

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 09/04/2020

REPORT BY THE DIRECTOR, PLANNING AND PLACE

Application:	PP/19/08400	Agenda Item:	S25	
Address:	4 and 4A Netherton Grove, LONDON, SW10 9TQ			
Proposal:	Erection of side extension with skylights, glazed roof, and smoke vent, rebuilding of existing rear extension and closet extension, with skylight and proposed roof terrace, erection of subservient rear extension which is lower in height, proposed basement to extend both 4 and 4A Netherton Grove, rationalise rear and side downpipe arrangement, replacement of windows and doors to front elevation, and rear doors, with double glazed traditional timber framed windows and doors, 2no. additional windows to side elevation, re-configure internal layout to provide larger home with garden for no.4 Netherton Grove, and a smaller apartment with separate access at no.4a Netherton Grove. Demolition is required to facilitate the proposed extension with rebuilding of flank wall. Reconfigure front garden wall and bin store, with railings and electric gate added. 2no. Air-conditioning units are proposed with acoustic enclosure and timber screening for rear air-conditioning unit.			
Applicant:	MrYerburgh			
Agent:	Miss L Magee Studio McLeod			
Properties notified:	Objections:	Support:	Comments:	Petition:
13	6	0	1	0
Conservation area: Sloane/Stanley				

1. Summary

- 1.1 The majority of the proposed works, including the new basement level, have previously been granted planning permission. This is material in this case and as such the focus of the assessment is on the main changes; the change in the size of one basement skylight, a change in the size of a smoke vent, works to the front garden, rear infill extension and air conditioning.
- 1.2 The rear infill extension would not be visible from the street and would be set below existing neighbouring boundary treatments. The proposed position reduces any visual impact as well as any impact on living conditions. The air conditioning would be set in the front lightwell and also in an acoustic enclosure in the rear garden. This meets the Council's noise criteria for plant and would have no impact on living conditions, subject to conditions. The other changes, such as the skylight and smoke vent would have a very limited impact on the appearance of the property. Overall, the works would preserve the

character and appearance of the conservation area and have an acceptable impact on living conditions, subject to conditions.

It is recommended the Committee grants planning permission with the conditions listed in Section 10 of this report.

2. Reason for committee consideration

- Three or more objections were received during the consultation period and the recommendation is to grant.

3. The site and its surroundings

3.1 4 and 4a Netherton Grove are maisonettes which form part of a four storey property which includes a lower ground floor. 4a Netherton Grove is a two-bedroom unit which consists of the lower and upper ground floors whilst 4 Netherton Grove is a two-bedroom unit which covers the first and second floors of the property. The property is located on the western side of Netherton Grove, south of the junction with Fulham Road.

3.2 The properties are situated within the Sloane/Stanley Conservation Area.

4. The proposal and any relevant planning history

4.1 Planning permission is sought for a new side extension, rear extension, closet wing extension, roof terrace and single storey basement under the property. Other minor alterations are also proposed including changes to the fenestration, landscaping and air conditioning units. Permission is also sought for the reconfiguration of the two units on site and for the demolition of the side wall of the property.

4.2 The table below shows the extensive planning history of the property. The majority of these works have already been granted and remain extant. The main differences are discussed in the main body of the report, under Section 6.

Reference	Description	Decision	Implemented
PP/16/01261	Amalgamation of 2 two-bedroom residential units to form 1 three-bedroom single family dwelling.	Refused 28/04/2016	No
PP/17/01822	Alterations to two 2-bedroom maisonettes to create one 1-bedroom apartment and one 3-bedroom townhouse, including provision of external rear terrace and railings, enlargement of front window casement at lower ground floor and refurbishment of front steps and railings.	Granted 24/05/2017	No
PP/17/07185	Variation of condition 2 (approved drawings) of planning permission 17/01822 for internal rearrangement and alteration to fenestration to side	Granted 15/01/2018	No

