**APPENDIX B**

**Draft planning conditions**

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.

1. Except for piling, excavation and demolition work, any building work which can be heard at the boundary of the site shall only be carried out:

o between 08.00 and 18.00 Monday to Friday;

o between 08.00 and 13.00 on Saturday; and

o not at all on Sundays, bank holidays and public holidays.

Piling, excavation and demolition work shall only be carried out:

o between 08.00 and 18.00 Monday to Friday; and

o 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).

Reason: To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of the City Council’s Unitary Development Plan adopted in January 2007.

1. **Pre Commencement Condition.**

Prior to the commencement of any:

(a) Demolition, and/or

(b) Earthworks/piling and/or

(c) Construction

a scheme which secures compliance with the Council's Code of Construction Practice, shall be submitted to and approved in writing by the City Council. Such scheme must include the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved in advance by the City Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through submission of details prior to each stage of commencement. The development shall be carried out in accordance with the approved scheme.

Reason: To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of the City Council’s Unitary Development Plan adopted in January 2007. (R11AC)

Samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to, and approved by,

Westminster City Council in advance of the installation thereof. The development

1. shall be carried out in accordance with the details approved.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westminster Abbey and Parliament Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of the City Council’s Unitary Development Plan adopted in January 2007.

1. The details of the following parts of the development shall be submitted to, and approved by, Westminster City Council in advance of the installation thereof:

The development shall be carried out in accordance with the details approved.

Westminster Abbey and Parliament Square Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of City Council’s Unitary Development Plan adopted in January 2007.

1. The details of a hard and soft landscaping scheme shall be submitted to, and approved, by, Westminster City Council in advance of the installation thereof. These details shall include:

- The number, sizes, species and positions of trees, ~~and~~ shrubs, and other plants

- New surfacing, changes to existing surfacing, lighting, seating, bins and other hard landscape infrastructure

- Any proposed raising or lowering of levels

- A detailed plan for the management of the landscaping

The landscaping and planting shall be carried out within 1 year of completing the development (or within any other time limit ~~we~~ agreed to by the City Council in writing). Any trees or shrubs removed or found to be dying, severely damaged or diseased within 1 year of planting them, must be replaced in the same location with trees or shrubs of the same size and species, or any other such species, ~~and~~ size and location to which the Council agrees in writing.

The development shall be carried out in accordance with the details approved.

Reason: To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Westminster Abbey and Parliament Square Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of City Council’s Unitary Development Plan adopted in January 2007

1. **Pre Commencement Condition.**

A detailed arboricultural method statement explaining the measures to be taken to protect the trees on and close to the site shall be submitted to, and approved, by, Westminster City Council in advance of any archaeological or other site investigations, demolition, site clearance, excavations, piling or building work, or taking any equipment, machinery or materials for the development onto the site. The method statement must take account of all anticipated construction requirements (sections 5.2.3, 5.5.6, 6 and 7 of BS5837: 2012). The development shall be carried out in accordance with the details approved.

Reason: To protect the trees and the character and appearance of this part of the Westminster Abbey and Parliament Square Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of City Council’s Unitary Development Plan adopted in January 2007.

1. The details of an auditable system of arboricultural site supervision and record keeping prepared by an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered, shall be submitted to, and approved, by, Westminster City Council in advance of any archaeological or other site investigations, demolition, site clearance, excavations, piling or building work, or taking any equipment, machinery or materials for the development onto the site. These details shall include:

* identification of individual responsibilities and key personnel.
* induction and personnel awareness of arboricultural matters.
* supervision schedule, indicating frequency and methods of site visiting and record keeping.
* procedures for dealing with variations and incidents.

The development shall be carried out in accordance with the details approved.

Written site supervision reports shall be produced after each site supervision or monitoring visit, demonstrating that the supervision has been carried out and that the tree protection is being provided in accordance with the scheme approved pursuant to condition 7. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included. Copies of each written site supervision record must be sent to the City Council within five working days of the site visit.

Reason: To protect the trees and the character and appearance of this part of the Westminster Abbey and Parliament Square Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of City Council’s Unitary Development Plan adopted in January 2007.

