

**ROYAL BOROUGH OF KENSINGTON AND CHELSEA
REPORT BY EXECUTIVE DIRECTOR,
PLANNING AND BOROUGH DEVELOPMENT**

**APP NO. PP/12/04958/Q21
PLANNING APPLICATIONS COMMITTEE 26/02/2013
AGENDA ITEM NO. N16**

SITE ADDRESS

5 Addison Crescent LONDON W14 8JP	<u>APPLICATION DATED</u>	10/12/2012
	<u>APPLICATION COMPLETE</u>	11/12/2012
	<u>APPLICATION REVISED</u>	04/02/2013

APPLICANT/AGENT ADDRESS

Mr P Oetiker
A.B.A. (International) Ltd.
19 Valentine Place
LONDON
SE1 8QH

<u>LISTED BUILDING</u>	N/A	<u>CONS. AREA</u>	Holland Park	WARD	Holland
<u>CAPS</u>	Yes	<u>ENGLISH HERITAGE</u>	N/A	ART '4'	No

<u>CONSULTED</u>	<u>OBJECTIONS</u>	<u>SUPPORT</u>	<u>PETITION</u>	<u>COMMENTS</u>
24	5	0	0	0

Applicant Mr & Mrs Yechiel

PROPOSAL: Refurbishment including a single storey basement extension under the existing building and under part of the garden; installation of a new passenger lift concealed in a widened false chimney flue and external alterations.

RBK&C Drawing No(s):PP/12/04958 and PP/12/04958/A

Applicant's Drawing No(s): 1001 Rev. E, 1004 Rev D, 1005 Rev D, 1006 Rev C, 1007 Rev B, 1008 Rev C, 1009 Rev D, 1010 Rev C, 1011 Rev C, 1012 Rev C, 1013 Rev C, 1014, 2001 Rev E, 2003 Rev D, 2004 Rev E, 2005 Rev D, 2006 Rev C, 2007 Rev B, 2008 Rev F, 2009 Rev D, 2010 Rev F, 2011 Rev H, 2012 Rev F, 2013 Rev E, 2014 Rev A

RECOMMENDED DECISION: Grant planning permission

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

1. **The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans, 1001 Rev. E, 1004 Rev D, 1005 Rev D, 1006 Rev C, 1007 Rev B, 1008 Rev C, 1009 Rev D, 1010 Rev C, 1011 Rev C, 1012 Rev C, 1013 Rev C, 1014, 2001 Rev E, 2003 Rev D, 2004 Rev E, 2005 Rev D, 2006 Rev C, 2007 Rev B, 2008 Rev F, 2009 Rev D, 2010 Rev F, 2011 Rev H, 2012 Rev F, 2013 Rev E, 2014 Rev A (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **The subterranean development hereby permitted shall not be implemented until a revised Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The statement should include:**
 - **routeing of demolition, excavation and construction vehicles;**
 - **access arrangements to the site;**
 - **the estimated number of vehicles per day/week;**
 - **details of any vehicle holding area;**
 - **details of the vehicle call up procedure;**
 - **estimates for the number and type of parking suspensions that will be required;**
 - **details of any diversion, disruption or other abnormal use of the public highway during demolition, excavation and construction works;**
 - **a strategy for coordinating the connection of services on site with any programmed work to utilities upon adjacent land;**
 - **work programme and/or timescale for each phase of the demolition, excavation and construction works; and**
 - **where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements.****The development shall not be carried out except in accordance with the approved Construction Traffic Management Plan.**
Reason - In the interest of highway safety and to safeguard the amenity of the area and to comply with the Subterranean Development SPD and policy CT1 and CL5.

4. **The development hereby permitted shall not commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been**

notified to this Authority in accordance with this Condition. (C106)

Reason - The details are considered to be material to the acceptability of the proposal, and for safeguarding the amenity of neighbouring residential properties and to comply with the Subterranean Development SPD and policy CL2. (R106)

5. **No development shall be carried out until such time as the lead contractor, or the site, is signed to the Considerate Constructors Scheme (CCS) and its published Code of Considerate Practice, and the details of (i) the membership, (ii) contact details, (iii) working hours as stipulated under the Control of Pollution Act 1974, and (iv) Certificate of Compliance, are clearly displayed on the site so that they can be easily read by passing members of the public, and shall thereafter be maintained on display throughout the duration of the works hereby approved.**

Reason - To mitigate the impact of construction work upon the levels of amenity that neighbouring occupiers should reasonably expect to enjoy, and to comply with the Subterranean Development SPD and policy CL5.

