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|  | **Frequently-used pre-commencement conditions**  **Advice for Applicants** | |
| **CONDITION** | **REASON FOR CONDITION** | **JUSTIFICATION FOR PRE-COMMENCEMENT CONDITION** |
| C01AB **Pre Commencement Condition.**  You must apply to us for approval of the location, design and outside appearance of the buildings and of the access to and landscaping of the site (the 'reserved matters'). You must not start work until we have approved in writing what you have sent us. You must then carry out the work in line with what we have approved. (C01AB) | The application is for outline planning permission only. We need to be satisfied with the details of the proposal before any development work starts. (R01AA) | Applications for outline planning permission seek to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority, before a fully detailed proposal is put forward.  This type of planning application allows fewer details about the proposal to be submitted. Once outline permission has been granted, approval of the details (“reserved matters”) is required before work can start.  Where outline consent has been granted this is for the principle of the development only; it would not be appropriate for any work to commence prior to the subject to the submission and approval of reserved matters relating to the detailed location, design, appearance and access arrangements. |
| C01BB **Pre Commencement Condition.**  You must apply to us for approval of all the reserved matters within three years of the date of this outline permission. You must not start work until we have approved in writing what you have sent us. You must then carry out the work in line with what we have approved. (C01BB) | To meet the requirements of the Town and Country Planning Act 1990 (as amended). (R01BA) | Applications for outline planning permission seek to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority, before a fully detailed proposal is put forward.  This type of planning application allows fewer details about the proposal to be submitted. Once outline permission has been granted, approval of the details (“reserved matters”) is required before work can start.  Where outline consent has been granted this is for the principle of the development only; it would not be appropriate for any work to commence prior to the subject to the submission and approval of reserved matters relating to the detailed location, design, appearance and access arrangements. |
| C11CB **Pre Commencement Condition.**  Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the Code of Construction Practice and requirements contained therein. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its written approval of such an application. (C11CB) | 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 our Unitary Development Plan that we adopted in January 2007. (R21HB) | The construction of new developments anywhere has the potential to result in substantial environmental impacts, many having the potential to cause significant disturbance to local residents, businesses and traffic. These will obviously be felt more intensely somewhere like Westminster where there are simply more people and businesses likely to be nearby who will experience them. This means there is a particular need for everyone involved in development to take care to control, monitor and coordinate  construction works (including, where relevant, demolition activities) to keep impacts to a minimum, stop things from going wrong and dealing with them promptly and efficiently when they do.  The purpose of the City Council’s Code of Construction Practice ([COCP](https://www.westminster.gov.uk/code-construction-practice)) is to monitor, control and manage construction impacts on large-scale strategic schemes, major schemes and basement schemes; in order to assist with managing the environmental impacts. The Code also seeks to identify the main responsibilities and requirements of developers and contractors in constructing their projects.  The Code set out the following specific impacts which need to be managed on such construction sites:   * Liaising with the public * General site operations * Employment and skills * Traffic and transport * Noise and vibration * Dust and air pollution * Waste management * Water pollution and flood risk * Urban ecology * Heritage assets * Protection of existing installations   The suggested pre-commencement condition is necessary in order to ensure that the applicant is committed to signing up to the Code before any demolition or excavation commences on site, so that the necessary precautions and mitigation measures are incorporated into the construction. It would not be appropriate for this commitment to be secured after works have commenced as the Code relates to the works themselves and their impact on the local environment, specifically in terms of the amenity of nearby residents and the area. |
| C18AA **Pre Commencement Condition**  You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment. 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.  You must apply to us for approval of the following investigation reports. You must apply to us and receive our written approval for phases 1, 2 and 3 before any demolition or excavation work starts, 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 you have taken during the development and what action you will take in the future, if appropriate. (C18AA) | 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 our Unitary Development Plan that we adopted in January 2007. (R18AA)  Or  To make sure that any contamination in the building or of the ground 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 our Unitary Development Plan that we adopted in January 2007. (R18BA) | Failing to deal adequately with contamination could cause harm to human health, property and the wider environment. Contamination is more likely to arise in former industrial areas but cannot be ruled out in other locations including in the countryside (eg by inappropriate spreading of materials such as sludges, or as a result of contamination being moved from its original source). In addition, some areas may be affected by the natural or background occurrence of potentially hazardous substances, such as radon, methane or elevated concentrations of metallic elements.  Only a specific investigation can establish whether there is contamination at a particular site, but the possibility should always be considered particularly when the development proposed involves a sensitive use such as housing with gardens, schools or nurseries.  Where the potential for land contamination has been identified, it is essential that the potential risks are investigated before any works start on site (including any demolition or excavation) so that the necessary precautions and mitigation measures are incorporated into the construction as any disruption to the building or ground could be harmful to human health or the environment. The remediation strategy must demonstrate that any identified risks can be adequately mitigated taking into account the proposed end use (i.e., commercial, residential, hardstanding, communal garden, food growing area etc.). |
