

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 17 October 2017		Classification For General Release
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	Flat 11.01 And 11.02, The Knightsbridge Apartments, 199 Knightsbridge, London, SW7 1RH		
Proposal	Amalgamation of 2no. residential units and associated external alterations.		
Agent	Ms Sophie Hinton		
On behalf of	Mr Ashley Tabor		
Registered Number	17/06993/FULL	Date amended/ completed	4 August 2017
Date Application Received	4 August 2017		
Historic Building Grade	Unlisted		
Conservation Area	No		

1. RECOMMENDATION

1. Refuse planning permission.

2. SUMMARY

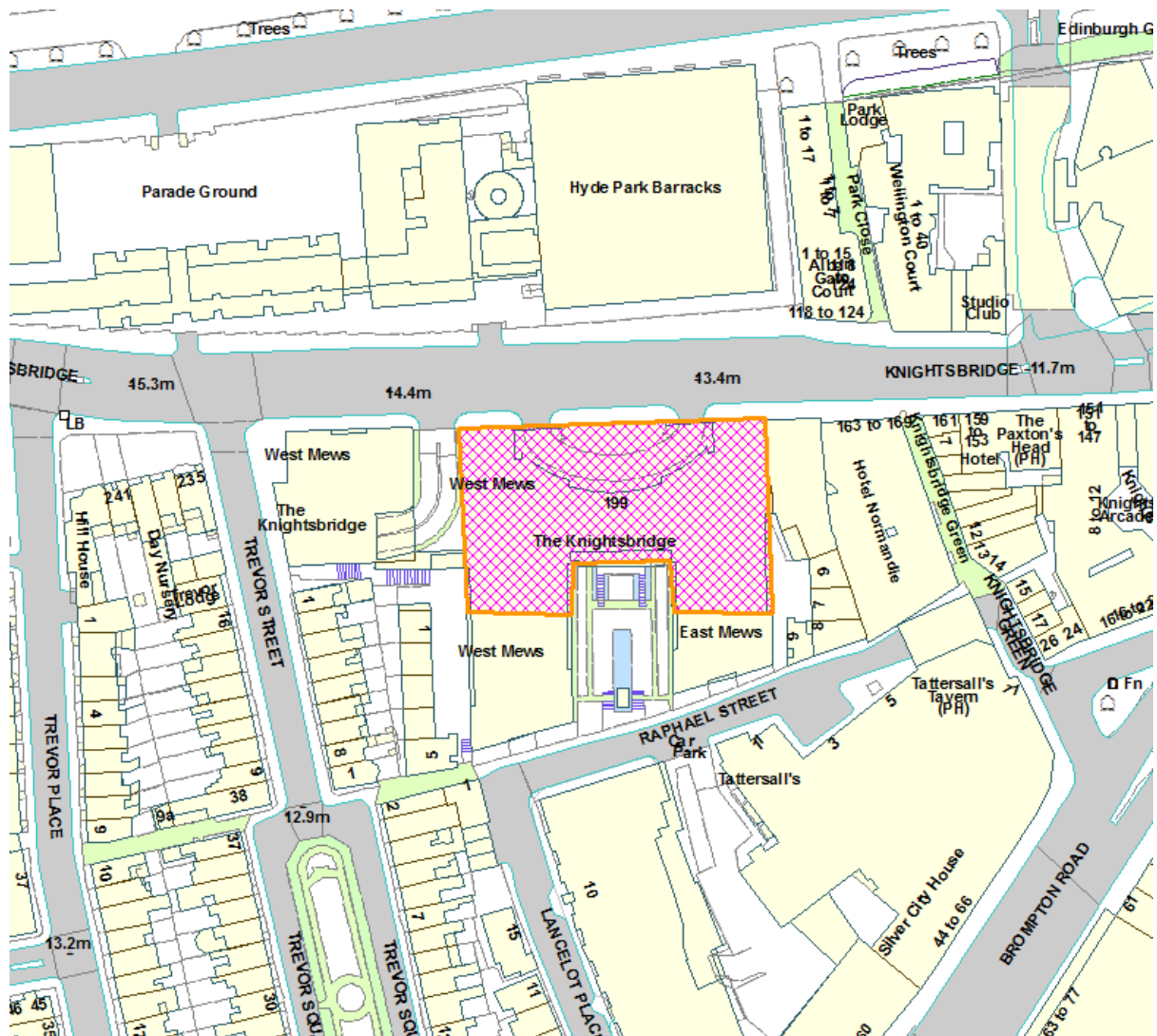
The Knightsbridge Apartments, 199 Knightsbridge are an unlisted block of flats located outside of any conservation area. Permission is sought for the amalgamation of flats 11.01 and 11.02 at eleventh floor level.