6. **The subterranean development hereby approved shall not be used or occupied until the entire dwelling has achieved an EcoHomes or BREEAM Domestic Refurbishment rating of Very Good with 40% of the credits achieved under the Energy, Water and Materials sections and a post construction review Certificate or a Post-Construction Letter of Compliance for the dwelling has been issued certifying that a Very Good rating has been achieved. (C110)**

Reason - To secure mitigation for the environmental impact of the subterranean development and to comply with policy CE1 of the Core Strategy.

7. **Full particulars of the following shall be submitted to, and approved in writing by, the Local Planning Authority before the development hereby permitted commences, and the development shall not be carried out otherwise than in accordance with the details so approved:**

(a) a landscaping and tree/shrub planting scheme.

Reason - To ensure the appearance of the development is satisfactory and to safeguard the amenity of the area. (R016)

8. **All planting, seeding and turfing, forming part of the approved details of landscaping, shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner and any trees or plants which, within a period of 5 years from the first planting and seeding season referred to above, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives its written consent to any variation. (C018)**

Reason - To protect the amenity of the area. (R018)

9. **Full particulars of the methods for protection of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority before the development commences, and the protection so approved shall be provided before the commencement of development and maintained for the duration of building and other operations on site. (C022)**

Reason - To ensure that the trees are adequately protected, to safeguard their contribution to the amenities of the area. (R020)

10. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - To preserve the character and appearance of the Conservation Area. (R072)
11. **Grilles over the lightwells hereby permitted shall be painted black and so maintained.**
Reason - To ensure the grille preserves the character and appearance of the Conservation Area and complies with policies CL1, CL2, CL3 and CL6.
12. **At no point during the construction of the development hereby permitted shall vibro compaction or driven piling be employed.**
Reason – In the interest of the amenity of neighbouring occupiers and comply with policy CE6 of the Core Strategy and the Subterranean Development SPD.
13. **Noise emitted by lift plant shall not increase the existing lowest LA90(15min) background noise level at any time when the plant is operating. The noise emitted shall be measured or predicted at 1.0m from the façade of the nearest residential window or at 1.2m above any adjacent residential garden, terrace, balcony or patio. The plant shall be serviced regularly in accordance with manufacturer’s instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is unable to comply with this condition, it shall be switched off and not used again until it is able to comply.**
Reason - To safeguard the amenity of neighbouring residential properties, in accordance with policies CL5 and CE6 of the Core Strategy.
14. **The plant shall be supported on adequate proprietary anti-vibration mounts as necessary to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.**
Reason - To safeguard the amenity of neighbouring residential properties, in accordance with policies CL5 and CE6 of the Core Strategy.
15. **All windows, doors and framing thereof hereby approved shall be of painted timber (not stained or varnished) and so maintained. (C209)**
Reason - In order to preserve the character and appearance of the conservation area.

INFORMATIVES

- 1 I10 Attention to Conditions
- 2 I09 Variations due to Building Regs.
- 3 I11 Care - Conservation Area
- 4 I65 Sewer Water
- 5 I64 Surface Water
- 6 I67 Controlling Noisy Works

- 7 I30 Demolition (Environmental Prot. Act)
- 8 I31 Demolition - Codes of Practice
- 9 I27 Earth Moving
- 10 I71 Party Wall Act
- 11 To assist applicants in finding solutions to problems arising in relation to their development proposals the Local Planning Authority has produced planning policies, and provided written guidance, all of which are available on the Council's website. A pre-application advice service is also offered.
- The scheme was submitted in accordance with advice provided through pre-application discussions.
- 12 I63 Subterranean Development
- 13 I67A Construction Management
- 14 You are advised that it is the duty of the occupier of any domestic property to take all such measures available to him/her as are reasonable in the circumstances to secure that any transfer of household waste produced on the property is only to an authorised person or to a person for authorised transport purposes. This includes waste materials produced as a result of building works. You may check whether your waste carrier is licensed on the DEFRA website. (I61)

1.0 SITE

1.1 The subject property is a detached dwellinghouse located on the northern corner of the intersection of Addison Crescent and Holland Villas Road.

