

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	Flat 24, Garrick House, 63 - 66 St Martin's Lane, London, WC2N 4JS,		
Proposal	Erection of a roof extension to create a glazed sunroom with associated roof terrace.		
Agent	Piers Smerin		
On behalf of	Mr Piers Smerin		
Registered Number	17/04855/FULL	Date amended/ completed	2 June 2017
Date Application Received	2 June 2017		
Historic Building Grade	Unlisted		
Conservation Area	Covent Garden		

1. RECOMMENDATION

Refuse planning permission – design and amenity (overlooking/loss of privacy).

2. SUMMARY

63 - 66 St Martins Lane is an unlisted, post-war building, which lies within the Covent Garden Conservation Area. The application relates to the top floor flat (Flat 24).

Permission is sought for a glazed sunroom extension at main roof level with terrace. The erection of a staircase, glass balustrading and a raised roof light/access hatch together with use of the roof as a terrace was granted consent in July 2010. This consent has been partially implemented.

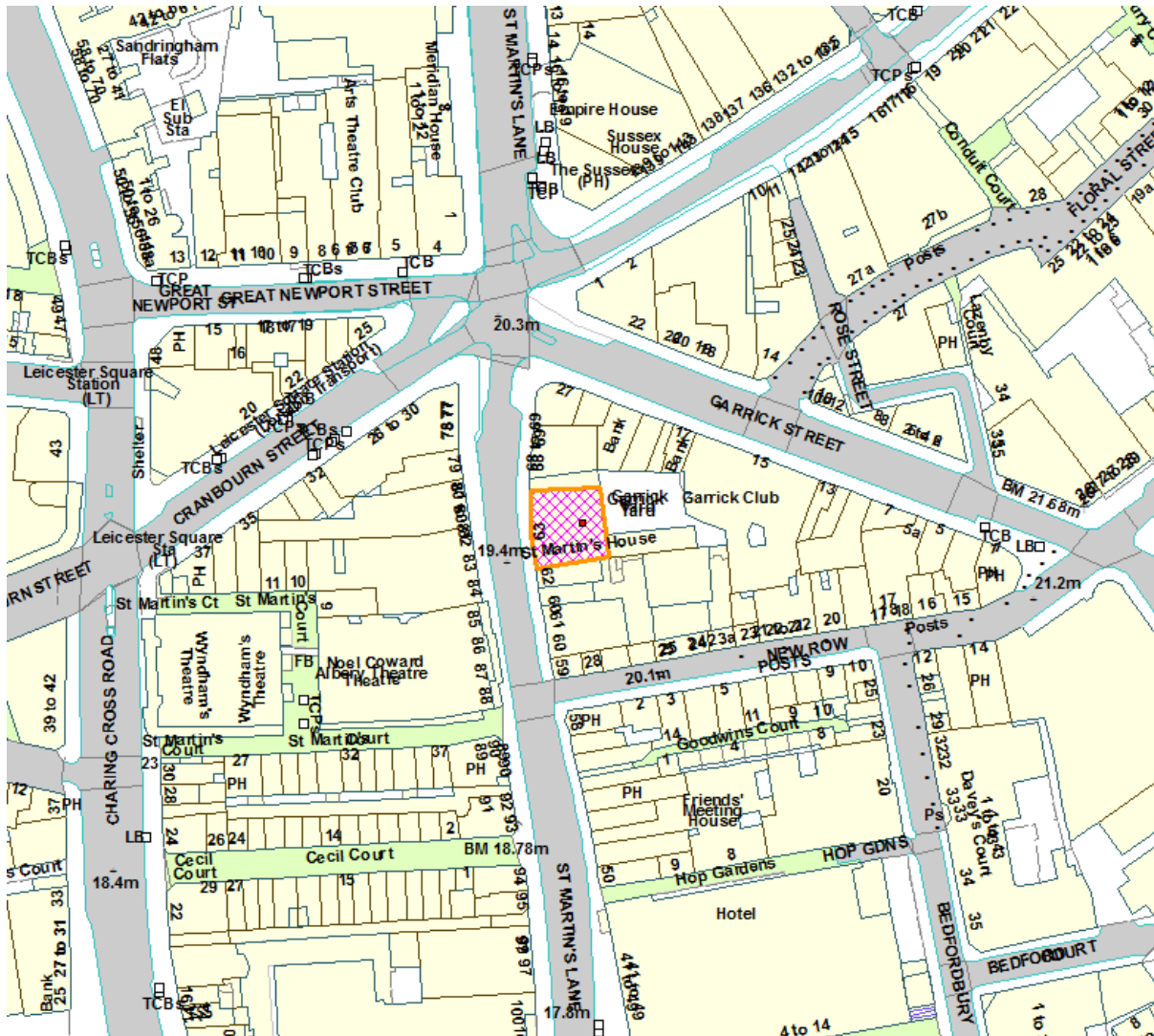
The key issues are:

*The Impact on the appearance of the building and upon the character and appearance of the Covent Garden Conservation Area; and

*Impact on neighbouring resident's amenity.