1. The details of the depth, profile and specification of the substrate intended to be built up over the development, and how this will connect with the existing soils within Victoria Tower Gardens, including provisions for the maintenance of moisture percolation and aeration to the trees’ root systems, shall be submitted to, and approved, by, Westminster City Council in advance of taking any equipment, machinery or materials for the development onto the site. The development shall be carried out in accordance with the details approved.

Reason: To protect the trees and the character and appearance of this part of the Westminster Abbey and Parliament Square Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of City Council’s Unitary Development Plan adopted in January 2007.

1. The development shall not be occupied until each long term cycle parking space shown on the approved drawings has been provided. Thereafter the cycle spaces must be retained and the spaces used for no other purpose without the prior written consent of the local planning authority.

Reason: To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016.

1. No waste shall be left or stored on the public highway.

Reason: To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and TRANS 20 and TRANS 21 of City Council’s Unitary Development Plan adopted in January 2007.

1. Notwithstanding the information provided, details of a Servicing Management Plan shall be submitted to, and approved by, Westminster City Council in advance of the occupation of the development. The development shall be carried out in accordance with the details approved.

Reason: To ensure that servicing of the Holocaust Memorial and Learning Centre does not block the surrounding street and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and TRANS 20 and TRANS 21 of City Council’s Unitary Development Plan adopted in January 2007.

1. All doors or gates must be hung so that they do not open over or across the road or pavement.

Reason: In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016) and TRANS 2 and TRANS 3 of City Council’s Unitary Development Plan adopted in January 2007.

1. The provision for the storage of waste and recyclable materials, as shown on drawing number UKHM-AA-XX-ZZ-DR-A-03-400, is to be made permanently available from the date of occupation of the development and used for no other purpose.

Reason: To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of City Council’s Unitary Development Plan adopted in January 2007.

1. **Pre commencement condition:**

(Condition suggested by GLASS)

No development shall take place until a written scheme of investigation (WSI) has been

submitted to and approved by the local planning authority in writing. No groundworks shall

take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Details of a programme for delivering related positive public benefits

C. A method statement for protecting buried remains outside the basement footprint during the construction period

D. The programme for post-investigation assessment and subsequent analysis, publication &

dissemination and deposition of resulting material. This part of the condition shall not be

discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

or

(Applicant’s amended condition, applicant to confirm amendment agreed with GLASS)

No development shall take place until an archaeological written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. No groundworks below a depth of 1.5m, other than service diversions, shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Details of a programme for delivering related positive public benefits

C. A method statement for protecting buried remains outside the basement footprint during the construction period

D. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: This pre-commencement condition is necessary to safeguard the archaeological interest on this site as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of City Council’s Unitary Development Plan adopted in January 2007. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme.

1. **Pre Commencement Condition.**

Notwithstanding the approved plans and documents, no development shall take place until details of an updated Air Quality Assessment has been submitted to, and approved by, Westminster City Council. In the event that the updated Air Quality Assessment fails to show that the approved scheme will be air quality neutral, details of appropriate offsetting and mitigation measures shall be submitted to, and approved by, Westminster City Council in advance of any development. In the case of each of the appropriate offsetting and mitigation measures, the details shall include arrangements of when the benefits will be provided, and how this timing will be guaranteed. The development shall be carried out in accordance with the details approved

Reason: To ensure the development complies with S31 of Westminster's City Plan (November 2016) and in Policy 7.14 of the London Plan (2016) of City Council’s Unitary Development Plan adopted in January 2007.

17. **Pre Commencement Condition.**

No development shall take place until details of a site investigation to find out if the land is contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment, has been submitted to, and approved by, Westminster City Council. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated Land Guidance for Developers submitting planning applications' - produced by Westminster City Council in January 2018.

The details of the following investigation reports for phases 1, 2 and 3, shall be submitted to, and approved by, Westminster City Council in advance of any demolition or excavation work, and for phase 4 when the development has been completed but before it is occupied.

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

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

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

Phase 4: Validation report - summarises the action taken during the development and what action will be taken in the future, if appropriate.

