

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 18 April 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	1 Eaton Terrace, London, SW1W 8EX		
Proposal	Erection of first floor rear extension, demolition of existing lean-to glass roof and erection of a ground floor infill extension, in association with creation of enlarged first floor roof terrace with associated screening and planters.		
Agent	Darren Oldfield Architects Ltd		
On behalf of	Mr Dominic Hollamby		
Registered Number	16/06913/FULL 16/06914/LBC	Date amended/ completed	21 July 2016
Date Application Received	21 July 2016		
Historic Building Grade	II		
Conservation Area	Belgravia		

1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

1 Eaton Terrace is a Grade II listed mid-19th century townhouse located within the Belgravia Conservation Area. The property comprises basement, ground and three upper storeys, and abuts properties in Eaton Terrace Mews to the rear and West Eaton Place to the side.

Planning permission and listed building consent is sought for internal and external alterations including the erection of a half width first floor rear extension, demolition of an existing lean-to glass roof and the erection of a ground floor infill extension, in association with the creation of an enlarged first floor roof terrace with associated screening and planters.

The property has existing ground floor rear extensions, which completely infill the rear courtyard, with an existing half-width roof terrace at first floor level. The majority of adjoining properties in the terrace have comparable ground floor full-width extensions and roof terraces at first floor level. In addition, many (including the adjoining property at no. 3) have extensions at first floor level, which the proposal

seeks to replicate.

In design terms, the demolition of the existing lean-to glass roof and its replacement with a new ground floor infill extension with rooflights, and enlarged terrace above is acceptable. The associated internal alterations involve the removal of modern fabric and do not affect the special interest of the building. At first floor, the new half width rear extension, matches the depth of that at no. 3, and is also acceptable as it would have a traditional design and materials. The works closely follow others elsewhere on the terrace at first floor level and are therefore considered acceptable.

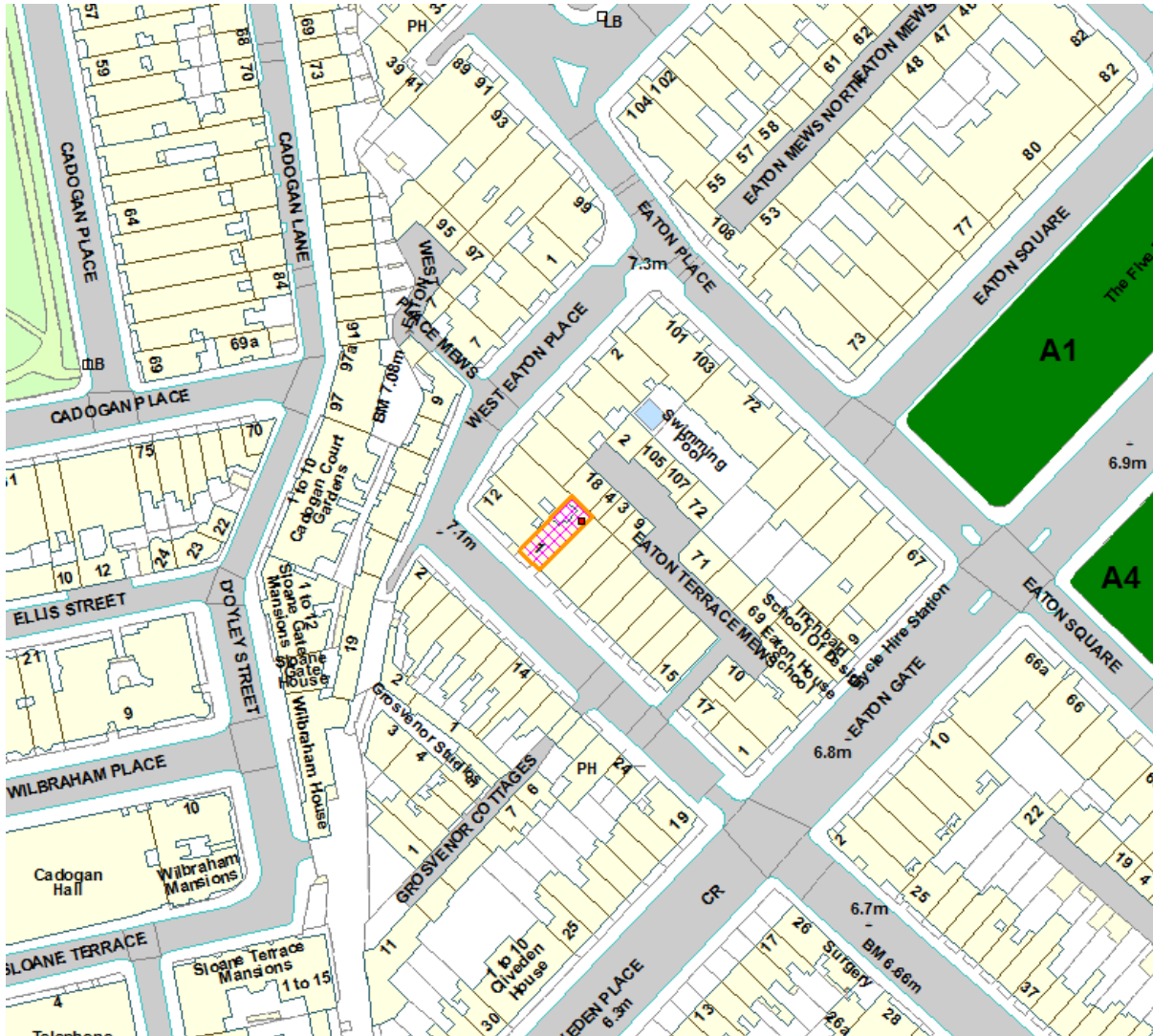
Objections have been received from neighbours on grounds the creation of an enlarged first floor terrace would harm the amenity of neighbouring occupiers in terms of overlooking, noise and disturbance, and outlook. The proposals have been amended to reduce the extent of the terrace area and set it back from the boundary with properties in West Eaton Place. It is considered that any overlooking into surrounding properties would be minimal and the terrace would not cause a material loss of privacy over the existing situation. A condition is attached requiring details of the associated screening and planter boxes, and also requiring that they are permanently retained.

