

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 25 July 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Maida Vale	
<b>Subject of Report</b>	<b>Dev Site At 221-235 Lanark Rd, Land To North Of 235 Lanark Rd And Land At Scottish Towers, Maida Vale, London, W9,</b>		
<b>Proposal</b>	Details of revised front and rear elevation design treatment pursuant to Condition 4 of planning permission dated 29 April 2016 (15/11007/FULL).		
<b>Agent</b>	BM3 Architecture		
<b>On behalf of</b>	Allenbuild		
<b>Registered Number</b>	17/04304/ADFULL	<b>Date amended/ completed</b>	16 May 2017
<b>Date Application Received</b>	16 May 2017		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>			

## 1. RECOMMENDATION

Approve Details

## 2. SUMMARY

Planning Applications Sub Committee (4) resolved to grant planning permission on 29 March 2016 for the redevelopment of the site providing a mixed scheme containing 67 residential units (of which 44 are affordable housing) and a community/sports building (Use Class D1/D2). Permission was subsequently issued 29 April 2017 following a review of conditions with Councillors to incorporate further measures to reduce overlooking and general disturbance to properties to the rear on Randolph Avenue and St Georges School to the front. Condition 4 of the permission sets out these requirements, namely the removal of balconies and altering fenestration and also the incorporation of greater verticality and order to the rear façade to improve its elevation design treatment.

This approval of details application provides details of a revised front and rear elevation pursuant to the above. The proposed alterations have been prepared in consultation with residents as required by the Community Liaison Clause of the Section 106 agreement. They involve the removal of all balconies from the first to third floor of the rear façade and replacement with windows and the erection of obscure glazed privacy screens to the fourth floor to the front and rear to mitigate overlooking. Some alterations to the fenestration are also incorporated.

Consultation has been undertaken with all those consulted originally and a one letter of objection has

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been received to date. Notwithstanding the points raised, the changes are considered to address the requirements of the condition and are recommended for approval.
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### 3. LOCATION PLAN



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4. PHOTOGRAPHS



View of Development Site from roof of St George's School

## 5. CONSULTATIONS

LONDON BOROUGH OF BRENT

No objection.

ST JOHN'S WOOD SOCIETY

No comment

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 923

Total No. of replies: 0

No. of objections: 1

No. in support: 0

Objection related to the original scheme on grounds of, density, pressure on local services, privacy and amenity and parking.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The site is located on the western side of Lanark Road at its northern end, extending from adjacent to No.201 Lanark Road to where it abuts the rear of 1 Carlton Vale (on the corner of Carlton Vale and Lanark Road). The site comprises of a number of smaller sites/buildings/uses including an external car parking area, the Maida Centre, a Sports hall, the North Paddington Boys club (NPYC) and portacabins used by St Georges School. The buildings have been vacated following the approval of planning permission for the redevelopment of the site in April last year.

### 6.2 Recent Relevant History

#### 15/11007/FULL

Redevelopment of site spanning 221-235 Lanark Road and land to the north of 235 Lanark Road, involving demolition of existing buildings and erection part 3, part 4, part 5 storey building, plus lower ground floor, containing a community/sports building (Use Class D1/D2) and associated plant at the north end of the site, and 67 residential units (Class C3) (private and affordable) across the remainder of the site and across the top floor of the proposed community/sports building, together with car parking, landscaping and associated works. Reconfiguration of front curtilage of the Scottish Towers (Glasgow House, Falkirk House, Edinburgh House) to provide additional parking, re landscaping and associated works. Removal of existing trees and replacement tree planting.

Application Permitted                      29 April 2016

## 7. THE PROPOSAL

Details of revised front and rear elevation design treatment pursuant to Condition 4 of planning permission dated 29 April 2016 (15/11007/FULL). Condition 4 states:

1. **“Pre Commencement Condition.** You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:
- a) Revised rear elevation design treatment to introduce greater verticality and order.
  - b) Revised elevations and sections (where relevant) to incorporate measures to reduce overlooking and general disturbance to properties to the rear on Randolph Avenue, by removing balconies, terraces and altering fenestration and to the front to reduce potential overlooking to St Georges School.

You must then carry out the work according to the approved drawings.

**REASON:**

*To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area and to protect the privacy and environment of people in neighbouring properties and buildings. This is as set out in S28, S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV6, ENV13, DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007.”*

To satisfy this condition, the applicant proposes the following:

- Removal of all balconies on the rear elevation across first, second and third floor. Balconies are replaced with windows.
- Inclusion of 1.5m high privacy screen to fourth floor balconies at the rear facing Randolph Avenue and to the front facing St George's School.
- Alterations to the rear elevation design treatment, namely inclusion of windows in lieu of balconies and re arranging fenestration to incorporate greater verticality and order.

There are no changes to the number of residential units being provided, nor to the mix and tenure of units proposed which remains as approved.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The proposed alterations do not make any changes to the mix, location and tenure of units in comparison to the approved layout as set out above. In terms of the removal of balconies, the units affected are those from the first, second and third floor which have recessed balconies. The table below taken from the submitted design and access statement details these changes;