Reason: To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future. This is as set out in STRA 34 and ENV 8 of City Council’s Unitary Development Plan adopted in January 2007.

18.

The details of the ventilation system to remove cooking smells from the café/ refreshments kiosk, including details of how it will be built and how it will look shall be submitted to, and approved by, Westminster City Council in advance of the installation thereof. The development shall be carried out in accordance with the details approved.

Reason: To protect the environment of people in neighbouring properties as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6, ENV 7 and DES 5 of City Council’s Unitary Development Plan adopted in January 2007.

19.

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

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

(3) Following installation of the plant and equipment, an application may be made in writing to the City Council for a fixed maximum noise level to be approved. Such an application shall consist of a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Any noise report submitted must include:

(a) A schedule of all plant and equipment that formed part of this application;

(b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;

(c) Manufacturer specifications of sound emissions in octave or third octave detail;

(d) The location of most affected noise sensitive receptor location and the most affected window of it;

(e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;

(f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;

(g) The lowest existing L A90, 15 mins measurement recorded under (f) above;

(h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;

(i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason: Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of City Council’s Unitary Development Plan adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

20.

The details of a supplementary acoustic report demonstrating that the plant will comply with the Council's noise criteria as set out in Condition 19 of this permission shall be submitted to, and approved by, Westminster City Council in advance of the installation thereof. The development shall be carried out in accordance with the details approved.

Reason: Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. (R51AB)

21.

No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason: As set out in ENV6 (2) and (6) of City Council’s Unitary Development Plan adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

22.

(1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any residential or noise sensitive property.

(2) The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

(3) Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason: As set out in S32 of Westminster's City Plan (November 2016) and ENV 7 (B) of City Council’s Unitary Development Plan adopted in January 2007. Emergency and auxiliary energy generation plant is generally noisy, so a maximum noise level is required to ensure that any disturbance caused by it is kept to a minimum and to ensure testing and other non-emergency use is carried out for limited periods during defined daytime weekday hours only, to prevent disturbance to residents and those working nearby.

23.

No development shall take place until a strategy for maintaining, and improving (if necessary), the flood defences has been submitted to, and approved by, Westminster City Council. This strategy will include the following components:

1. A condition survey of the existing river wall.

2. A scheme, based on the condition survey in (1), to undertake any required improvements or repairs to the flood defence prior to the commencement of construction works. The scheme shall include a plan for any required long term monitoring and maintenance and a programme for the improvements or repairs completion.

The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme’s timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason:This condition is required to ensure that the structural integrity of the flood defence is not compromised so that the development can remain safe for its lifetime and to reduce flood risk on site and elsewhere. This is in line with Paragraph 160 of the National Planning Policy Framework (NPPF) and Policy SI12.F of the Draft London Plan (2019).

24.

If, during development, additional improvements or repairs to the flood defence not previously identified are found to be necessary, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall take place until a strategy detailing how these additional works will be undertaken has been submitted to submitted to, and approved by, Westminster City Council. The strategy shall be implemented as approved.

Reason: This condition is required to ensure that the structural integrity of the flood defence is not compromised from previously unidentified improvements or repairs. This is to ensure the development can remain safe for its lifetime and to prevent flood risk on site and elsewhere. This is in line with Paragraph 160 of the National Planning Policy Framework (NPPF) and Policy SI12.F of the Draft London Plan.

25.

The development shall be carried out in accordance with Appendix I of Environmental Statement (Volume 5) titled ‘*Proposed site plan showing vehicle access*’ (*UKHM-03-003 Proposed Site Plan Flood Defence Wall Set Back 19/04/11*) and shall include the following mitigation measures it details:

- 16m set back from back of granite wall at ground level.

- Vehicle access routes for future wall maintenance and raising works.

Reason: This condition is required to ensure adequate access is provided for inspection, maintenance, repair, replacement and raising in the future of the flood defences in line with the TE2100 plan. This is supported by Policy SI12.F of the Draft London Plan (currently in examination).

26.