The key issues for consideration are:

- * The impact of the proposals in land use terms.

The proposal would lead to the loss of a residential unit. Given the strong policy presumption within Policy S14 of Westminster's City Plan to protect residential accommodation and Policy 3.4 of the London Plan to protect residential accommodation and optimise housing delivery, the application is recommended for refusal.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION

Any response to be reported verbally.

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM

Any response to be reported verbally.

CLEANSING MANAGER

Waste storage arrangements to be secured by condition.

HIGHWAYS PLANNING MANAGER

Existing conditions and legal agreement requirements that apply to car parking, cycle parking and waste storage should still apply to the proposed single residential unit, should planning permission be granted.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 298

Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The Knightsbridge Apartments, 199 Knightsbridge is an unlisted building outside of any conservation area, but surrounded by the Knightsbridge, Knightsbridge Green and Royal Parks Conservation Areas.

6.2 Recent Relevant History

Planning permission was granted in April 2001 for demolition and reconstruction to form buildings between 2 and 13 storeys, to provide 196 flats, 8 houses, an ancillary health club and 343 basement car parking spaces (204 for the flats only and 139 for the flats or other local residents).

Planning permission was granted in April 2016 for the installation of glazed wind screens to existing outdoor terrace and electric heaters to roof overhang at eleventh floor level in relation to Flat 11.02.

7. THE PROPOSAL

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Residential (Class C3)	1,415.5	1,418	+2.5
Total	1,415.5	1,418	+2.5

8. DETAILED CONSIDERATIONS

8.1 Land Use

The application proposes the amalgamation of flats 11.01 and 11.02, which are the penthouse apartments located on the top floor of the block. No. 11.02 comprises 6 bedrooms, and No. 11.01 4 bedrooms. The proposals would result in the creation of a single 10 bedroom apartment of 1,418 sq m, which includes a 2.5 sq m increase generated by the creation of a link extension.

Loss of residential unit

Although no residential floorspace would be lost as a result of the proposal, it would lead to the loss of a residential unit, which is contrary to both Policy S14 of the City Plan and Policy 3.4 of the London Plan, which seek to optimise housing delivery.

Policy 3.4 of the London Plan, adopted March 2016, seeks to optimise housing delivery and resist development proposals which compromise this objective.

The applicant contends that planning permission was granted in November 2015 for the amalgamation of two residential units into one residential unit at Flats 3.03 and 3.05, within the block (RN: 15/08278/FULL). This application involved the amalgamation of two existing 3 bedroom units, which the City Council considers to be family-sized, to create a large 4 bedroom flat on the basis that the amalgamation of the two flats would provide a family-sized unit following the amalgamation.

Policy S14 of Westminster's City Plan, adopted November 2016, seeks to optimise housing delivery in the city and seeks to protect all residential uses, floorspace and land. The policy states that 'All residential uses, floorspace and land will be protected. Proposals that would result in a reduction in the number of residential units will not be acceptable, except where:

- the council considers that reconfiguration or redevelopment of affordable housing would better meet affordable housing need;
- a converted house is being returned to a family-sized dwelling or dwellings; or
- 2 flats are being joined to create a family-sized dwelling.