	elevation		
PP/18/07482	Reconfigure property from two 2x bed flats to 1x studio apartment and 1x family home. Construction of side extension with skylights and glazed roof. Erection of rear extension and rear closet extension with skylights and roof terrace, including first and second floor rear closet extension. Alterations to doors and windows.	Under consideration. Also on the agenda for the 22nd January Planning Applications Committee	No
PP/18/07531	Erection of lower ground floor side extension, with 5 no. skylights; infilling of 3 no. windows and 1 no. door to side elevation; internal works to reconfigure layout of the existing 2 no. flats; and associated works of demolition.	Granted 25/01/2019	No
PP/19/01145	Construction of side extension with skylights and lightweight glazed roof. Demolition of rear extension and rear closet extension. Re-construction of rear extension with skylight and roof terrace above at ground floor level. Re-construction of closet wing with additional two storeys. Construction of basement under both 4 and 4A Netherton Grove. Reconfiguration of rear and side downpipe arrangement. Replacement of windows and doors on front elevation and doors on rear elevation with double glazed traditional timber framed windows and doors. Additional internal alterations.	Granted 31/05/2019	No
PP/19/04032	Creation of side and rear extensions and proposed roof terrace. Extension of basement on 4 and 4A Netherton Grove. Reconfiguration of rear and side downpipe arrangement. Replacement of windows and doors. Additional 2 no. windows to side elevation. Re-configure internal layout. Demolition of rear extension and rear closet extension. Rebuild side wall.	Granted 09/10/2019	No

5. Main policies and strategies relevant to the decision

The development plan

5.1 The main planning considerations applying to the site and the associated policies are:

	Local Plan 2019
Conservation Area	CL3, CL11
General townscape	CL1, CL2, CL6, CL9
Living conditions	CL5, CE6
Housing	CH1, CH2, CH3
Basements	CL7, CT1

These policies can be read online at:

- Local Plan:
<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan>

Other local strategies or publications

5.2 The main relevant supplementary planning documents adopted by the Council are:

- Sloane Stanley Conservation Area Proposal Appraisal
- Trees and Development
- Basements
- Noise
- Transport and Streets

These documents can be read online at:

Conservation Area Proposal Statements and Conservation Area Appraisals:

<https://www.rbkc.gov.uk/planning-and-building-control/heritage-and-conservation/conservation-areas/conservation-area>

Other documents:

<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/supplementary-planning-documents-and-guidance>

6. Evaluation

6.1 As detailed in Section 4 of this report, there are various extant permissions for this site which granted planning permission for the majority of the proposed works proposed, including;

- the reconfiguration of the two units on the site;
- the basement;
- extensions to the side and rear;
- the new closet wing;
- the new fenestration;
- demolition of the existing side wall; and
- internal changes.

6.2 The extant permissions carry significant weight in the determination of this application as material considerations. Given that there have been no material changes in policy or circumstance, even with the adoption of the Local Plan 2019, the works which have already been approved are still acceptable and in compliance with the Development Plan.

- 6.3 In particular, the proposed basement remains unchanged from the previous application and continues to accord with all relevant Local Plan policies and is acceptable, subject to conditions.
- 6.4 The main difference between the various extant permissions and the current application are;
- the change in the size of one basement skylight;
 - a change in the size of a smoke vent;
 - works to the front garden;
 - a rear infill extension; and
 - air conditioning.
- 6.5 The decisive issues are:
- i Whether the new proposals would have an acceptable impact on the existing living conditions of neighbours; and
 - ii Whether the new proposals would preserve or enhance the character and appearance of the conservation area.

