

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING SUB APPLICATIONS COMMITTEE</b>	<b>Date</b> 22 August 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Knightsbridge And Belgravia	
<b>Subject of Report</b>	<b>Basement To First Floor Maisonette, 22 Eaton Place, London, SW1X 8AE,</b>		
<b>Proposal</b>	Erection of replacement enlarged extension to the rear of the first floor. (addendum report)		
<b>Agent</b>	Indigo Planning		
<b>On behalf of</b>	Mr Alexander Kolobov		
<b>Registered Number</b>	17/00874/FULL 17/00875/LBC	<b>Date amended/ completed</b>	6 February 2017
<b>Date Application Received</b>	3 February 2017		
<b>Historic Building Grade</b>	Grade II*		
<b>Conservation Area</b>	Belgravia		

## 1. RECOMMENDATION

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

## 2. SUMMARY

This application was reported to the Planning Applications Sub-Committee on 23 May 2017. Committee resolved that the application be deferred in order for an officer site visit to take place to clarify any potential residential amenity issues that may arise to neighbouring residences, and for the applicant to submit a Daylight and Sunlight report to assess the impact of the proposals on neighbours.

Site visits to the objectors' at the Lower Ground and Ground Floor Maisonette and the First Floor Flat of No. 24 Eaton Place were undertaken on 20 June 2017. A Daylight and Sunlight report was submitted on 21 July 2017.

The replacement enlarged extension will be located on an existing first floor terrace area. In comparison to the existing rear first floor extension to be demolished, the replacement extension will project approximately 1.8m further and will be approximately 0.8m higher.

In terms of sense of enclosure, the rear ground floor dining room and kitchen windows of the lower ground and ground floor maisonette of No. 24 Eaton Place will experience an increased sense of enclosure. The obstruction of sky view from these windows is noted as being of particular concern to the owners of this flat. These windows as well as those at lower ground level already experience a degree of enclosure and have a restricted outlook as they face toward the rear light well area. The ground floor dining room and kitchen are also dual aspect, with the kitchen providing access to a rear ground floor conservatory and terrace. The maisonette also occupies the entire lower ground and ground floor levels incorporating the mews building, 24 Eccleston Mews to the rear. For these reasons, on balance, any sense of enclosure arising to the rear ground floor windows is not considered sufficient to justify the refusal of permission.

At first floor level, the first floor flat of No. 24 Eaton Place will experience a slight obstruction in oblique views from the rear first floor window. However it is not considered that this would result in any significant sense of enclosure.

The Daylight and Sunlight report shows transgressions above the BRE guidelines to four windows of the lower ground and ground floor maisonette of No. 24 Eaton Place. At lower ground floor level, two windows serving a study/sitting room which face within the internal light well, would experience Vertical Sky Component (VSC) losses of 24% and 28%. At ground floor level, two windows serving the kitchen and also facing within the light well would experience VSC losses of 25% and 22%. It is accepted that in built up Central London locations the BRE guidelines must be approached with flexibility. The lower ground floor windows already having a low existing VSC value which results in any reduction showing as a significant percentage, when the loss may be only experienced as on the margins of perceptibility. At ground floor level, the kitchen which will experience the transgressions is dual aspect and though there will be a reduction is considered to maintain adequate light overall.

Having regard to the site visits to objector's properties and the Daylight and Sunlight report, on balance the application remains acceptable in design, amenity and land use terms and is recommended for approval.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



**View from ground floor kitchen window (objector at no. 24 LG & G Floor Maisonette)**



**View from ground floor dining room window (objector at no. 24 LG & G Floor Maisonette)**



**View from lower ground study/sitting room window (objector at no. 24 LG & G Floor Flat)**



**View from first floor dining room window (objector at no. 24 First Floor Flat)**



## 5. CONSULTATIONS

### FURTHER CONSULTATION UNDERTAKEN

#### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 2

Any response to be reported verbally.