1.2 The building is not listed but is in the Holland Park Conservation Area. It is not subject to an Article IV direction.

2.0 PROPOSAL

2.1 Planning permission is sought for a subterranean extension below the existing lower ground floor level, front and rear gardens. Lightwells are proposed at the front and side of the property. Ground level skylights are also proposed at the front and rear of the property.

2.2 Planning permission is also sought for the following above ground development:

- Lift shaft on the eastern side of the property;
- Replacement of windows on the lower ground floor front and side elevation;
- Installation of two sash windows on the western side elevation at lower ground floor level;
- Replacement of door and addition of sidelights on front elevation of existing side extension; and
- Enlargement of rooflight on side extension on eastern elevation.

2.3 The proposed development includes lowering the ground level at the side of the property by less than 1m and landscaping works. This does not constitute development, as defined in section 55 of the Town and Country Planning Act 1990 (as amended) and therefore does not require planning permission.

3.0 RELEVANT PLANNING HISTORY

3.1 Planning permission (PP/05/02762) was granted on 16 March 2006 for alterations and extensions to the rear elevation, including removal of existing external central staircase and terrace, replacement of existing first floor conservatory, creation of third rear dormer window and garden works, and associated landscaping. This planning permission has been implemented.

4.0 PLANNING CONSIDERATIONS

4.1 The main considerations in this case relate to:

- Subterranean development and the performance of the proposal in respect of the Council's policy and SPD;
- Impact of the changes on the character and appearance of the building and the conservation area; and
- Impact on the amenities of adjoining occupiers.

- 4.2 The Core Strategy of the Local Development Framework for the Royal Borough was adopted on 08 December 2010, and contains planning policies which have succeeded the majority of those in the Unitary Development Plan (UDP). For the purposes of S.38(6) of the Planning and Compulsory Purchase Act 2004, the 'Development Plan' now comprises the Core Strategy, the London Plan (July 2011), plus relevant 'saved' policies from the UDP. Also of relevance to this proposal is the Subterranean Development SPD; the Holland Park Conservation Area Proposals Statement (CAPS), the Trees and Development SPD, and the Transport SPD. The government's National Planning Policy Framework has also been considered in relation to the proposed development. The relevant policies are listed in informatives.

Subterranean Development

Use, Comfort and Safety

- 4.3 The residential areas of the basement would benefit from natural light through lightwells and skylights on the front, side and rear elevations. The proposed basement would also have an internal head height exceeding 2.4 m. The proposed basement would be consistent with section 3 of the 'Subterranean Development' Supplementary Planning Document.

Flooding

- 4.4 The subject site is not located within Flood Zones 2 and 3. Borehole testing undertaken by the applicant's geotechnical consultant found groundwater in the boreholes excavated, beyond 4.0 m below the current ground level. However, as set out in section 4.5.1 of the 'Subterranean Development' Supplementary Planning Document, any changes in ground water levels caused by subterranean development are likely to be significantly less than natural variations associated with seasonal variations.

Environmental Sustainability

- 4.5 The applicant has submitted an Ecohomes pre-assessment which demonstrates that the building could achieve the 'very good' standard following completion of the basement. This is compliant with policy CE1 in the Core Strategy. Condition 6 is recommended, requiring this standard is achieved prior to first use of the basement.