The increase in size of the first floor terrace area, from approx. 14.5 sqm to 21sqm, could lead to it being used more intensively. However, it is unlikely that any increase in noise levels would be so significant to justify refusal. Given the application property is in residential use, it would not be appropriate to restrict its hours of use. On balance the proposals are considered acceptable in amenity terms.

An objection has been raised on grounds an enlarged terrace would allow easy access into adjacent properties. However, a refusal on these grounds could not be sustained and it is unlikely that the proposals will worsen the existing situation.

On balance, the proposals are considered acceptable in land use, design and amenity terms, and would accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan). As such, it is recommended that conditional planning permission and listed building consent are granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front Elevation



Rear of building, existing lean-to roof



View from neighbour's dining room window at Flat 3, 12 West Eaton Place



View from neighbour's kitchen at Flat 2, 12 West Eaton Place

5. CONSULTATIONS

BELGRAVIA NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

BELGRAVIA RESIDENTS ASSOCIATION:

Any response to be reported verbally.

BELGRAVIA SOCIETY:

Any response to be reported verbally.

HISTORIC ENGLAND:

Do not consider it necessary for this application to be notified.

ADJOINING OWNERS/ OCCUPIERS:

No. Consulted: 30

No. of replies: 2

Objections received from neighbouring occupiers on some or all of the following grounds:

Amenity:

- Overlooking of neighbouring windows.
- Noise and disturbance from use of a larger terrace.

Other:

- Security - allow easy access into adjacent properties;
- Concerns relating to works to party walls, possible damage to adjacent properties and insurance.