Family-sized dwellings are defined as comprising three or more bedrooms. Given that both of the units to be amalgamated are already family-sized (Flat 11.01 having four bedrooms and Flat 11.02 six bedrooms) it is not considered that this exception could be applied in these circumstances as although the amalgamation would create a larger family-sized dwelling, the proposals would result in the loss of a family-sized residential unit. Therefore, rather than a family-sized unit being brought about by the proposed amalgamation, a family-sized unit would in fact be lost by the proposals.

Notwithstanding any contrary decisions made under this policy or its precursors, the Council considers that this is the correct way to interpret the policy going forward.

The proposals would result in the loss of a residential unit which would not accord with the aim of Policy S14 or Policy 3.4 of the London Plan. The proposed amalgamation can therefore not be supported in land use policy terms.

8.2 Townscape and Design

The application proposes the construction of a minor link extension with west facing external door to create a corridor connecting the bedroom area with back of house, creating an additional 2.5 sq m in GIA. Given their minor nature and high level location the proposals are not considered to raise any issues in terms of design and the proposals are considered compliant with DES5 of the UDP.

8.3 Residential Amenity

Given their location, the external alterations are not considered to raise any amenity issues and the proposals are considered compliant with policies S29 of Westminster's City Plan and ENV13 of the UDP which seek to protect residential amenity.

8.4 Transportation/Parking

Existing conditions and legal agreement requirements that apply to car parking, cycle parking and waste storage would still apply to the proposed single residential unit.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

No changes to the access arrangements are sought.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

8.8 London Plan

This application raises no strategic issues.

8.9 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.

8.10 Planning Obligations

Planning obligations are not relevant in the determination of this application.

This development does not generate a Mayor CIL or WCC CIL payment.

8.11 Environmental Impact Assessment

The application is not a sufficient scale to require an Environmental Impact Assessment.

8.12 Other

The applicant has put forward personal grounds in support of his application, including that he is a permanent Westminster resident who has lived in The Knightsbridge Apartments for over 10 years as his principal full time residence. Having bought the adjoining flat, he wishes to amalgamate it with the existing adjoining flat in order to create additional space for his family.

He also works in Westminster, where he is Founder and Executive President of Global, the media and entertainment group based in Leicester Square, employing around 500 people locally and is therefore committed to Westminster.

Whilst these grounds are recognised, in planning terms they cannot be considered reasons which would overcome the strong presumption in policy to protect residential accommodation in Westminster and optimise the delivery of housing in London as a whole.

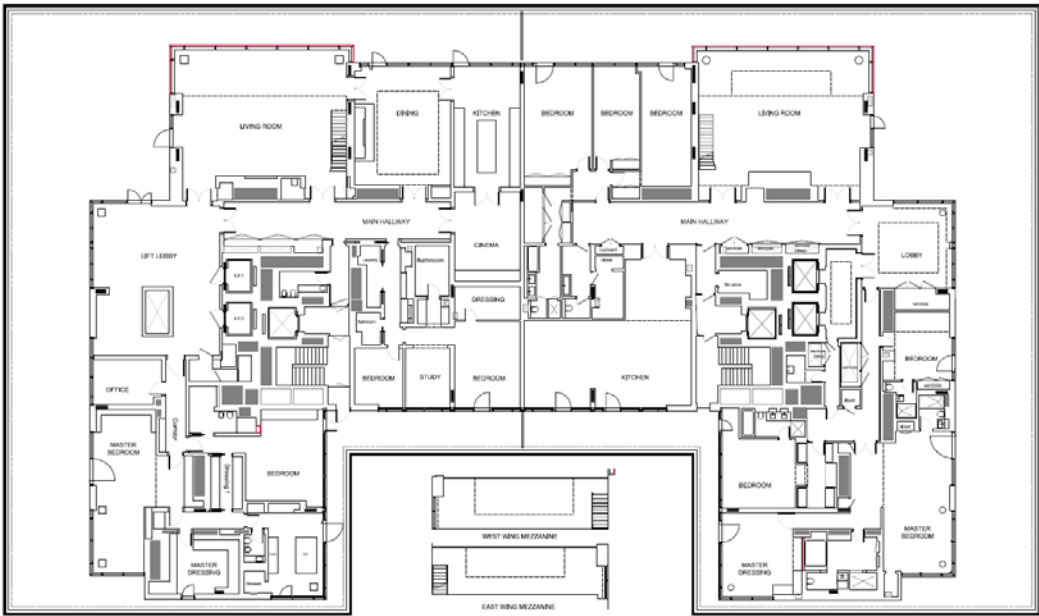
9. BACKGROUND PAPERS

1. Application form
2. Response from Cleansing dated 21 August 2017
3. Response from Highways Planning dated 22 August 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: MATTHEW MASON BY EMAIL AT mmason@westminster.gov.uk.