Living conditions

- 6.6 The revised sky light, smoke vent and landscaping works would have no impact on the living conditions of neighbours. The rear infill extension is acceptable and would be set between the existing boundary treatment and the already approved rear extension on the site. In this position the extension would have an acceptable impact on light, outlook and sense of enclosure to neighbouring residents.
- 6.7 With regard to the air conditioning, the unit in the front lightwell would have no impact on noise. The units in the rear garden would also be acceptable and would be set within an acoustic enclosure to ensure they cannot be heard from neighbouring properties. The Council's stringent noise conditions have also been recommended, to ensure they comply with the Council's noise criteria in all respects and remain inaudible from neighbouring properties.

Visual Impact

- 6.8 The works proposed are acceptable and would preserve the character and appearance of the conservation area. The new extension, whilst wrapping around the rear of the site, would be difficult to perceive from any private views and would not be visible from any public views. The extension is limited in height and set between two extensions which have already been approved.
- 6.9 The minor changes such as the rooflight and smoke vent would have very little visual impact, unlikely to be noticeable, and would preserve the character and appearance of the conservation area. The air conditioning unit at the front is hidden in the lightwell and the rear air conditioning unit would be perceived as a garden shed, given its acoustic enclosure. These changes would also preserve the character and appearance of the building and wider conservation area.

Issues and balancing

- 6.6 Subject to conditions, the proposals comply with the relevant policies in the development plan. The majority of the works have already been approved and remain acceptable. The changes proposed would still have an acceptable impact on the existing living conditions of neighbouring residents.
- 6.7 Considerable importance and weight has been attached to and special attention has been

paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

7. Community Infrastructure Levy Information

- 7.1 If permitted and built, the additional floor space in the proposal would require a payment towards funding additional infrastructure under the Boroughs Community Infrastructure Levy and a payment towards funding Cross rail under the Mayor of London's Community Infrastructure Levy.

8. Consultations carried out

Comments from interested parties

13 nearby owners/occupiers were notified directly of the application. The application was advertised in the Gazette on 27/12/2019. A statutory notice advertising the application was posted near the site on 10/01/2020.

7 letters were received objecting to the application, including from the Chelsea Society and Netherton Grove Residents Association, summarised as:

	Comment	Response
1	The current application represents the seventh iteration of development proposals for this site in two and a half years. The previous six have all received planning permission, starting with PP/17/01822 granted on 24.05.2017 and concluding most recently, with PP/19/04032 granted on 09.10.2019. There has been a gradual increase to realise probable maximum floorspace achievable on site.	Noted. The Local Planning Authority cannot refuse to determine repeat applications if they are materially different to previous iterations.
2	The process adopted over the last 2.5 years and to date appears wasteful, inefficient and unhelpful to all concerned. The proposed development appears to approach, if not exceed, maximum plot ratio for this site in this Area.	Noted. However, there is no maximum plot ratio set for properties or sites in the Borough. Each application is assessed on its merits.
3	A new basement level is also being proposed.	The basement is identical to that previously approved.
4	A particular concern from the latest plans is to position a substantial air-conditioning plant. This has been placed as far away as possible from the application property and next to neighbouring gardens which should be protected in the same way as properties.	Noted. However, Condition 15 would protect neighbouring properties and gardens from any potential noise. This condition reads: <i>"the noise emitted shall be measured or predicted at 1.0m from the facade of the nearest residential premises or at 1.2m above any adjacent residential garden, terrace, balcony or patio"</i> .

5	Concerns with regard to the impact on trees nearby.	The Council's Arb Team raise no objection to the scheme.
6	Concerns regarding the construction process and potential disruption.	Conditions have been attached to limit the impact of the construction process as far as possible through the planning process.
7	The proposed extension would fill the space left to the neighbouring boundary, leaving a tiny crack the width of the party wall and the houses would appear attached. This would create a claustrophobic overbuilt environment that would significantly impact my enjoyment and value of the neighbouring property.	Given the existing built form on site and the neighbouring boundary treatment, the relationship is acceptable. Property value is not a material planning consideration.
8	Concerns regarding the visual impact of the proposal and the proposed design.	The additional changes over and above what has already been granted are limited and comparable to what would be extant. The proposals are considered to preserve the character and appearance of the conservation area.
9	Loss of privacy, especially given distances and levels to neighbour	The relationship between side facing windows and the new roof has been established and is extant. This relationship is acceptable. The main changes would also have an acceptable impact in privacy terms.
10	Concerns regarding basement excavation and impact assessment submitted.	The basement is unchanged from the extant scheme.
11	Light pollution from glazing in roofs	The glazed roof in the main side extension has been approved and is extant. The new extension to the rear is acceptable and would not give rise to a harmful level of light pollution.