Construction

- 4.6 Planning conditions can be used to supplement powers under other legislation such as the Environmental Protection Act, Highways Acts and Control of Pollution Act. Conditions 3, 5 and 12 are recommended in order to minimise the impact of the construction process on the amenity of local residents, and the function of local highways, as far as can reasonably be achieved under the Town and Country Planning Act.
- 4.7 The applicant has submitted a Construction Method Statement (CMS). The statement describes the existing and proposed building structure, sets out the intended sequence for piling and building the permanent structure and sets out how the stability of neighbouring properties can be maintained. Consideration is also given to groundwater likely to be

encountered, as described above. This statement has been prepared by a Chartered Structural Engineer (MI.Struct.E). Condition 4 is recommended requiring that the works are supervised by a suitably qualified engineer. Subject to the recommended conditions, the proposed subterranean extension is consistent with the 'Subterranean Development' Supplementary Planning Document and policy CL2 of the Core Strategy insofar as the structural stability of existing buildings. Additional issues relating to the structural stability of the basement are dealt with primarily under the Building Regulations legislation and approval process. Issues concerning any questions as to the stability of the adjoining land and property are primarily dealt with between neighbours under the Party Wall Act 1996.

Design

- 4.8 Section 8 of the SPD specifies that above ground manifestations of subterranean development should be minimised. As noted above, light wells are proposed at the front and side of the property and ground level skylights are also proposed at the front and rear.
- 4.9 The lightwells at the front and side of the property would be set back and screened from the road by existing boundary walls. Due to existing landscaping, they would also be located at lower ground surface levels than surrounding properties and be discreetly located. Whilst they would project marginally beyond 1.2 m from the external perimeter of the above ground building in places, this would be indiscernible from surrounding sites given the discreet location described above. Flush metal grilles are also proposed over these lightwells and condition 11 is recommended requiring that these grilles are painted black to minimise their visibility. Subject to this condition, the proposed lightwells are consistent with section 8 of the SPD.
- 4.10 Like the lightwells, the ground level skylights would also be located in discreet positions where they are screened from the road and surrounding sites by landscaping, boundary walls and their close proximity to the above ground building. The proposed skylights would be discreetly designed and located and are therefore consistent with section 8 of the SPD.

Trees and Landscaping

- 4.11 There are a several trees located on the subject property that would be affected, or potentially affected, by the proposed subterranean extension. The removal of one tree is proposed. The applicant has submitted an arboricultural report indicating how the other trees are to be retained. The Council's Arboricultural Officer considers the tree protection measures and the loss of these trees acceptable subject to replacement planting. Conditions 7, 8 and 9 are recommended to secure an appropriate landscaping scheme and to protect existing trees during construction. Subject to these conditions, the proposed development would be consistent with policy CR6 of the Core Strategy, the Trees and Development SPD and the Subterranean Development SPD.
- 4.12 As required by section 9.2 of the 'Subterranean Development' Supplementary Planning Document, the proposed subterranean extension would not cover more than 85% of the garden space on-site and would

have one metre of topsoil located above the top cover of the subterranean extension. The proposed subterranean extension would retain adequate opportunities for natural drainage and maintenance of the green and leafy appearance of the Borough and is therefore consistent with policy CL2 of the Core Strategy and section 9 of the Subterranean Development SPD.

Impact of the changes on the character and appearance of the building and the conservation area

Subterranean Development

- 4.13 The proposed subterranean extension would be below ground, with the only indicator of its presence once completed being the lightwells and skylights noted above. For the reasons discussed above, these rooflights are discreetly designed and appropriate. The building would also retain its existing use. As such, the subterranean extension would preserve the character and appearance of the conservation area and is therefore consistent with policies CL1, CL2 and CL3 of the Core Strategy and the Subterranean Development SPD.

Lift Shaft

- 4.14 The proposed lift shaft would be discreetly located at the side of the property and disguised by its incorporation into a false chimney. In this location, the lift shaft would be largely obscured from public view, would not block access between front and rear of the property and would not obscure original architectural features, as per saved policy CD49 of the UDP. The four pot chimney design is also consistent with the design prevalent on this and surrounding buildings. The proposed lift shaft would preserve the character and appearance of the conservation area and is therefore consistent with policies CL1, CL2 and CL3 of the Core Strategy.

Window Replacement and Additions

- 4.15 The replacement windows would be like for like replacements of the existing windows. The additional windows proposed in the flank elevation would also be discreetly located at lower ground floor level, would add articulation to a relatively blank area of wall and would maintain an appropriate void to solid ratio of this elevation. Subject to condition 15, requiring that these windows are timber framed, the replacement and additional windows would preserve the character and appearance of the conservation area and are therefore consistent with policies CL1, CL2 and CL3 of the Core Strategy.