## 6. RELEVANT PLANNING HISTORY

Planning permission and listed building consent refused on 05 August 2016 for the demolition of the existing extension at rear first floor level and replacement with enlarged extension(RNs: 16/05072/FULL & 16/05073/LBC).

Planning permission and listed building consent granted on 18 September 2015 for the demolition and replacement of first floor rear closet wing extension (RNs: 15/06652/FULL & 15/06653/LBC).

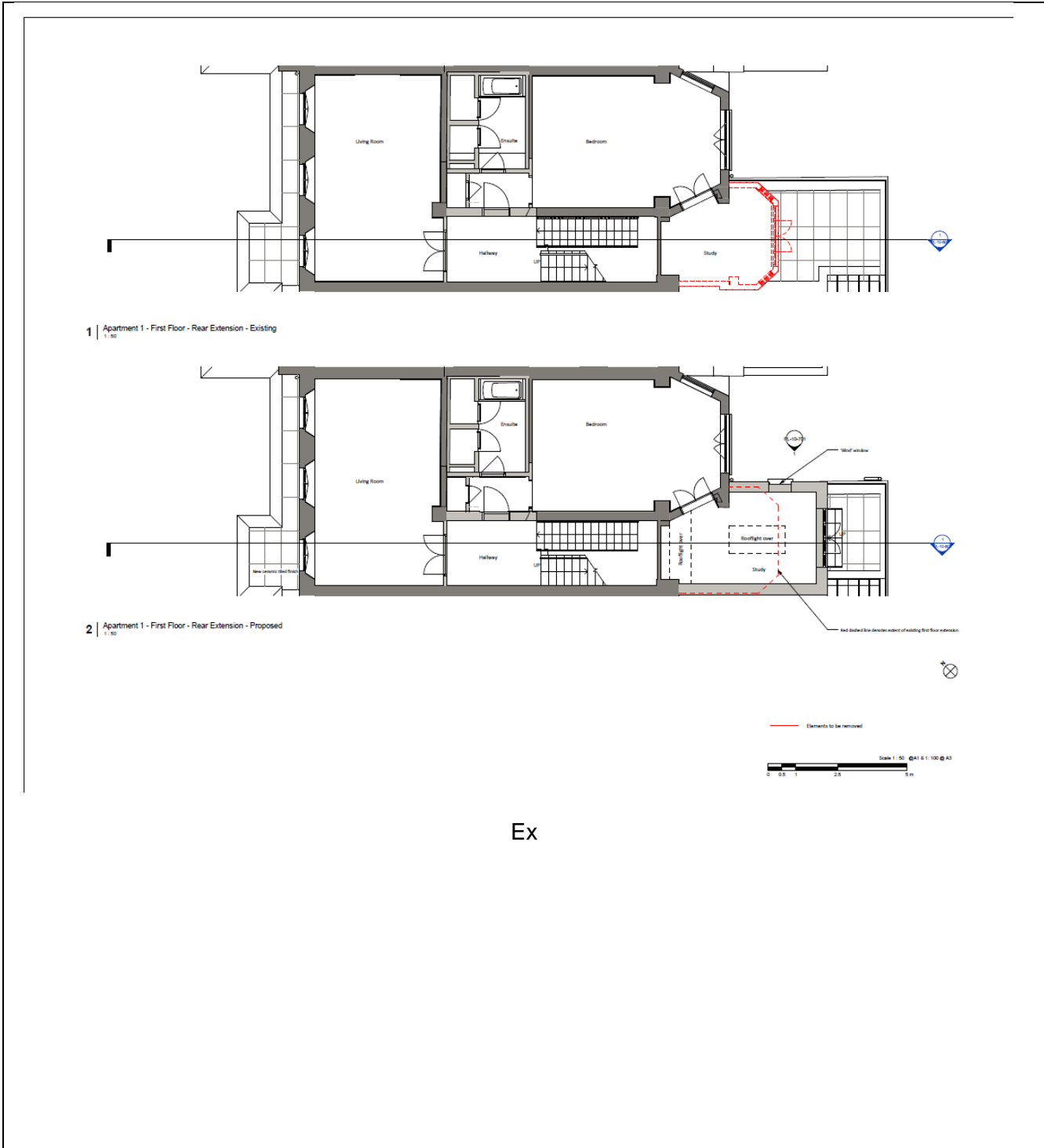
## 7. BACKGROUND PAPERS

1. Extract of minutes, committee report, and background papers dated 23 May 2017
2. Daylight and Sunlight Report dated July 2017