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Environmental Health	No objection, subject to conditions.	Paragraph 6.7
Director of Transportation and Highways	No objection, subject to conditions.	Section 4 and CTMP condition.
Arboricultural Officer	No objection, subject to conditions.	Section 4 and tree condition.

9. Recommended conditions if the application is granted

1. **Time Limit**
The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions.
2. **Compliance with approved drawings**
The development shall not be carried out except in complete accordance with the details shown on submitted plans 196-SU-L01E, 196-SU-L02E, 196-PL-13-15E, 196-PL-07-12E, 196-PL-01-06E.
Reason - The details are material to the acceptability of the proposals, and to ensure accordance with the development plan.
3. **Trees and landscaping – Details required**
No development shall commence until a scheme of landscaping, to include all existing trees and shrubs and proposed trees shrubs and paths and their surfacing materials, has been submitted to and approved in writing by the local planning authority, and the development shall only be carried out and maintained in accordance with the details so approved.
Reason - To protect the appearance and amenity of the area and to accord with policies of the development plan, in particular policy CR6 of the Local Plan. It is necessary for the condition to be on the basis that “No development shall commence until” as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan.
4. **Submission of Details - Privacy Screen**
Prior to first use of the approved rear terrace, details of a privacy screen along the boundary of No.3 and No.4 Netherton Grove shall be submitted to and approved by the local authority. The approved details shall be implemented in full before first use and thereafter be retained as such.
Reason: to protect the amenity of the neighbouring property at No.3 Netherton Grove.
5. **Materials - To match existing**
All work and work of making good shall be finished to match the existing exterior of the building in respect of materials, colour, texture, profile and, in the case of brickwork, facebond and pointing, and shall be so maintained.
Reason - To preserve the appearance of the building and the character of the area in accordance with policies of the development plan in particular policies CL1, CL2, CL3 and CL6 of the Local Plan.
6. **Sash windows and doors in painted timber**
External windows and doors hereby permitted shall be timber framed and painted, with the windows being double hung, white painted, sliding sashes, and so maintained.
Reason - To preserve the appearance of the building and the character of the area, in accordance with policies of the development plan in particular policies CL1 and CL2 of the Local Plan.
7. **Roof Terrace – Black painted railings**
The railings to the roof terrace shall be painted black, and so maintained.
Reason - To preserve the appearance of the building and the character of the area, in accordance with policies of the development plan in particular policies CL1 and CL6 of the Local Plan.
8. **Conservation rooflights**

The rooflights shall be of a traditional conservation type, flush with the roof and slim framed, and so maintained.

Reason - To preserve the appearance of the building and the character of the area, in accordance with policies of the development plan in particular policies CL1 and CL2 of the Local Plan.

9. **Submission of details (Full PP)**

Before the relevant part of the works is begun, details of the green roof including section through the roof showing soil depth, proposed planting if applicable, and how the roof will be drained and maintained shall be submitted to and approved in writing by the local planning authority and the development shall not be completed otherwise than in accordance with the details so approved and so maintained.

Reason – To accord with the development plan by ensuring that the character and appearance of the area are preserved.