Door and Sidelights on Front Elevation of Existing Side Extension

- 4.16 The door and sidelights would replace an existing door in this location. In this position, they would not be in a prominent location and would maintain the solid to void ratio prevailing on this elevation. Subject to condition 15, requiring the use of timber framing and a timber door, they would preserve the character and appearance of the conservation area and are therefore consistent with policies CL1, CL2 and CL3 of the Core Strategy.

Enlargement of Rooflight on Side Extension.

- 4.17 The enlarged rooflight would be inset into the roofplane of the existing side extension, between the original dwellinghouse and 4 Addison Crescent and setback from the road. In this position, it would not be visible from the road and would be subject to only oblique views from the upper floors of 4 Addison Crescent. The enlarged rooflight would preserve the character and appearance of the conservation area and is therefore consistent with policies CL1, CL2 and CL3 of the Core Strategy.

Impact on the amenities of adjoining properties

- 4.18 The proposed subterranean extension would not materially alter daylight/sunlight or sense of enclosure conditions to neighbouring properties. The proposed lightwells and skylights would also be orientated skywards and would not overlook neighbouring properties. The proposed development is consistent with policy CL5 of the Core Strategy.
- 4.19 The proposed lift shaft would be located adjacent to the blank flank wall of 4 Addison Crescent and approximately four metres from that dwellinghouse. It would be 0.6m closer to 4 Addison Crescent than the existing chimney. Above the eaves, the width of the chimney would increase by 0.5m. Given the location of the lift shaft and the relatively minor extent of additional bulk compared to the existing dwellinghouse and chimney, it would not result in significant overshadowing or harmful sense of enclosure for the occupiers of neighbouring properties.
- 4.20 With regards to noise and disturbance from equipment in the proposed lift shaft, the Director of Environmental Health is satisfied. Conditions 13 and 14 are recommended limiting noise from the lift equipment to acceptable levels so the lift would not result in unreasonable noise and disturbance to the occupiers of neighbouring properties.
- 4.21 The windows, door and skylights proposed either replace existing windows, doors or skylights, or are located in elevations that already feature extensive windows. They would not result in unreasonable overlooking of neighbouring properties.
- 4.22 Given the above, the proposed development is consistent with policies CL5 and CE6 of the Core Strategy.

5.0 PUBLIC CONSULTATION

- 5.1 Adjoining addresses were notified of the proposals, a site notice erected outside the site and the proposals were advertised in local press. Five objections have been received. The issues raised are set out below.
- 5.2 ***A comprehensive Construction Method Statement (CMS) needs to be prepared and approved prior to implementation of the project.***

As noted in section 4 above, a CMS that complies with the Council's Subterranean Development SPD and policy CL2 of the Core Strategy accompanies this application.

5.3 ***Safeguards need to be taken against subsidence and damage to adjoining properties as well as diversion of underground water flows.***

As noted in section 4 above, a CMS that complies with the Council's Subterranean Development SPD and policy CL2 of the Core Strategy accompanies this application. Furthermore, the Subterranean Development SPD also states that groundwater flows will find an alternative route if blocked by a subterranean structure, although there may be very small rises in level, but that these changes in level are likely to be significantly less than the natural variations in the water table associated with seasonable variations. There is no evidence that the proposed development would harm the water table or ground water flows.

5.4 ***Soft landscaping on-site should take place following completion of the works.***

Condition 8, to this effect, is recommended.

5.5 ***Work should be supervised by a suitably qualified engineer.***

Condition 5, to this effect, is recommended.

5.6 ***Party wall awards and insurance to be agreed with adjoining properties prior to works commencing.***

Party wall agreements are a civil issue between the applicant and neighbours. As noted in section 4 above, the proposed subterranean extension safeguards property as far as is reasonably possible under planning control.

5.7 ***Construction of the proposed basement will cause undue disruption, traffic congestion and noise to neighbouring properties.***

These issues are considered in section 4 above and conditions are recommended to control the impact of the construction process as far as reasonably possible under planning control.

5.8 ***The proposed subterranean extension should comply with policy CD32 of the UDP.***

Policy CD32 of the UDP has been superseded by Core Strategy policy and is therefore no longer relevant to this development.

