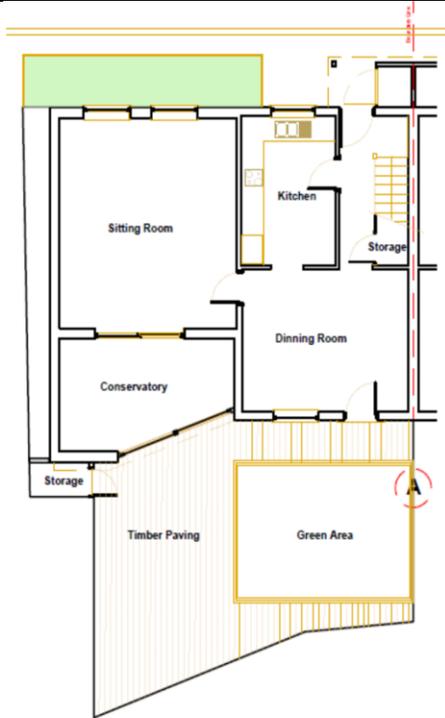
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

11. KEY DRAWINGS



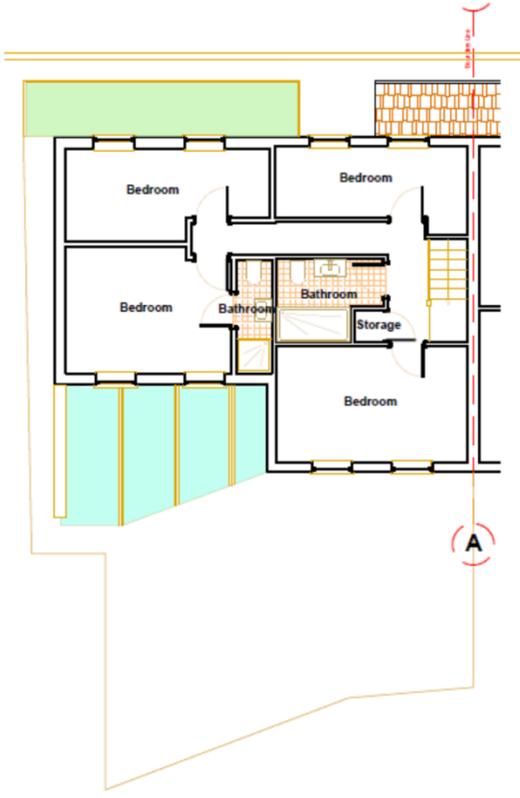




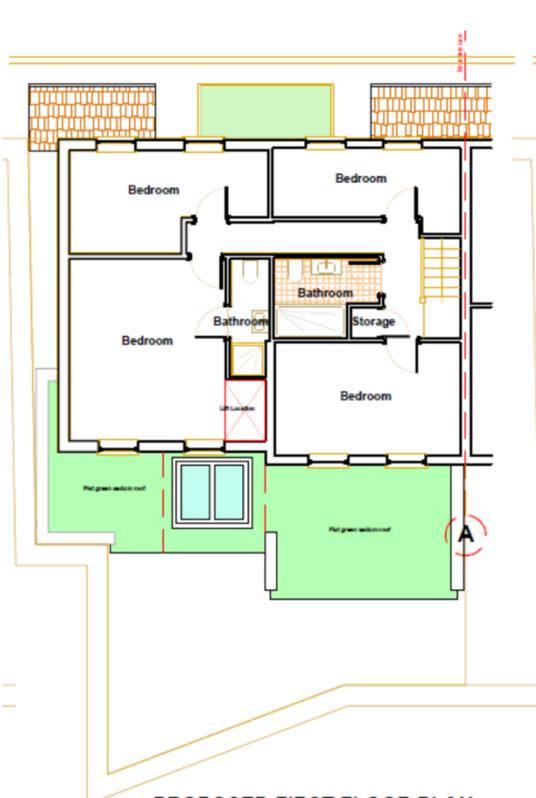
EXIST GROUND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



EXIST FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

DRAFT DECISION LETTER

Address: 48 Shirland Mews, London, W9 3DY

Proposal: Erection of a single storey rear extension at ground floor level; first floor side and rear extension; convert the conservatory to solid extension; new entrance to front elevation.

Reference: 23/01174/FULL

Plan Nos: 03 Rev A, 02 Rev A, 05 Rev C, 04 Rev C, 01 Rev A, 08 Rev A, 07 Rev A, Flood Risk Assessment reference 2023/48 Shirland Mews Assessment of December 2023

Case Officer: Alex Jones

Direct Tel. No. 020 7641 07866
036268

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 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 The green roof must be installed in accordance with approved drawing no. 08 Rev A and maintained as such thereafter.

Reason:

To increase the biodiversity of the environment, as set out Policy 34 of the City Plan 2019 - 2040 (April 2021). (R43FC)

- 4 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in Policies 7, 33 and 38 of the City Plan 2019 - 2040 (April 2021). (R21BD)

- 5 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 the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 6 You must provide, maintain and retain the flood mitigation measures outlined in the approved flood risk assessment and works mitigation measures document ref. 2023/48 Shirland Mews before you start to use any part of the development, as set out in your application. You must not remove any of these features. (C44CA)

Reason:

To alleviate and manage flood risk. This is as set out in Policy 35 of the City Plan 2019 - 2040 (April 2021).

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.
- 2 HIGHWAYS LICENSING:, Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please visit our website at

www.westminster.gov.uk/guide-temporary-structures., , CONSIDERATE CONSTRUCTORS:, You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk. , BUILDING REGULATIONS:, You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/contact-us-building-control

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.