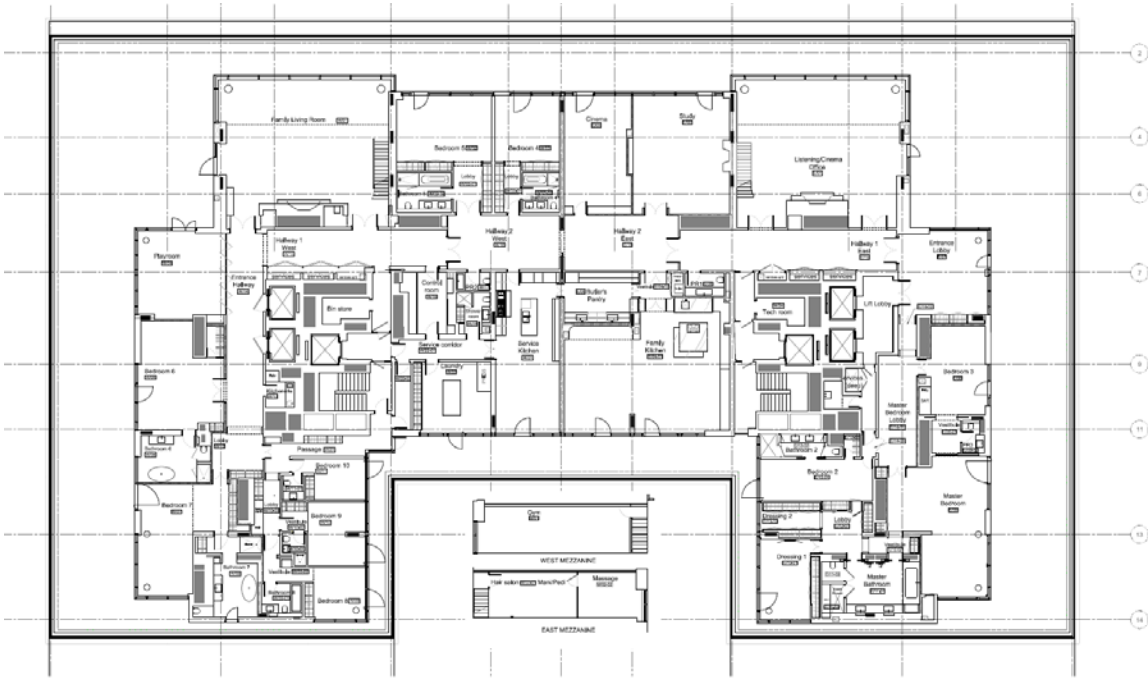
10. KEY DRAWINGS



NOTE:
Total amount of bedrooms - 10
Gross Internal Area: 1,415.50 m²

N

Existing Floor Plan



NOTE:
Total amount of bedrooms - 10
Gross Internal Area: 1,418 m²

Proposed Floor Plan

DRAFT DECISION LETTER

Address: Flat 11.01 And 11.02, The Knightsbridge Apartments, 199 Knightsbridge, London, SW7 1RH

Proposal: Amalgamation of 2no. residential units and associated external alterations.

Reference: 17/06993/FULL

Plan Nos: 1.0; 1.1; (01)90-20; (01)03-01; (01)90-01; (90)20; (03)01; (90)10.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(s) and Reason(s)

- Reason:
- 1 Your development would lead to the loss a of housing unit which would not meet S14 of Westminster's City Plan (adopted November 2016) and Policy 3.4 of the London Plan (adopted March 2016).

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.