



Your ref: 125 Bravington Road, London W...

My ref: 15/08240/FULL

Mr Elie Osborne
Osborne Planning LLP.
86-90 Paul Street
3rd Floor
London EC2A 4NE**Please reply to:**

Tel No:

John Wilman

020 7641 5961

Development PlanningWestminster City Hall
64 Victoria Street
London SW1E 6QP

17 November 2015

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
PERMISSION FOR DEVELOPMENT (CONDITIONAL)

The City Council has considered your application and permits the development referred to below subject to the conditions set out and in accordance with the plans submitted.

Unless any other period is stated in the Schedule below or by conditions attached; this consent, by virtue of Section 91(1) of the Town and Country Planning Act 1990 (as amended), is granted subject to the condition that the development shall be commenced within 3 years of the date of this decision.

Your attention is drawn to the enclosed Statement of Applicant's Rights and General Information.

SCHEDULE**Application No:** 15/08240/FULL**Application Date:** 03.09.2015**Date Received:** 03.09.2015**Date Amended:** 16.11.2015**Plan Nos:** Design and Access statement, BR01OS , A-01-00 B, A-02-00 B, A-02-01 B, A-0L-00 B, A-0L-01 B, A-0R-00 B, A-0R-01 B, A-65-00 B, A-76-00 B, A-76-01 B, A-77-00 B, A-77-01 B, Clement rooflight technical sheet.**Address:** 125 Bravington Road, London, W9 3AT,**Proposal:** Erection of rear dormer window and two rooflights to front roofslope to extend existing second floor flat.

See next page for conditions/reasons.

Yours faithfully


John Walker
Director of Planning

Note - As the requirements of the Building Regulations may impact on the design of the proposed development, our Building Control team can offer advice and guidance at an early stage. If you would like to take advantage of this free service please contact **020 7641 7230** to arrange a preliminary discussion.

Condition(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 The timber sash windows must be double hung sliding sash and case windows. The top and sides of the dormer must be clad in traditional lead work with rolled joints to the roof top and the rooflights must be the technical specification approved.

Reason:

To make sure that the appearance of the roof dormer is of high quality design and detailing, as this is a largely unaltered roof and only a high quality design will contribute to the character and appearance of the area. This is as set out in DES 1 and DES 6 of our Unitary Development Plan, adopted in January 2007 S28 of Westminster's City Plan: Strategic Policies adopted November 2013. As well as adopted and published supplementary planning guidance, namely "Roofs: A guide to alteration and Extensions" (City of Westminster: 1995).

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

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 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.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

Note:

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.



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 Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, 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 This permission does not grant permission for use of the flat roof accessed from the stair, as a terrace.

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