The proposed development is considered to be unacceptable in design and residential amenity terms and does not accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan). As such, the application is recommended for refusal.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

CLLR TIM MITCHELL

Requests that the application be referred to Planning Committee for determination.

COVENT GARDEN AREA TRUST

No objections.

COVENT GARDEN COMMUNITY ASSOCIATION

The proposed roof terrace would cause significant nuisance and harm to the amenity of neighbours. This includes overlooking and loss of privacy, noise, light spillage and security. If permission is granted, conditions should be included to limit the hours of use of the terrace to 08:00 – 23:00 and to prohibit music during these hours, which should also be included in residents leases.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 93; Total No. of replies: 1; No. of objections: 1; No. in support: 0

Objection received from a neighbouring resident within 61 St. Martin's Lane on the following grounds:

Amenity:

- The proposed works will block sunshine to their rear terrace.
- The proposed works would impinge on privacy by constituting a new elevated viewpoint onto the terrace and into their bedroom windows.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

63 - 66 St Martins Lane is an unlisted, post-war building, which lies within the Covent Garden Conservation Area. It comprises ground plus seven upper storeys, with commercial units at ground floor level and residential flats on the upper floors. The fifth and sixth floors are set back from the St Martin's Lane elevation and the seventh floor is substantially set back with a large terrace. The application relates to the top floor flat.

6.2 Recent Relevant History

Planning permission was granted in July 2010 for the erection of a small infill extension at seventh floor level; alterations to fenestration at sixth and seventh floor level; installation of glass balustrading, access hatch and air conditioning unit at seventh floor roof level in connection with use as a roof terrace (10/02612/FULL).

7. THE PROPOSAL

Planning permission is sought for the erection of a roof extension to create a fully glazed sunroom with green roof above and associated roof terrace.

	Existing GIA (sqm)	Proposed GIA (sqm)	+/-
Residential (Class C3)	139	170	+31
Total	139	170	+31

8. DETAILED CONSIDERATIONS

8.1 Land Use

The extension would enlarge the existing top floor flat (Flat 24), creating additional residential floorspace. In land use terms the creation of additional residential floorspace is considered to be acceptable in accordance with Policy H3 of the UDP and Policy S14 of the City Plan.

8.2 Townscape and Design

Policy DES6 of the UDP relates to roof level alterations and extensions and states that permission may be refused for roof extensions to existing buildings (which may include the installation of conservatories and roof terraces) in the following circumstances:

- 1) where any additional floors, installations or enclosures would adversely affect either the architectural character or unity of a building or group of buildings
- 2) where buildings are completed compositions or include mansard or other existing forms of roof extension
- 3) where the existing building's form or profile makes a contribution to the local skyline or was originally designed to be seen in silhouette
- 4) where the extension would be visually intrusive or unsightly when seen in longer public or private views from ground or upper levels
- 5) where unusual or historically significant or distinctive roof forms, coverings, constructions or features would be lost by such extensions.'

Westminster's 'Development and Demolition in Conservation Areas' SPG states that roof extensions, should always complement the appearance of the existing building and, where appropriate its neighbours; and that they will not be acceptable in principle, if they have an adverse impact on the architectural integrity of a building and its setting, or upon the character and appearance of the area.

The proposed extension would further increase the height of the existing building, which is already equal or taller than neighbouring buildings. The previously consented roof terrace with access hatch and balustrade added substantially less bulk/ massing to the roof level

than the massing proposed under this application (the access hatch being only 920mm in height).

The seventh floor is shown on drawings from 1955, and was clearly designed to house plant and as such is separate to the architectural composition of the building below. The seventh floor has been converted into living space, but appears as an 'extension'. The proposed glazed extension would create a third design style alien to the seventh floor and the original composition of the rest of the building, effectively representing an extension on an extension. The location of the proposal, at the southern end of the building would also exaggerate the current unbalanced appearance of what was originally a symmetrical composition.