6. BACKGROUND PAPERS

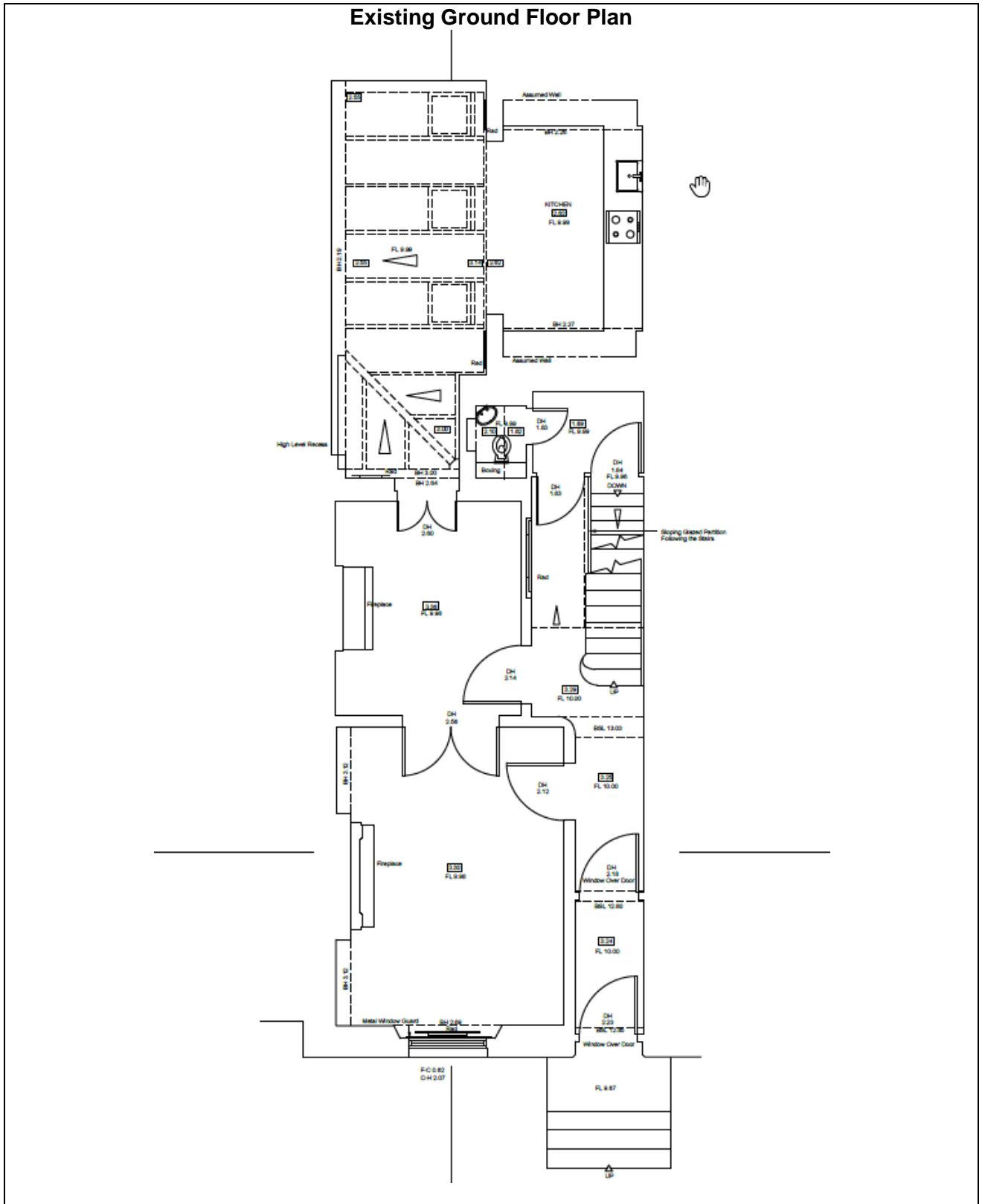
1. Application form
2. Letter from occupier of Flat 3, 12 West Eaton Place dated 8 August 2016
3. Letter from occupier of Flat 2, 12 West Eaton Place dated 10 August 2016
4. Response from Historic England dated 2 August 2016