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

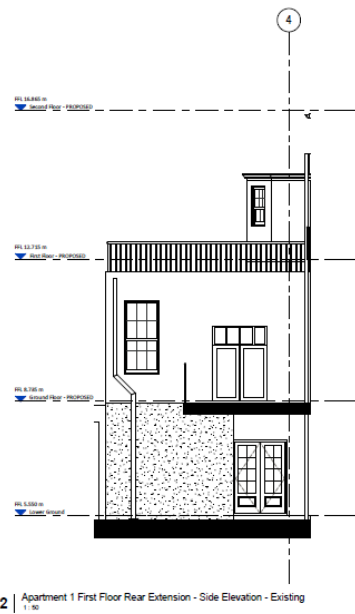
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT [ddorward@westminster.gov.uk](mailto:ddorward@westminster.gov.uk).

## 8. KEY DRAWINGS

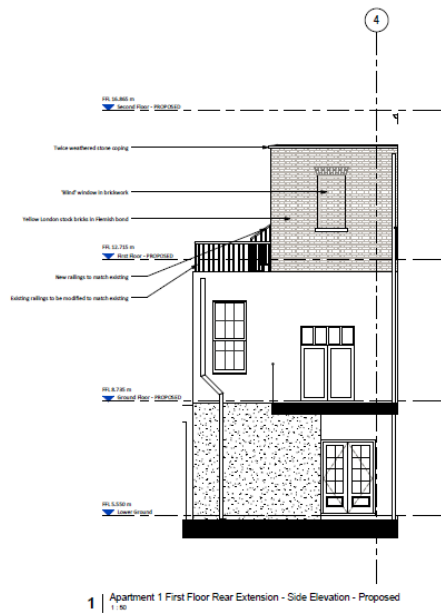






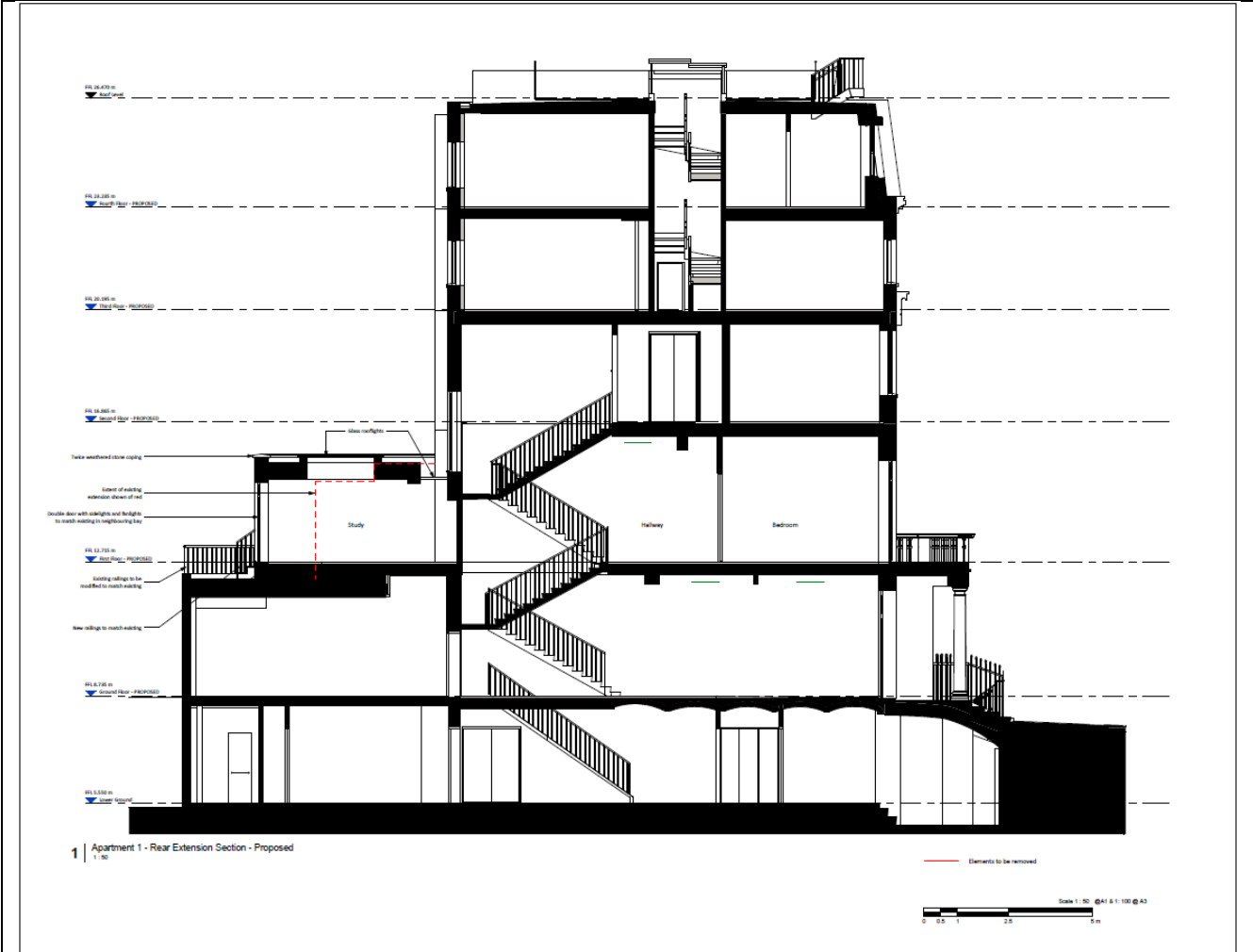


2 | Apartment 1 First Floor Rear Extension - Side Elevation - Existing  
1:50



1 | Apartment 1 First Floor Rear Extension - Side Elevation - Proposed  
1:50





**DRAFT DECISION LETTER**

**Address:** Basement To First Floor Maisonette, 22 Eaton Place, London, SW1X 8AE,

**Proposal:** Erection of replacement enlarged extension to the rear of the first floor. (Linked Case: 17/00875/LBC).

**Reference:** 17/00874/FULL

**Plan Nos:** Site location plan; A-PL-10-501; A-PL-10-600; A-PL-10-601; A-PL-10-700; A-PL-10-701; A-PL-10-800; Daylight & Sunlight Report dated July 2017, prepared by GVA Schatunowski Brooks.

**Case Officer:** Sebastian Knox

**Direct Tel. No.** 020 7641 4208

**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 (November 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 (November 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 a written (and photographic) specification of a sample panel of brickwork (to be prepared on-site for our inspection) which shows the colour, texture, face bond and pointing of the new brickwork, including specials. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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 (November 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 The new railings shall be constructed from metal, painted black and maintained that colour.

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 (November 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)

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**

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**Proposal:** Erection of replacement enlarged extension to the rear of the first floor. (Linked Case: 17/00874/FULL).  
**Reference:** 17/00875/LBC  
**Plan Nos:** Site location plan; A-PL-10-501; A-PL-10-600; A-PL-10-601; A-PL-10-700; A-PL-10-701; A-PL-10-800.

**Case Officer:** Sebastian Knox

**Direct Tel. No.** 020 7641 4208

**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 (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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**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 (November 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 (November 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)

Item No.
<b>3</b>

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