In terms of detailed design, the use of large areas of glazing and other modern materials are considered incongruous to the character of the building and the conservation area. The current main building incorporates subdivided windows with clear bands of solid brickwork between. The proposed frameless glass extension includes no subdivision or solid areas and has not been aligned with any part of the existing original fenestration or that of the alternatively designed seventh floor. The proposal has an entirely modern appearance that bears no resemblance to the host building.

The extension would be visible from ground level and would also be clearly visible from the upper storeys of the surrounding buildings. These views highlight the presence of the proposed extension, where reflections from the all glass façade would cause further harm.

Due to its location, scale, massing, design and materials the proposed glazed sun room is therefore considered to harm the appearance of the building and fail to maintain or improve the character and appearance of the Covent Garden Conservation Area, contrary to policies S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 6 and DES 9 of the UDP. Accordingly the proposals are recommended for refusal on design grounds.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment.

An objection has been received from a neighbouring residential occupier within 61 St. Martin's Lane (Flat 2) on the grounds that the proposed extension would block sunshine to their rear terrace. And result in increased overlooking/ loss of privacy.

Given the orientation of the property and the scale and massing of the proposed extension it is not considered that it will result in any significant loss of light to surrounding residential properties.

The approved roof terrace on the property measures approx. 43.7 m² and is set back from the parapet on the eastern boundary of the roof by approx. 0.8m. The proposed sun room would not be set back from this parapet and would measure approx. 35.5 m² with an associated terrace measuring 7.2sqm.

Whilst it is considered that the approved terrace is sufficiently distant from windows in adjacent buildings to prevent an unacceptable loss of privacy. The fully glazed sun room would allow the roof to be used more intensively than the terrace and would be positioned closer to the residential properties to the rear, affording increased overlooking down onto the terrace and two bedroom windows at 61 St Martin's Lane (Flat 2). Although there is already a degree of overlooking from the windows below at seventh floor level, the sun room glazing would be considerably larger than any of the windows found on this elevation of the building and it is considered that the proposals would lead to an unacceptable loss of privacy over the existing situation.

Overall, it is considered that the proposals would not meet S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. The proposals are therefore recommended for refusal on residential amenity grounds.

8.4 Transportation/Parking

The proposals would not have a material impact on traffic generation or on-street parking pressure in this area.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The application does not propose any alteration to the existing means of access to this private residential dwelling.

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 Issues

None.