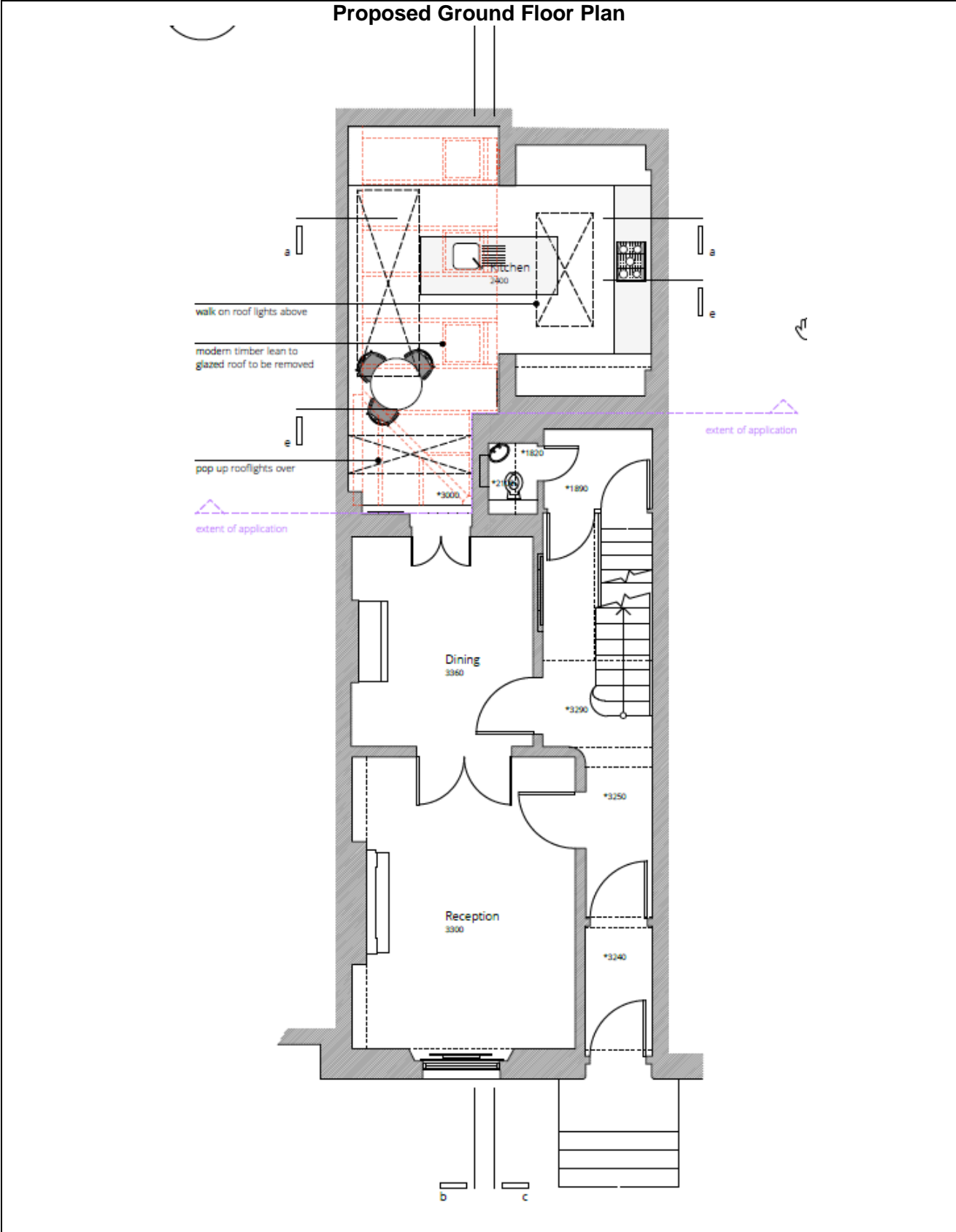
Selected relevant drawings

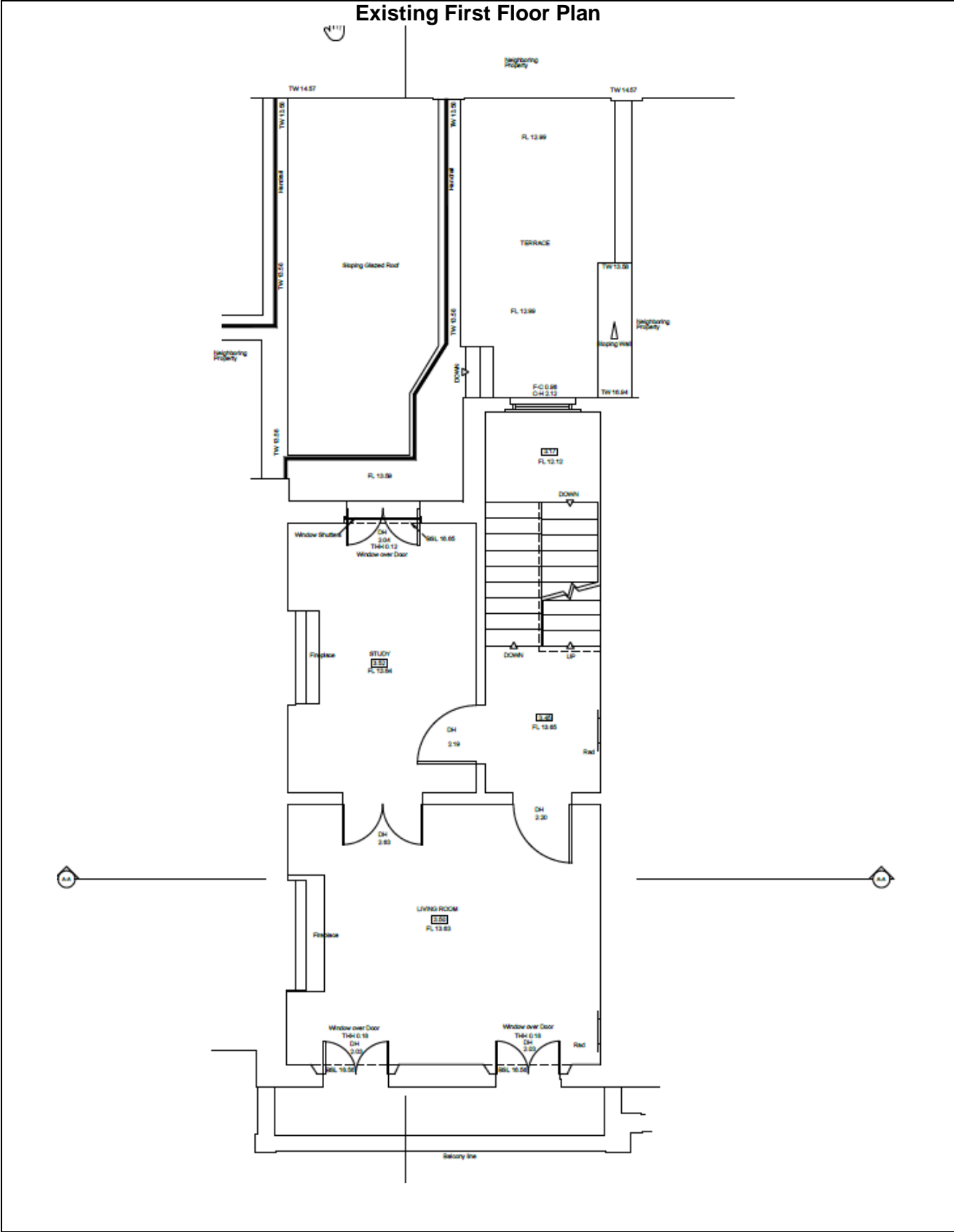
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