| C19AB **Pre Commencement Condition**  You must not start work on the site until we have approved in writing appropriate arrangements to secure the following.  **XX**  In the case of each of the above benefits, you must include in the arrangements details of when you will provide the benefits, and how you will guarantee this timing. You must only carry out the development according to the approved arrangements. (C19AB) | To make sure that the development provides the planning benefits that have been agreed, as set out in S33 of Westminster's City Plan (November 2016) and in XX of our Unitary Development Plan that we adopted in January 2007. (R19AC) | Where a planning benefit is required in order to make a development acceptable in planning terms, this may be secured by condition (often referred to as a ‘Grampian condition’) requiring details of appropriate arrangements to be secured after the grant of planning permission.  Planning benefits might include affordable housing, highway works, Crossrail contributions, public art, contributions to carbon offset fund, and employment and training strategies.  In certain cases, such as highway works which might be secured via agreement under Section 278 of the Highways Act 1980, a subsequent agreement under Section 106 of the Town and Country Planning Act 1990 may not be necessary.  However in the majority of cases, a subsequent agreement under Section 106 of the Town and Country Planning Act 1990 will be required to secure the benefits. A planning obligation is a deed which is registered as a local land charge and secured through the following ways:  • Bi-lateral Section 106 agreements between local planning authorities, persons with a legal interest in a piece of land and any other interested parties;  • Unilateral planning obligations, sometimes call “unilateral undertakings” (UUs) signed solely by parties with a legal interest in the land or other interested parties. These are used when only the owner/ mortgagee/ developer (and not the Council) are to be bound by the agreement.  It is more likely that unilateral planning obligations might be secured via ‘Grampian’ conditions. Depending on the nature of the obligations being secured (I.e. if they are fundamental to the development), it may be necessary to secure the details before works commence on site, otherwise the impact of the development may not be adequately mitigated. |
| C28AB **Pre Commencement Condition.**  You must apply to us for approval of detailed drawings showing how you will support and protect the parts of the building which are to be kept during building work. You must not start work until we have approved in writing what you have sent us. You must then carry out the work according to these drawings. (C28AB) | To protect the parts of the building which are to be preserved during building work. (R28AA) | Conservation areas are usually chosen as places of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. The special character of these areas is not just made up of buildings, it is also defined by other features which contribute to particular views and the familiar local scene such as the way roads, paths and boundaries are laid out; characteristic building and paving materials; the way buildings are used; public and private spaces, such as gardens, parks and greens; trees and street furniture.  The demolition of an unlisted building in a conservation area, without the permission of the local planning authority is a criminal offence.  Where planning permission is granted for the full or partial demolition of an unlisted building in a conservation area, it is essential that the remainder of the building which contributes to the character and appearance of the heritage asset is safeguarded during the construction phase. It is necessary for details showing how this can be achieved to be approved before any work commences so that the necessary precautions are incorporated into the demolition and construction. |
| C28BB **Pre Commencement Condition.**  You must apply to us for approval of detailed drawings showing how you will support and protect the party walls. You must not start work until we have approved in writing what you have sent us. You must then carry out the work according to these drawings. (C28BB) | To protect the party walls during building work. (R28BA) | Conservation areas are usually chosen as places of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. The special character of these areas is not just made up of buildings, it is also defined by other features which contribute to particular views and the familiar local scene such as the way roads, paths and boundaries are laid out; characteristic building and paving materials; the way buildings are used; public and private spaces, such as gardens, parks and greens; trees and street furniture.  The demolition of an unlisted building in a conservation area, without the permission of the local planning authority is a criminal offence.  Where planning permission is granted for the full or partial demolition of an unlisted building in a conservation area, it is essential that the party walls with the adjacent building(s) which contribute(s) to the character and appearance of the heritage asset is/are safeguarded during the construction phase. It is necessary for details showing how this can be achieved to be approved before any work commences so that the necessary precautions are incorporated into the demolition and construction. |