**Pre-commencement condition.** No development shall take place until a Monitoring Action Plan (MAP) has been submitted to, and approved by Westminster City Council. The MAP shall be fully implemented in accordance with the scheme’s timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

The MAP shall be based on the approved Monitoring Strategy (Holocaust Memorial Westminster Monitoring Strategy Revision 4 Project Ref: 70043431, Dated 5 September 2019) and will define the trigger thresholds and actions required by all parties if a trigger threshold is exceeded.

Reason:

This condition is required to ensure that the structural integrity of the flood defence is not compromised so that the development can remain safe for its lifetime and to reduce flood risk on site and elsewhere. This is in line with Paragraph 160 of the National Planning Policy Framework (NPPF) and Policy SI12.F of the Draft London Plan (2019).

27. **Pre-commencement condition.**

No development shall take place until a flood risk evacuation plan and fire escape plan has been submitted to, and approved by Westminster City Council. The development shall be carried out in accordance with the details approved.

Reason: This condition is required to ensure that the development has adequate evacuation arrangements and can ensure a safe means of access and egress in the event of flooding from all new buildings to an area wholly outside the floodplain. This is in line with Paragraph 160 of the National Planning Policy Framework (NPPF) and Policy SI12.F of the Draft London Plan (2019).

28.

The energy measures set out in the approved Energy Strategy (Energy Statement by WSP dated December 2018; and WSP Memos dated 21 August 2019 and 3 October 2019) shall be provided.

Reason: To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016).

29.

Details of an Operational Management Plan shall be submitted to, and approved by, Westminster City Council in advance of the occupation of the development. The Operational Management Plan should include details of:

* 1. Method of managing pre-booking/ticketing so as not to cause overcrowding in Victoria Tower Gardens
  2. Method of managing visitors on arrival so as not to cause overcrowding in Victoria Tower Gardens
  3. Staffing to ensure that visitors to the Learning Centre are managed so as not to cause overcrowding in Victoria Tower Gardens
  4. Deliveries to and servicing of the Memorial and Learning Centre so as not to contribute to the risk of overcrowding occurring in Victoria Tower Gardens are open to the public

The development shall be carried out in accordance with the details approved.

Reason: To make sure that he operation of the memorial and learning centre is compatible with the on-going and existing uses of Victoria Tower Gardens and the impact of visitors is mitigated.

30.

The details of any guidewall or infrastructure for the same or a similar purpose shall be submitted to, and approved by, Westminster City Council in advance of the installation thereof. No such guidewall or other infrastructure shall be installed below existing ground levels The development shall be carried out in accordance with the details approved.

protect the trees and the character and appearance of this part of the Westminster Abbey and Parliament Square Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of City Council’s Unitary Development Plan adopted in January 2007

~~31.~~

~~No excavation for the construction of the proposed memorial, basement and courtyard shall be closer to the retained trees than the line shown on the Proposed Basement Floor plan reference UKHM-AA-XX-B3-DR-A-03-101 Rev P03.~~

~~Reason: To protect the trees and the character and appearance of this part of the Westminster Abbey and Parliament Square Conservation Area. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of the City Council’s Unitary Development Plan adopted in January 2007~~

(Conditions below requested by TfL in letter dated 02 October 2020)

32. **Pre-commencement condition.**

No development shall take place until a Construction Logistics Plan for the proposed development has been submitted to and approved by, Westminster City Council in consultation with Transport for London. Thereafter the construction logistics must be managed in accordance with the details approved.

Reason: To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of the City Council’s Unitary Development Plan adopted in January 2007.

33.

Details of a Coach Management Plan shall be submitted to, and approved by, Westminster City Council in consultation with Transport for London in advance of the occupation of the development. The development shall be carried out in accordance with the details approved.

Reason: To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of the City Council’s Unitary Development Plan adopted in January 2007.

34.

Details of a Travel Plan shall be submitted to, and approved by, Westminster City Council in consultation with Transport for London in advance of the occupation of the development. The development shall be carried out in accordance with the details approved.

Reason: To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of the City Council’s Unitary Development Plan adopted in January 2007.