9. BACKGROUND PAPERS

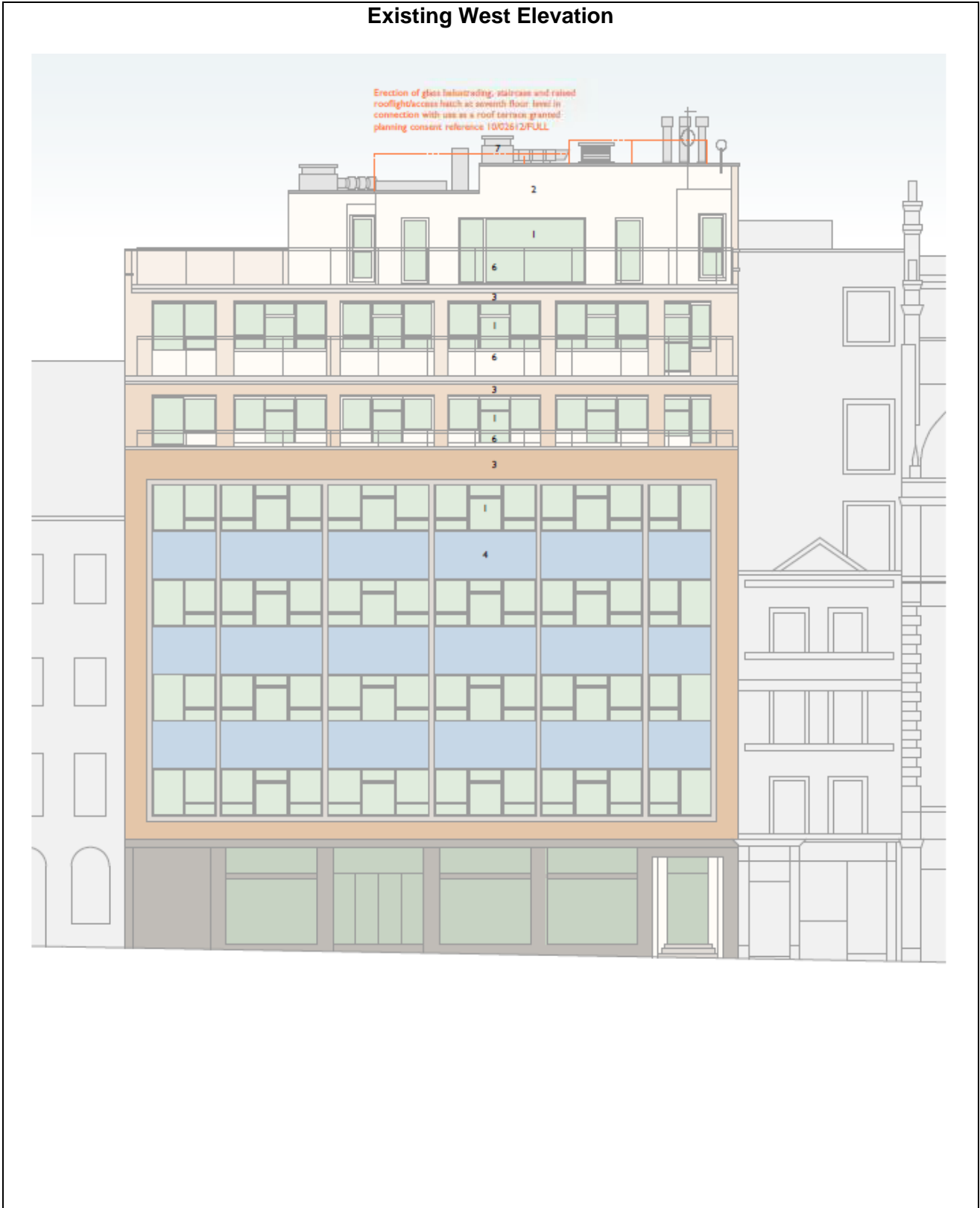
1. Application form
2. E-mail from Cllr Tim Mitchell, dated 27 September 2017
3. Response from Covent Garden Area Trust, dated 28 June 2017
4. Response from Covent Garden Community Association, dated 2 July 2017