| C29AC **Pre Commencement Condition.**  You must not start any demolition work on site until we have approved in writing either   1. a construction contract with the builder to complete the redevelopment work for which we have given planning permission on the same date as this consent, or 2. an alternative means of ensuring we are satisfied that demolition on the site will only occur immediately prior to development of the new building.   You must only carry out the demolition and development according to the proposed arrangements. | For unlisted buildings in conservation areas:  To maintain the character of the XX Conservation Area as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007. (R29AC)  For listed buildings:  To maintain the special architectural or historic interest of this listed building (and/or neighbouring listed buildings) as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 and paras 10.129 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R29BC)  For listed buildings within conservation areas:  To maintain the character and appearance of the XX Conservation Area and the special architectural and historic interest of this listed building (and/or neighbouring listed buildings) as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 9 (B), DES 10 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R29CC) | Conservation Areas:  Conservation areas are usually chosen as places of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. The special character of these areas is not just made up of buildings, it is also defined by other features which contribute to particular views and the familiar local scene such as the way roads, paths and boundaries are laid out; characteristic building and paving materials; the way buildings are used; public and private spaces, such as gardens, parks and greens; trees and street furniture.  The demolition of an unlisted building in a conservation area, without the permission of the local planning authority is a criminal offence.  Where planning permission is granted for the full or partial demolition of an unlisted building in a conservation area, it is likely that such permission is only granted on the basis that a proposed replacement building is to be provided which will either preserve or enhance the character and appearance of the heritage asset. In order to ensure that this replacement building will be provided, it is essential that arrangements to secure the development of the new building are approved before any demolition of the existing building commences.  Listed Buildings:  A 'listed building' is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.  Any works to demolish any part of a listed building or to alter or extend it in a way that affects its character as a building of special architectural or historic interest require listed building consent, irrespective of whether planning permission is also required.  For all grades of listed building, unless the list entry indicates otherwise, the listing status covers the entire building, internal and external, objects fixed to it and sometimes also attached and curtilage buildings or other structures.  Undertaking works, or causing works to be undertaken, to a listed building which would affect its character as a building of special historic or architectural interest, without first obtaining listed building consent is an offence under [section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990](http://www.legislation.gov.uk/ukpga/1990/9/section/9).  Section 17(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent for demolition of a listed building may also be granted, subject to a condition that the building shall not be demolished before an agreement outlining how the site will be redeveloped is made, and planning permission has been granted for such a redevelopment, has been granted.  As such, where planning permission is granted for the full or partial demolition of a listed building, it is likely that such permission is only granted on the basis that a proposed replacement building is to be provided which will either preserve or enhance the character and appearance of the heritage asset. In order to ensure that this replacement building will be provided, it is essential that arrangements to secure the development of the new building are approved before any demolition of the existing building commences. |
| C31AC **Pre Commencement Condition.**  You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing **^IN;**. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2012. You must then carry out the work according to the approved details. (C31AC) | To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC) | Trees are important elements of green infrastructure, contributing to urban cooling through evapotranspiration and providing micro-climatic effects that can reduce energy demands in buildings. Alongside contributing to climate change adaptation, trees also:   * Provide visual amenity, softening or complementing the effect of the built environment, and adding maturity to new developments * Display seasonal change and provide opportunities for wildlife in built-up areas * Make places more comfortable in tangible ways by contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare. * Contribute to the character of an area and sense of place.   Where planning permission is granted for works adjacent to trees, it is essential that protection details are secured before any demolition, site clearance or building work commence or any equipment, machinery or materials for the development are brought onto the site so that the necessary precautions and mitigation measures are incorporated into the construction. Any disruption to the trees, including their rooting system, resulting from such works commencing could result in premature loss of trees or permanent damage to trees and detriment to the benefits they provide.  The nature of Westminster is such that development sites are often heavily constrained, and the pressure on trees from construction are intense. This means there is a particular need to ensure that site specific circumstances are addressed, and there are sufficient details about the means of demolition, excavation or construction to show that protection of trees is practical and is capable of being implemented whilst allowing the development to take place. Even though tree reports may have been submitted in support of a development where trees are a constraint, these reports frequently do not have the level of detail at application stage which is required to demonstrate adequate site specific tree protection. |