10. **Construction Traffic Management Plan (CTMP)**

No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The statement should include:

- a) routing of demolition, excavation and construction vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works in the highway;
- b) access arrangements to the site;
- c) the estimated number and type of vehicles per day/week;
- d) details of any vehicle holding area;
- e) details of the vehicle call up procedure;
- f) estimates for the number and type of parking suspensions that will be required;
- g) details of any diversion or other disruption to the public highway during preparation, demolition, excavation and construction work associated with the development;
- h) work programme and/or timescale for each phase of preparation, demolition, excavation and construction work associated with the development;
- i) details of measures to protect pedestrians and other highway users from construction activities on the highway; and
- j) 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, position of nearby trees in the highway or adjacent gardens, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements.

The development shall be carried out in accordance with the approved Construction Traffic Management Plan. A one page summary of the requirements of the approved CTMP shall be affixed to the frontage of the site for the duration of the works at a location where it can be read by members of the public.

Reason - To minimise the impact of construction works upon highway safety and nearby residents' enjoyment of their properties in accordance with the Basements SPD and policies CL7, CT1 and CL5 of the Local Plan. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan.

11. **Professional management of engineering works**

No development shall commence until

(A) a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI

Struct.E) has been appointed for the duration of building works and their appointment confirmed in writing to the Local Planning Authority, and

(B) the name, and contact details of the person supervising engineering and construction on site for the duration of building works have been confirmed in writing to the Local Planning Authority.

In the event that either the Appointed Engineer or Appointed Supervisor cease to perform that role for whatever reason before the construction works are completed, those works shall cease until a replacement chartered engineer of the afore-described qualification or replacement supervisor 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 and supervisor are at that time currently appointed and their appointment has been notified to this Authority in accordance with this condition.

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 Basements SPD and policy CL7 of the Local Plan. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan

12. Considerate Constructors Scheme (CCS)

No development shall commence 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 forming the subject of this permission.

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 Basements SPD and policy CL5 of the Local Plan. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan.

13. Privacy (Obscured glazing, fixed shut)

The windows hereby permitted in the side elevation of the building shall obscurely glazed, fixed shut, and so maintained.

Reason - To safeguard the privacy of neighbouring property, and so accord with policy CL5 of the Local Plan.

14. Code of Construction Practice

No development shall commence until:

A) A Code of Construction Checklist and Site Construction Management Plan (SCMP) for the development have been approved, in writing, by the Council's Construction Management Team, and then

B) Copies of the approved Checklist and Plan, and their written approval, have been submitted to the local planning authority to be placed on the property record.

[The Council's Construction Management Team work independently of the planning department. For further information regarding the Code and how

the required details should be submitted to them, the Council's Construction Management Team can be contacted on email at: dehcmt@rbkc.gov.uk or tel: 020 7361 3002]

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 Basements and Transport and Streets SPDs and policies CL5, CT1, CE5 and CE6 of the Local Plan. It is necessary for the condition to be on the basis that "No development shall commence until" as compliance with the requirements of the condition at a later time would result in unacceptable harm contrary to the policies of the Development Plan.

15. Noise from building services plant and vents

Noise emitted by all building services plant and vents shall not exceed a level 10dBA below the existing lowest LA90(10min) background noise level at any time when the plant is operating, and where the source is tonal it shall not exceed a level 15dBA below. The noise emitted shall be measured or predicted at 1.0m from the facade of the nearest residential premises or at 1.2m above any adjacent residential garden, terrace, balcony or patio. The plant shall be serviced regularly in accordance with the manufacturer's instructions and as necessary to ensure that the requirements of the condition are maintained. If at any time the plant is determined by the local planning authority to be failing to comply with this condition, it shall be switched off upon written instruction from the local planning authority and not used again until it is able to comply.

Reason - To prevent any significant disturbance to residents of nearby properties and comply with development plan policies, in particular policy CL5 of the Local Plan 2019.

16. Anti-vibration mounts for air-conditioning/ extraction equipment

The plant shall not operate unless it is supported on adequate proprietary anti-vibration mounts to prevent the structural transmission of vibration and regenerated noise within adjacent or adjoining premises, and these shall be so maintained thereafter.