5. Letter from occupier of Flat 2, 61, St. Martin's Lane, dated 4 August 2017

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

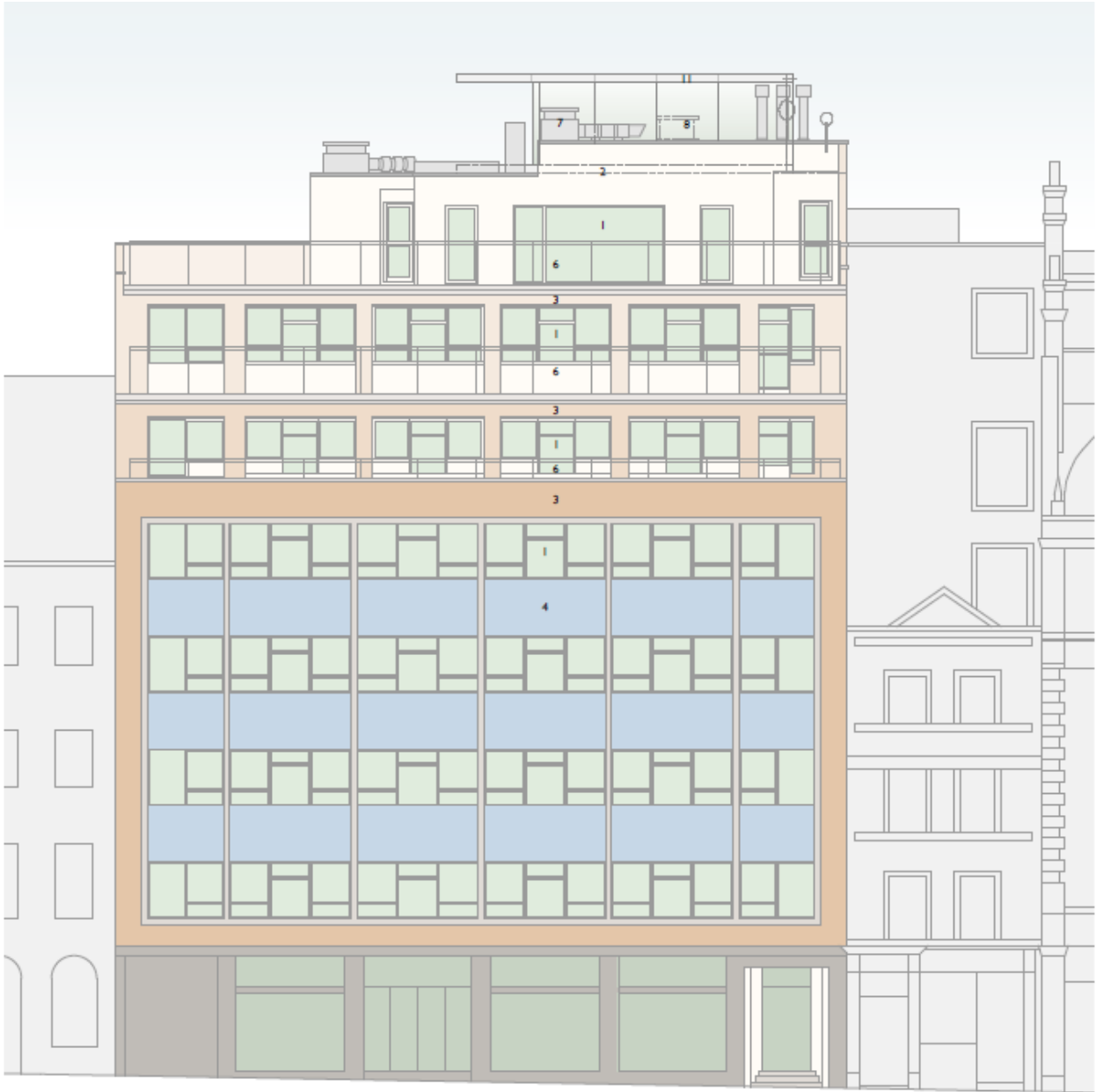
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: **JULIA ASGAR** BY EMAIL AT jasgar@westminster.gov.uk