Plot Number	Tenure	Flat Area - Approved	Flat Area - Proposed	Difference in Area
101	Social	93.7m <sup>2</sup>	105m <sup>2</sup>	11.3m <sup>2</sup>
102	Social	62.5m <sup>2</sup>	70m <sup>2</sup>	7.5m <sup>2</sup>
103	Social	88m <sup>2</sup>	97m <sup>2</sup>	9m <sup>2</sup>
106	Intermediate	50m <sup>2</sup>	59.5m <sup>2</sup>	9.5m <sup>2</sup>
113	Intermediate	80.5m <sup>2</sup>	91.2m <sup>2</sup>	10.7m <sup>2</sup>
201	Social	93.7m <sup>2</sup>	105m <sup>2</sup>	11.3m <sup>2</sup>
202	Social	62.5m <sup>2</sup>	70m <sup>2</sup>	7.5m <sup>2</sup>
204	Intermediate	63m <sup>2</sup>	71.5m <sup>2</sup>	8.5m <sup>2</sup>
206	Intermediate	50m <sup>2</sup>	59.5m <sup>2</sup>	9.5m <sup>2</sup>
213	Intermediate	80.5m <sup>2</sup>	91.2m <sup>2</sup>	10.7m <sup>2</sup>
303	Intermediate	63m <sup>2</sup>	72.8m <sup>2</sup>	9.8m <sup>2</sup>
306	Intermediate	50m <sup>2</sup>	59.5m <sup>2</sup>	9.5m <sup>2</sup>
313	Intermediate	80.5m <sup>2</sup>	91.2m <sup>2</sup>	10.7m <sup>2</sup>

Fig. 13 - Table showing increase in floor areas in flats affected by the omission of balconies

Whilst the above units will not have a balcony as a result of the alterations, their respective internal floor areas will increase by between 7.5 sqm and 11.3 sqm resulting in units with gross internal floor areas in excess of the Nationally Described Space Standard (March 2015). The loss of private amenity space is regrettable. However, this is to some extent offset by the provision of larger units which is consistent with the approach set out in paragraph 2.3.32 of the Mayor of London's Housing SPG (2016).

With regards to units where privacy screens are proposed, these relate to units on the fourth floor only, with a screen also proposed on the short east facing edge of the communal terrace at third floor level. The screens proposed are 1.5m in height so would not unduly enclose the units they serve. The changes therefore are considered acceptable on grounds of landuse and quality of accommodation.

## 8.2 Residential Amenity

Part b of the condition was included at the recommendation of the Planning Committee in order to provide greater safeguards for the amenity of neighbouring residential occupiers within the properties to the rear on Randolph Avenue, and to St George's school at the front on Lanark Road.

A large number of objections to the original application were received on amenity grounds and a single objection to this application has been received. The points raised relate principally to the original application. However amenity concerns are reiterated.

The complete removal of balconies from floors one to three eliminates the occurrence of external activity at these levels to the rear in close proximity to the boundary with Randolph Avenue and is an improvement upon the original plans. In place of the recessed balconies, the façade is now flat and windows installed instead. These changes are highlighted in the Design and Access Statement. In some instances additional windows have been added which seek to address part (a) of the condition with respect to creating greater verticality and order, and the recessed south east corner of the building at first and second floor level which contained two balconies, has been brought forward in line with

the principal rear elevation. Notwithstanding this minor increase in the building mass, overall the situation is considered an improvement at these levels in comparison to the original plans.

On the fourth floor, the building is set back and the balconies positioned on the flat roof of the floor below. Since they are not recessed as they are on the floors below their removal could not occur without increasing the envelope of the building at this level. These balconies have therefore been retained with 1.5m high obscure glazed privacy screens installed. These are shown to the front and rear at fourth floor level, and also at third floor level where the communal terrace meets the rear elevation. At this high level, it is considered these measures are sufficient to mitigate overlooking in either direction.

### **8.3 Townscape and Design**

The proposed alterations to the rear consist of the rearrangement of the fenestration, incorporating windows in lieu of the removed recessed balconies, downpipes and panelling next to windows to create greater order and verticality in the elevation. The appearance is of a more ordered rear façade. The alterations are therefore considered to meet the requirements of the condition.

### **8.4 London Plan**

This application raises no strategic issues.

### **8.5 National Policy/Guidance Considerations**

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

### **8.6 Planning Obligations**

Not applicable to this application.

### **8.7 Other Issues**

The developers Statement of community involvement provides details of consultation undertaken with residents in relation to providing the privacy measures. The developer has identified that this is part of ongoing work to satisfy the Community Liaison requirements set out in the Planning Obligations.

In terms of the Community Infrastructure Levy, there are some increases to the Gross Internal Floor Area as a result of the changes which will need to be factored into a revised CIL calculation. Notwithstanding this, given this increase relates to affordable housing floor space it will be eligible for relief.

## **9. BACKGROUND PAPERS**

1. Application form
2. Response from St John's Wood Society, dated 27 June 2017
3. Response from Brent Council, dated 22 June 2017



4. Letter from 4D Carlton Vale, dated 4 July 2017

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

<b>IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: NATHAN BARRETT BY EMAIL AT <a href="mailto:nbarrett@westminster.gov.uk">nbarrett@westminster.gov.uk</a></b>
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10. KEY DRAWINGS



Fig. 8 - Extract of figure 6 showing more detail



Fig. 10 - Extract of figure 9 showing more detail

Excerpt from approved drawing (top) and proposed drawing (below) showing amendment.

**DRAFT DECISION LETTER**

**Address:** Dev Site At 221-235 Lanark Rd, Land To North Of 235 Lanark Rd And Land At Scottish Towers, Maida Vale, London, W9,

**Proposal:** Details of revised front and rear elevation design treatment pursuant to Condition 4 of planning permission dated 29 April 2016 (15/11007/FULL).

**Reference:** 17/04304/ADFULL

**Plan Nos:** D204 rev B, D200 rev B, D201 rev C, D202 rev C, D203 rev C, 204 rev B, D100\_Rear and Front Elevation rev C, Condition 4 Design statement prepared by BM3, Statement of Community Involvement dated May 2017

**Case Officer:** Samuel Gerstein **Direct Tel. No.** 020 7641 4273

**Recommended Condition(s) and Reason(s)****Informative(s):**

- 1 This permission fully meets conditions 4 of the planning permission dated 29 April 2016. (I11AA)

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.