| C31CC **Pre Commencement Condition.**  You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved in writing what you have sent us. You must then carry out the work according to the approved details. (C31CC) | Outside conservation areas:  To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)  Within conservation areas:  To protect the trees and the character and appearance of this part of the XX 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 our Unitary Development Plan that we adopted in January 2007. (R31DC) | Trees are important elements of green infrastructure, contributing to urban cooling through evapotranspiration and providing micro-climatic effects that can reduce energy demands in buildings. Alongside contributing to climate change adaptation, trees also:   * Provide visual amenity, softening or complementing the effect of the built environment, and adding maturity to new developments * Display seasonal change and provide opportunities for wildlife in built-up areas * Make places more comfortable in tangible ways by contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare. * Contribute to the character of an area and sense of place.   Where planning permission is granted for works adjacent to trees, it is essential that protection details are secured before any demolition, site clearance or building work commence or any equipment, machinery or materials for the development are brought onto the site so that the necessary precautions and mitigation measures are incorporated into the construction. Any disruption to the trees, including their rooting system, resulting from such works commencing could result in premature loss of trees or permanent damage to trees and detriment to the benefits they provide.  The nature of Westminster is such that development sites are often heavily constrained, and the pressure on trees from construction are intense. This means there is a particular need to ensure that site specific circumstances are addressed, and there are sufficient details about the means of demolition, excavation or construction to show that protection of trees is practical and is capable of being implemented whilst allowing the development to take place. Even though tree reports may have been submitted in support of a development where trees are a constraint, these reports frequently do not have the level of detail at application stage which is required to demonstrate adequate site specific tree protection. |
| C32AB **Pre Commencement Condition.**  You must apply to us for approval of a detailed design and method statement relating to the foundations and all new ground work. You must not start any construction work until we have approved in writing what you have sent us.  You must then carry out the work according to the approved design and method statement. (C32AB) | To avoid damage to any archaeological remains on site as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32AC) | An Archaeological Priority Area is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. The Greater London APAs are based on evidence held in the [Greater London Historic Environment Record](http://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-historic-environment-record/) (GLHER).  Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding. As such it is essential that a detailed design and method statement relating to the foundations and all new ground work must be approved before any work commences on site so that the necessary precautions and mitigation measures are incorporated into the construction. |
| C32BC **Pre Commencement Condition.**  (a) You must apply to us for approval of a written scheme of investigation for a programme of archaeological work. This must include details of the suitably qualified person or organisation that will carry out the archaeological work. You must not start work until we have approved in writing what you have sent us.  (b) You must then carry out the archaeological work and development according to this approved scheme. You must produce a written report of the investigation and findings, showing that you have carried out the archaeological work and development according to the approved scheme. You must send copies of the written report of the investigation and findings to us, and to the Greater London Sites and Monuments Record, Greater London Archaeological Advisory Service, Historic England, 4th floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA.   1. You must not use any part of the new building until we have confirmed in writing that you have carried out the archaeological fieldwork and development according to this approved scheme. (C32BC) | To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016) and DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC) | An Archaeological Priority Area is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. The Greater London APAs are based on evidence held in the [Greater London Historic Environment Record](http://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-historic-environment-record/) (GLHER).  Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding. As such it is essential that a written scheme of investigation for a programme of archaeological work, including details of the suitably qualified person or organisation that will carry out the archaeological work, must be approved before any work commences on site so that the necessary precautions and mitigation measures are incorporated into the construction. |
| C43BA **Pre Commencement Condition.**  You must apply to us for approval of details of how you will mitigate or compensate for the loss of biodiversity that will result from the development, in relation to **XX**. You must not start any work until we have approved in writing what you have sent us. You must carry out the work according to the approved details before you start to use the building. (C43BA) | To mitigate or compensate for the unavoidable loss of biodiversity as a result of the development, as set out in S38 of Westminster's City Plan (July 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43BB) | Biodiversity is the variety of living things and the natural environments that support them. This includes animals, plants and fungi as well as wildlife such as birds, mammals and insects. Habitats are the places in which they live and interact as part of the ecosystem. Conserving biodiversity involves restoring and enhancing species populations and habitats as well as implementing measures to promote them in the future.  Despite being in the heart of the capital, Westminster is home to a thriving and diverse community of plants, animals and micro-organisms. There are 634 different kinds of flora and fauna recorded in Westminster and nearly one quarter (more than 500 hectares) of Westminster's total area is protected because of its wildlife value. Westminster’s Biodiversity Action Plan aims to prevent the decline of and improve conditions for species and habitats that are a conservation priority. The greatest protection is given to designated Sites of Importance for Nature Conservation (SINCs).  Where, in exceptional circumstances, planning permission is granted with an unavoidable loss of biodiversity resulting, it is essential to compensate for this loss. As the commencement of demolition, excavation and construction works would be likely to result in the loss of biodiversity, it is essential that compensation measures required to mitigate this loss are approved before any work commences on site so that the necessary precautions and mitigation measures are incorporated into the construction. |