10. KEY DRAWINGS

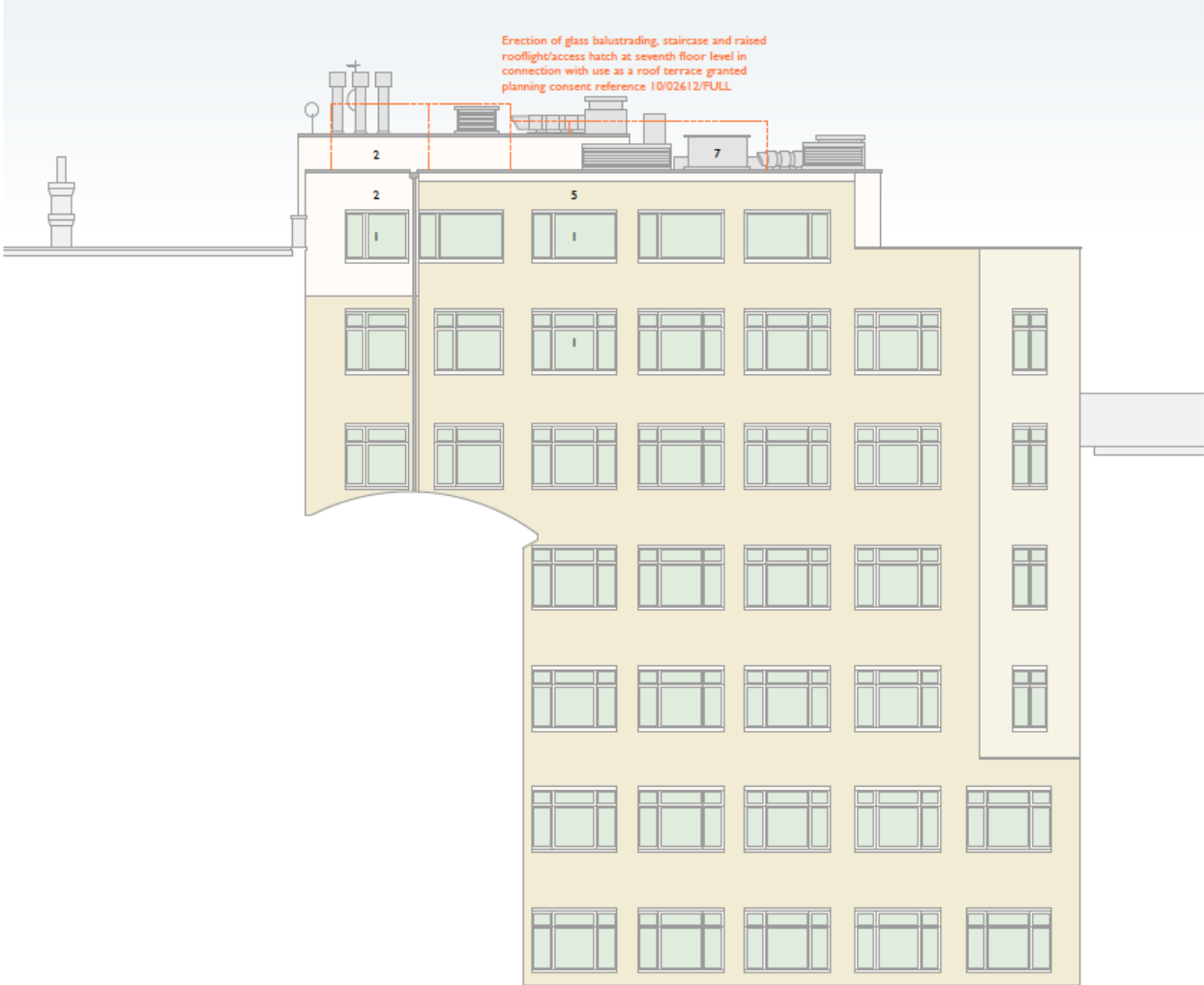
Existing West Elevation