Reason - To prevent any significant disturbance to residents of nearby properties and comply with development plan policies, in particular policy CL5 of the Local Plan 2019.

INFORMATIVES

1 You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves:

1. Work involving an existing shared wall with another property;
2. Building on the boundary with a neighbouring property;
3. Excavating near a neighbouring building, and that work falls within the scope of the Act.

Procedures under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at www.communities.gov.uk. (I71)

2 Your attention is drawn to the Conditions of this Permission and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town

and Country Planning Act 1990, as amended. All Conditions must be complied with. If you wish to seek to amend a Condition you should apply to do so under s.73 of the Act, explaining why you consider it is no longer necessary, or possible, to comply with a particular condition.

- 3 Conditions no(s) 3, 10, 11 and 12 impose requirements which must be met prior to commencement of the development. Failure to observe these requirements could result in the Council taking enforcement action, or may invalidate the planning permission and render the whole of the development unlawful.
- 4 Planning permission is hereby granted for the development as shown on the approved drawings. Any variation to the approved scheme may require further permission, and unauthorised variations may lay you open to planning enforcement action. You are advised to seek advice from the Directorate of Planning and Place, before work commences, if you are thinking of introducing any variations to the approved development.

Advice should urgently be sought if a problem occurs during approved works, but it is clearly preferable to seek advice at as early a stage as possible. Use the following link to see how advice can be obtained: [Planning Advice Service](#)

- 5 This property is within a Conservation Area. All building works should, therefore, be completed with great care. External facing work and detailed treatment should be finished in a manner sympathetic to the existing building. If there is any doubt about the way in which work should be carried out, you should seek the advice of the Directorate of Planning and Place.
- 6 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, and which has been followed in this instance.
- 7 You are reminded that, if not properly managed, construction works can lead to negative impacts on the local environment, reducing residential amenity and the safe function of the highway. The Council can prosecute developers and their contractors if work is not managed properly. For advice on how to manage construction works in the Royal Borough please see the Council's website: www.rbkc.gov.uk/environmentandtransport/adviceforbuilders.aspx. From this page you will also find guidance on what to include in Construction Traffic Management Plans (where these are required).
- 8 Construction and demolition work is controlled by the Council under sections 60 and 61 of the Control of Pollution Act 1974. The Council has adopted a Code of Construction Practice which sets out best practice standards expected in the borough and applies to new development projects from April 2019. Under the terms of the Code, works heard at the boundary of the site are restricted to:

Monday to Friday 8am – 6pm
Saturday, Sunday and public holidays – none permitted

The code also introduces a further set of restricted hours for high impact activities such as demolition and concrete breaking. Undertaking noisy works outside of the Code hours may be liable for prosecution and a fine of up to £5000 where a notice has been served under the Control of Pollution Act 1974.

If you are required to submit a Code of Construction Checklist and Site Construction Management Plan (SCMP), please contact the Construction

Management Team on 020 7361 3002 or by email at dehcmt@rbkc.gov.uk

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Your attention is drawn to Section 61 of the Control of Pollution Act 1974, which allows developers and their building contractors to apply for 'prior consent' for noise generating activities during building works. This proactive approach involves assessment of construction working methods to be used and prediction of likely construction noise levels at sensitive positions, with the aim of managing the generation of construction noise using the 'best practicable means' available. You are advised to engage an acoustic consultant experienced in construction noise and vibration assessment and prediction to complete your S.61 application. Relevant information can be found here [S.61 Control of Pollution Act 1974](#)

Background papers:

Documents associated with the application (except exempt or confidential information) is available at www.rbkc.gov.uk/PP/19/08400 or electronically in our Customer Service Centre, Town Hall, Hornton Street.

Contact officer:

Mrs. F. Rae

Telephone: 07739-313-829