| C43CA **Pre Commencement Condition.**  You must apply to us for approval of details of a biodiversity management plan in relation to **XX**. You must not start any work until we have approved in writing what you have sent us. You must carry out the measures in the biodiversity management plan according to the approved details before you start to use the building. (C43CA) | To protect and increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43CB) | Biodiversity is the variety of living things and the natural environments that support them. This includes animals, plants and fungi as well as wildlife such as birds, mammals and insects. Habitats are the places in which they live and interact as part of the ecosystem. Conserving biodiversity involves restoring and enhancing species populations and habitats as well as implementing measures to promote them in the future.  Despite being in the heart of the capital, Westminster is home to a thriving and diverse community of plants, animals and micro-organisms. There are 634 different kinds of flora and fauna recorded in Westminster and nearly one quarter (more than 500 hectares) of Westminster's total area is protected because of its wildlife value. Westminster’s Biodiversity Action Plan aims to prevent the decline of and improve conditions for species and habitats that are a conservation priority. The greatest protection is given to designated Sites of Importance for Nature Conservation (SINCs).  Where there is potential for development to impact on species or habitats which have been identified as a conservation priority, a biodiversity management plan must be secured. As the commencement of demolition, excavation and construction works would be likely to result in the loss of biodiversity, it is essential that these details are approved before any work commences on site so that the necessary precautions and mitigation measures are incorporated into the construction. |
| C43EA **Pre Commencement Condition.**  You must apply to us for approval of details of the action you will take to protect bats in the area around the development. You must not start any work until we have approved in writing what you have sent us (after consulting Natural England). You must carry out these measures according to the approved details before you start to use the building. (C43EA) | To make sure the conservation status of a protected species is maintained, and so protect the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43EB) | Biodiversity is the variety of living things and the natural environments that support them. This includes animals, plants and fungi as well as wildlife such as birds, mammals and insects. Habitats are the places in which they live and interact as part of the ecosystem. Conserving biodiversity involves restoring and enhancing species populations and habitats as well as implementing measures to promote them in the future.  Despite being in the heart of the capital, Westminster is home to a thriving and diverse community of plants, animals and micro-organisms. There are 634 different kinds of flora and fauna recorded in Westminster and nearly one quarter (more than 500 hectares) of Westminster's total area is protected because of its wildlife value. Westminster’s Biodiversity Action Plan aims to prevent the decline of and improve conditions for species and habitats that are a conservation priority. The greatest protection is given to designated Sites of Importance for Nature Conservation (SINCs).  Where there is potential for development to impact on a particular species such as bats which have been identified as a conservation priority, details of the action to protect bats in the area around the development must be secured. As the commencement of demolition, excavation and construction works would be likely to impact on the bats and their habitat, it is essential that these details are approved before any work commences on site so that the necessary precautions and mitigation measures are incorporated into the construction. |
| C44BA **Pre Commencement Condition.**  You must apply to us for our written approval of an independent review of the energy efficiency measures to be provided within the development before you start any work on the development. In the case of an assessment using Building Research Establishment methods (‘BREEAM’), this review must show that you have achieved an ‘excellent’ rating. If you use another method, you must achieve an equally high standard. You must provide all of the energy efficiency measures referred to in the review before you start to use the building and you must not remove them thereafter. (C44BA) | 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). (R44BC) | Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses.  **The Mayor of London’s energy hierarchy** should inform the design, construction and operation of new buildings. The priority is to minimise energy demand, and then address how energy will be supplied and renewable technologies incorporated:   * Be lean: use less energy and manage demand during construction and operation. * Be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly. * Be green: generate, store and use renewable energy on-site.   To meet the zero-carbon target, an on-site reduction of at least 35 per cent beyond the baseline of part L of the current Building Regulations is required. Developments are expected to achieve carbon reductions beyond part L from **energy efficiency measures** alone to reduce energy demand as far as possible. Residential development should aim to achieve 10 per cent and non-residential development should aim to achieve 15 per cent over part L. Achieving energy credits as part of a Building Research Establishment Environmental Assessment Method (BREEAM) rating can help demonstrate that energy efficiency targets have been met.  As the energy efficiency measures are likely to be integral to the design and construction of the development, it is essential that these details are secured before works commence on site. |