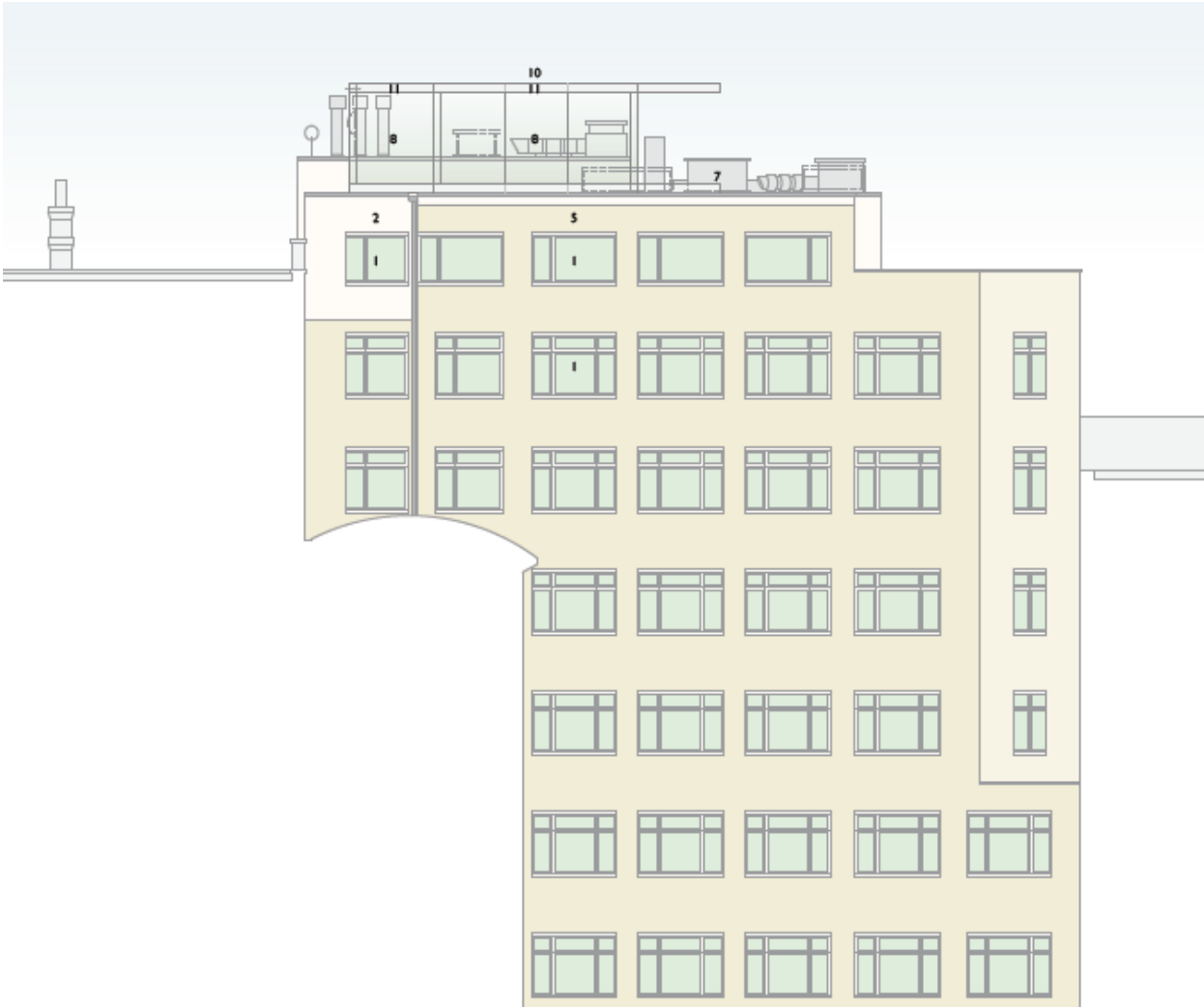
Proposed West Elevation



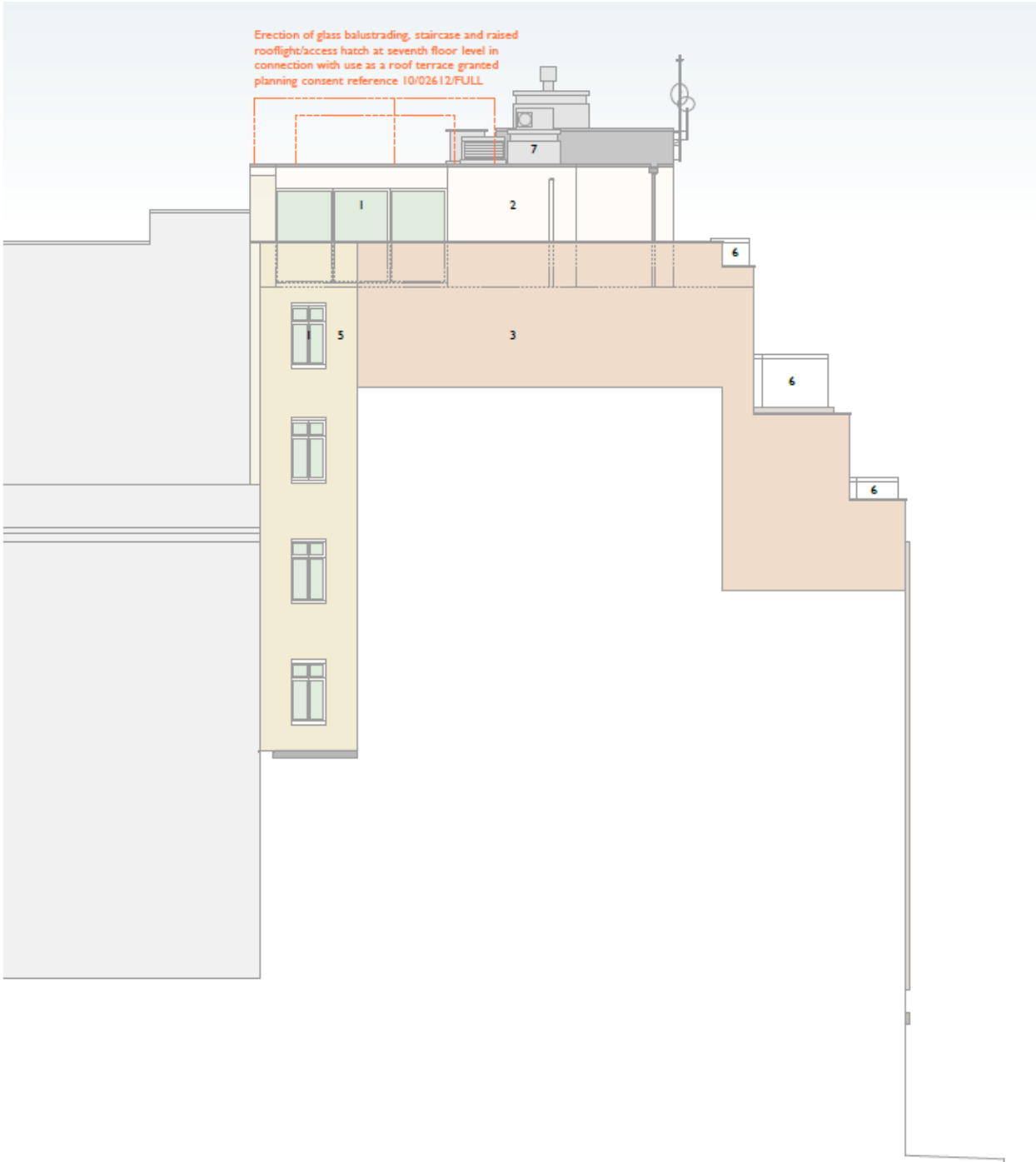