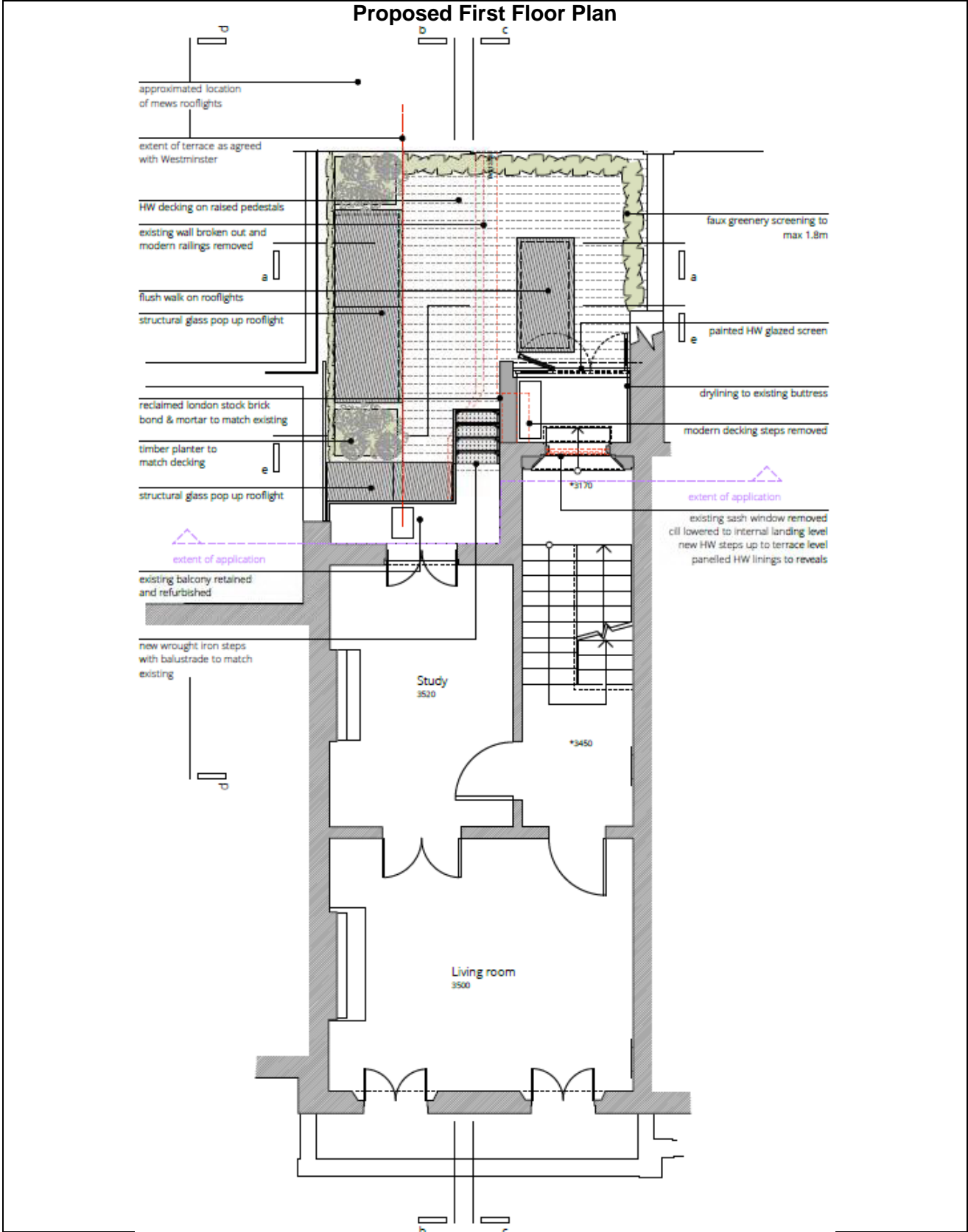
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk

7. KEY DRAWINGS





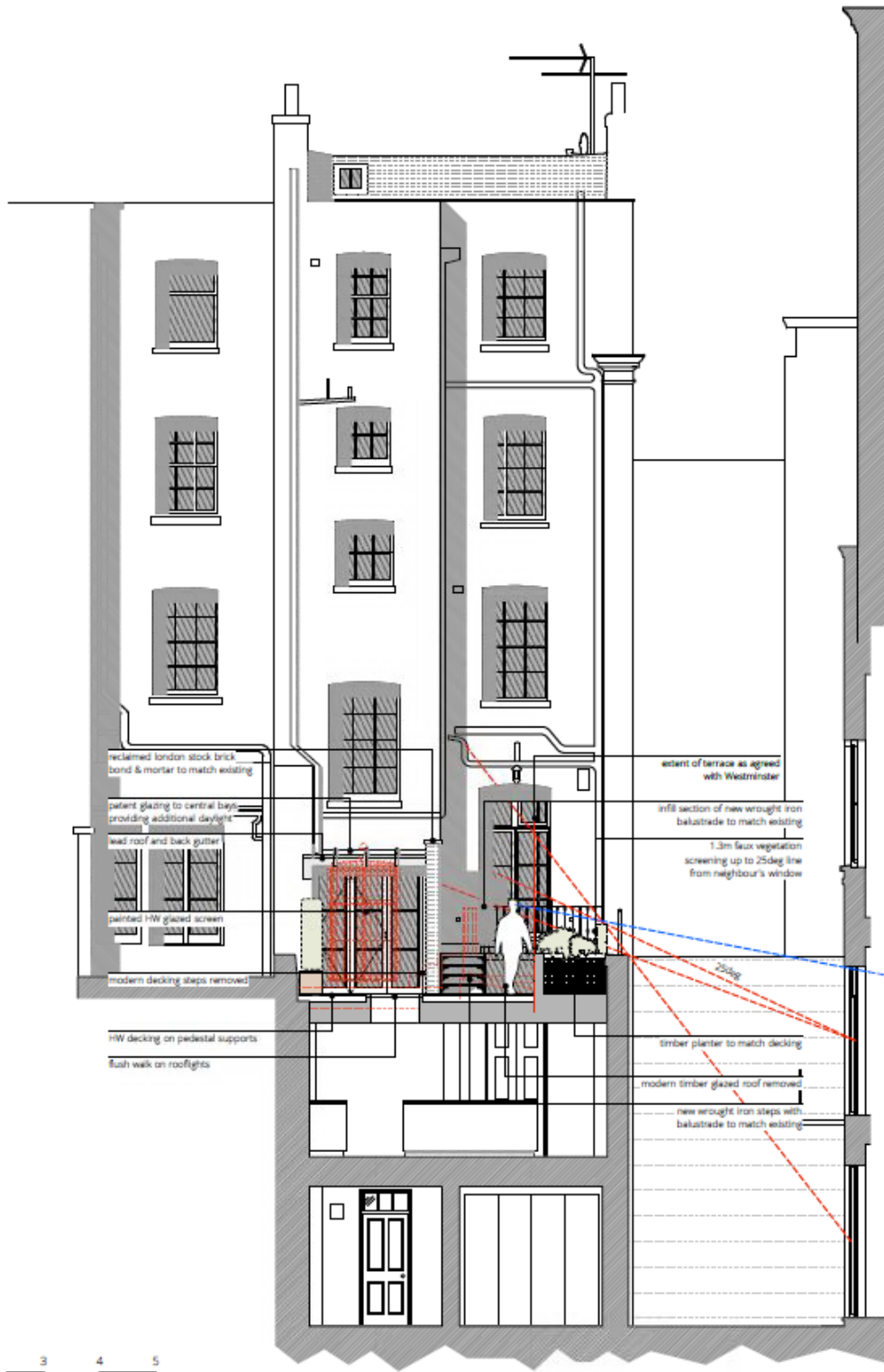




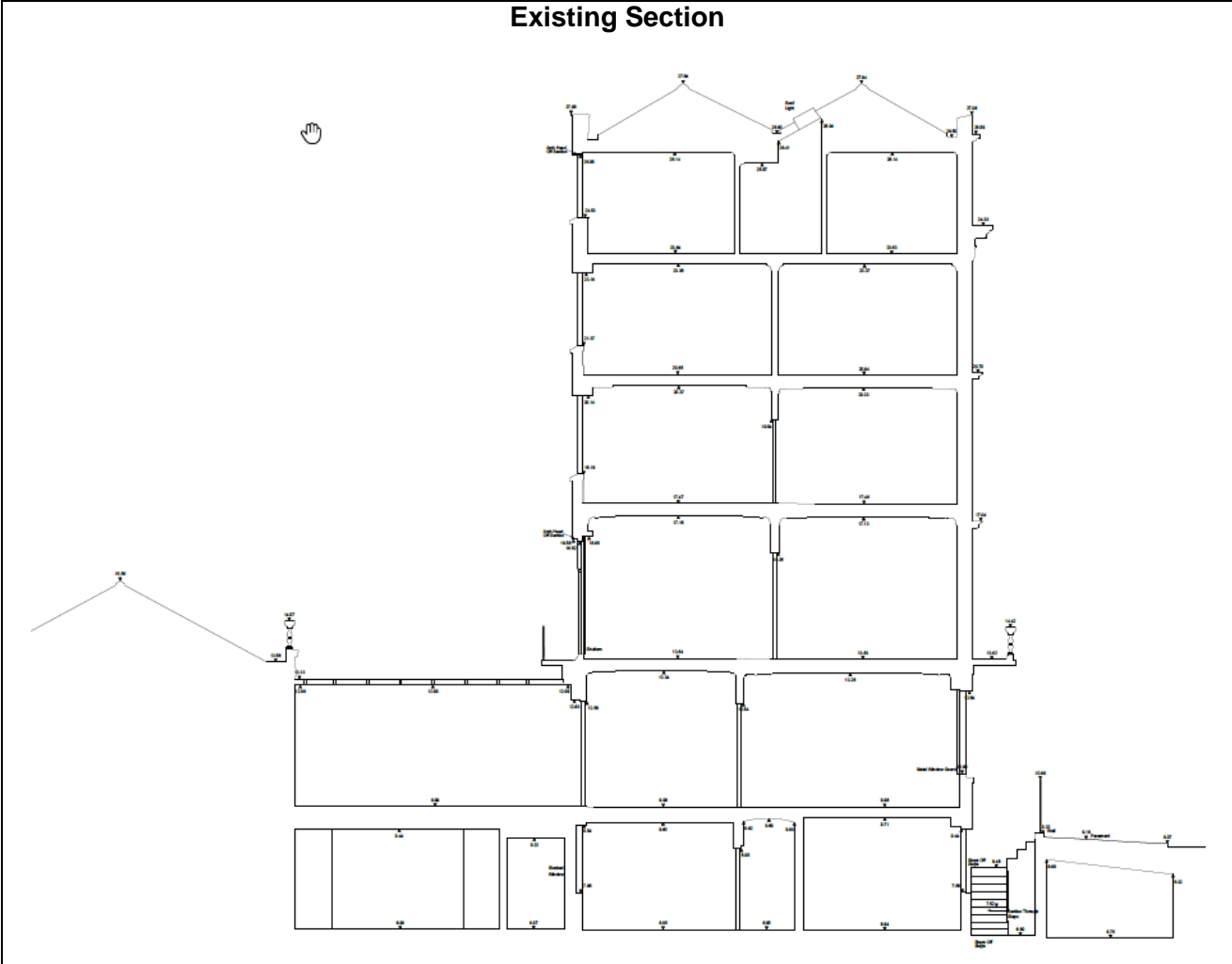
Existing Rear Elevation



Proposed Rear Elevation

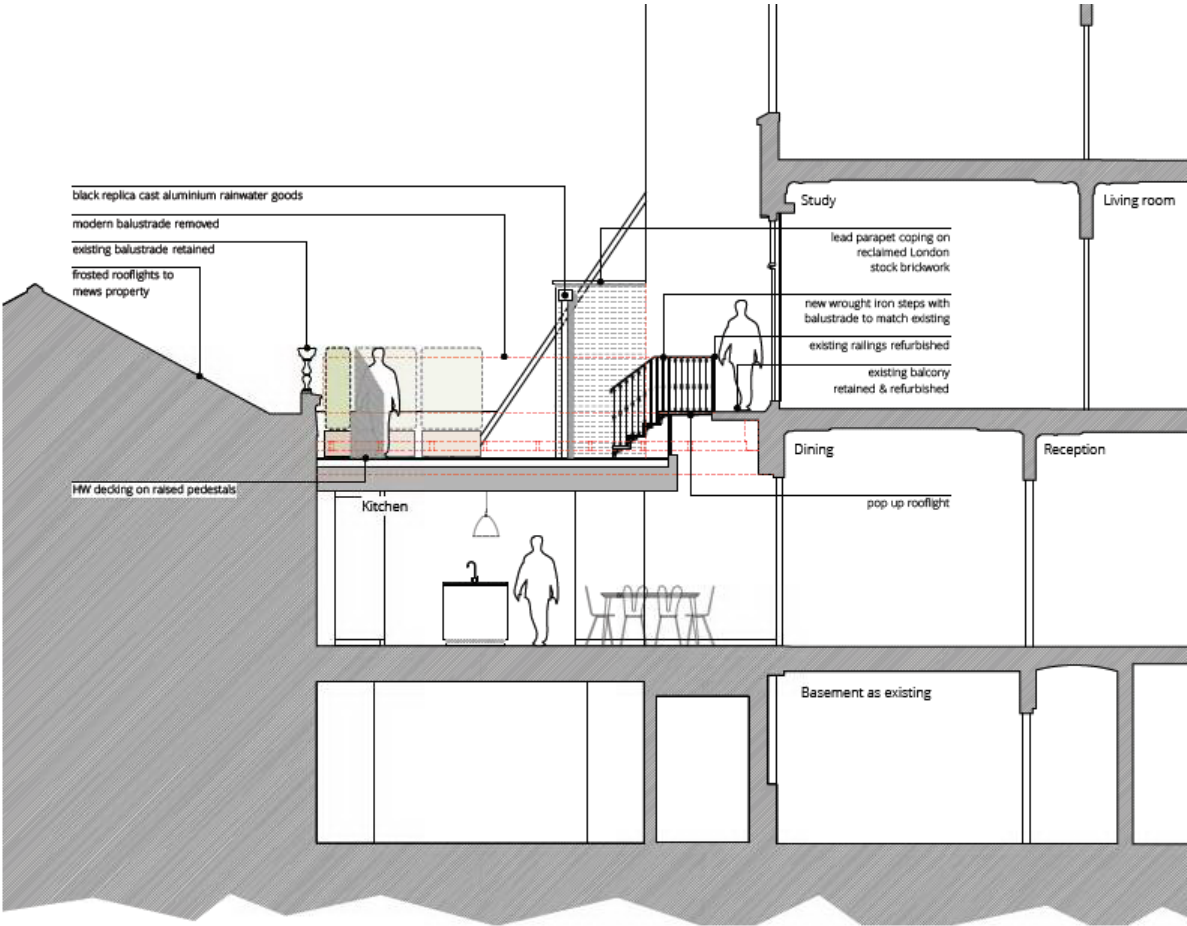


Existing Section



Section B-B

Proposed Section C-C



Section c-c

DRAFT DECISION LETTER

Address: 1 Eaton Terrace, London, SW1W 8EX

Proposal: Erection of first floor rear extension, demolition of existing lean-to glass roof and erection of a ground floor infill extension, in association with creation of enlarged first floor roof terrace with associated screening and planters.

Reference: 16/06913/FULL

Plan Nos: Site Location Plan; 161: 101 Rev .PL7; 161: 102 Rev.PL5; 161: 104 Rev.PL5

For information purposes:
Design, Access and Heritage Statement

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

Recommended Condition(s) and Reason(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 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- 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.

You must carry out piling, excavation and demolition work only:

- 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). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 You must apply to us for approval of detailed drawings at 1:10 and sections at 1:5 of the following parts of the development:

-Single storey rear extension, including the roof and glazed screen.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 You must apply to us for approval of detailed drawings (plans and elevations at 1:50) of the following part of the development:

- Privacy screening surrounding terrace, pop up rooflights, and planter boxes at first floor level.

You must not use the approved roof terrace until we have approved what you have sent us. You must then install the privacy screening according to these approved drawings before you enlarge and use the terrace area. You must then maintain the privacy screening, pop up rooflights and planter boxes for as long as the roof terrace is used for sitting out purposes.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (July 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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 (July 2016), 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 You will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

DRAFT DECISION LETTER

Address: 1 Eaton Terrace, London, SW1W 8EX

Proposal: Erection of first floor rear extension, demolition of existing lean-to glass roof and erection of a ground floor infill extension, in association with creation of enlarged first floor roof terrace with associated screening and planters, and internal alterations.

Reference: 16/06914/LBC

Plan Nos: Site Location Plan; 161: 101 Rev .PL7; 161: 102 Rev.PL5; 161: 104 Rev.PL5

For information purposes:
Design, Access and Heritage Statement

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

Recommended Condition(s) and Reason(s)

- 1 The works 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 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3 - 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must apply to us for approval of detailed drawings at 1:10 and sections at 1:5 of the following parts of the development:

-Single storey rear extension, including the roof and glazed screen.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (July 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.
- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
- * any extra work which is necessary after further assessments of the building's condition;

- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)