5.9 ***The proposed subterranean extension should be described as a sub-basement rather than a basement as this property already has a basement level (i.e. the lower ground floor).***

Whether the proposed subterranean extension is called a basement or sub-basement, the same development plan policies apply. As set out in section 4 above, the proposed subterranean extension complies with these policies.

5.10 ***The root systems of trees on-site may differ from that described in the tree report submitted.***

The Arboricultural Impact Assessment submitted includes trial excavations and ground penetrating radar results to demonstrate the extent of tree roots on-site. This approach has been endorsed by the Council's Arboricultural Officer. As such, the Arboricultural Impact Assessment submitted demonstrates, as far as is reasonably practicable and in accordance with best practice (i.e BS5837:2012), the extent of roots on-site.

5.11 ***Reassurance is sought on the visual impact of the proposal.***

The visual impact of the proposal is considered in section 4 of this report.

5.12 ***Additional on-site parking should be provided, commensurate with the additional floorspace provided.***

On-site parking already exceeds the maximum required by the Transport SPD and The London Plan. As such, additional on-site parking is not required.

5.13 ***The proposed development would reduce on-street parking and increase traffic flows during the period of construction.***

These matters would be addressed as part of the Construction Traffic Management Plan required under the recommended conditions.

5.14 ***The Council should be bear in mind the issues raised in the recent public consultation on subterranean extensions.***

This consultation forms part of a review of policy on subterranean development. That review is at a very early stage, has not resulted in any firm changes to policy and therefore has little weight.

6.0 CONCLUSION

6.1 The proposed above ground extensions and subterranean development would preserve the character and appearance of the Holland Park Conservation Area. Once the proposed development is complete, the above ground extensions and subterranean development would not result in any material loss of amenity to nearby residents and the conditions imposed would adequately control and mitigate the impacts of the construction process. The proposed development is in accordance with the relevant development plan policies and Supplementary Planning Documents.

7.0 RECOMMENDATION

7.1 **Grant planning permission**

**JONATHAN BORE
EXECUTIVE DIRECTOR, PLANNING AND BOROUGH DEVELOPMENT**

List of Background Papers:

The contents of file PP/12/04958 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Refurbishment including a single storey basement extension under the existing building and under part of the garden; installation of a new passenger lift concealed in a widened false chimney flue and external alterations.

SUMMARY OF REASONS FOR DECISION

You are advised that this application was determined by the Local Planning Authority with regard to the National Planning Policy Framework (NPPF), Development Plan policies, including relevant policies contained within the Core Strategy of the Local Development Framework, the London Plan, as well as policies 'saved' from the Unitary Development Plan, and was considered to be in compliance with the relevant policies. In particular, the following policies were considered:

Core Strategy adopted 8 December 2010

CL1	Context and Character
CL2	New Buildings, Extensions and Modifications
CL3	Heritage Assets - Conservation Areas and Historic Spaces
CL5	Amenity
CE1	Climate Change
CE2	Flooding
CE6	Noise and Vibration
CR6	Trees and landscape

'Saved policies of the Unitary Development Plan adopted 25 May 2002

CD63	Conservation Area Views
CD44	Resist Additional Storeys and Roof Level Alterations
CD45	Permit Additional Storeys and Roof Level Alterations

Weight was also given to relevant local Supplementary Planning Guidance/Documents and Statements, including: Subterranean Development adopted 26 May 2009 (0903), Transport adopted 10 December 2008 (0803), Trees and Development adopted 20 April 2009 (0901), Holland Park adopted October 1989 (05). These documents were adopted following public consultation. The material circumstances of the case, including site history, location, and impact on amenity were considered. In addition, consideration was given to the results of public consultation.

The proposed above ground extensions and subterranean development would preserve the character and appearance of the Holland Park Conservation Area. Once the proposed development is complete, the above ground extensions and subterranean development would not result in any material loss of amenity to nearby residents and the conditions imposed would adequately control and mitigate the impacts of the construction process. The proposed development is in accordance with the relevant development plan policies and Supplementary Planning Documents.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/PP/12/04958>. If you do not have access to the internet you can view the application electronically on the ground floor of the Town Hall, Hornton Street, London, W8 7NX.