Existing East Elevation



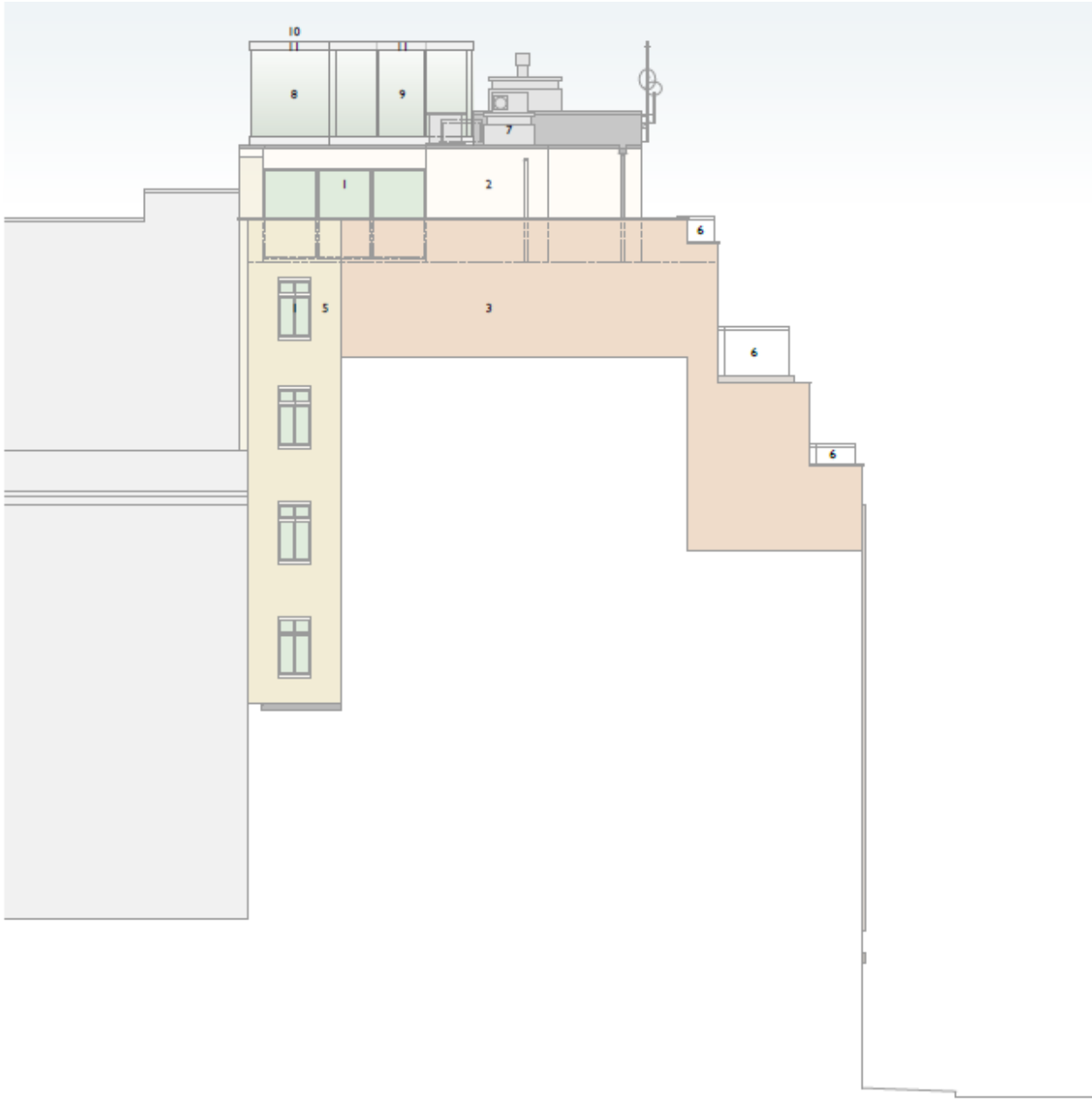
Proposed East Elevation



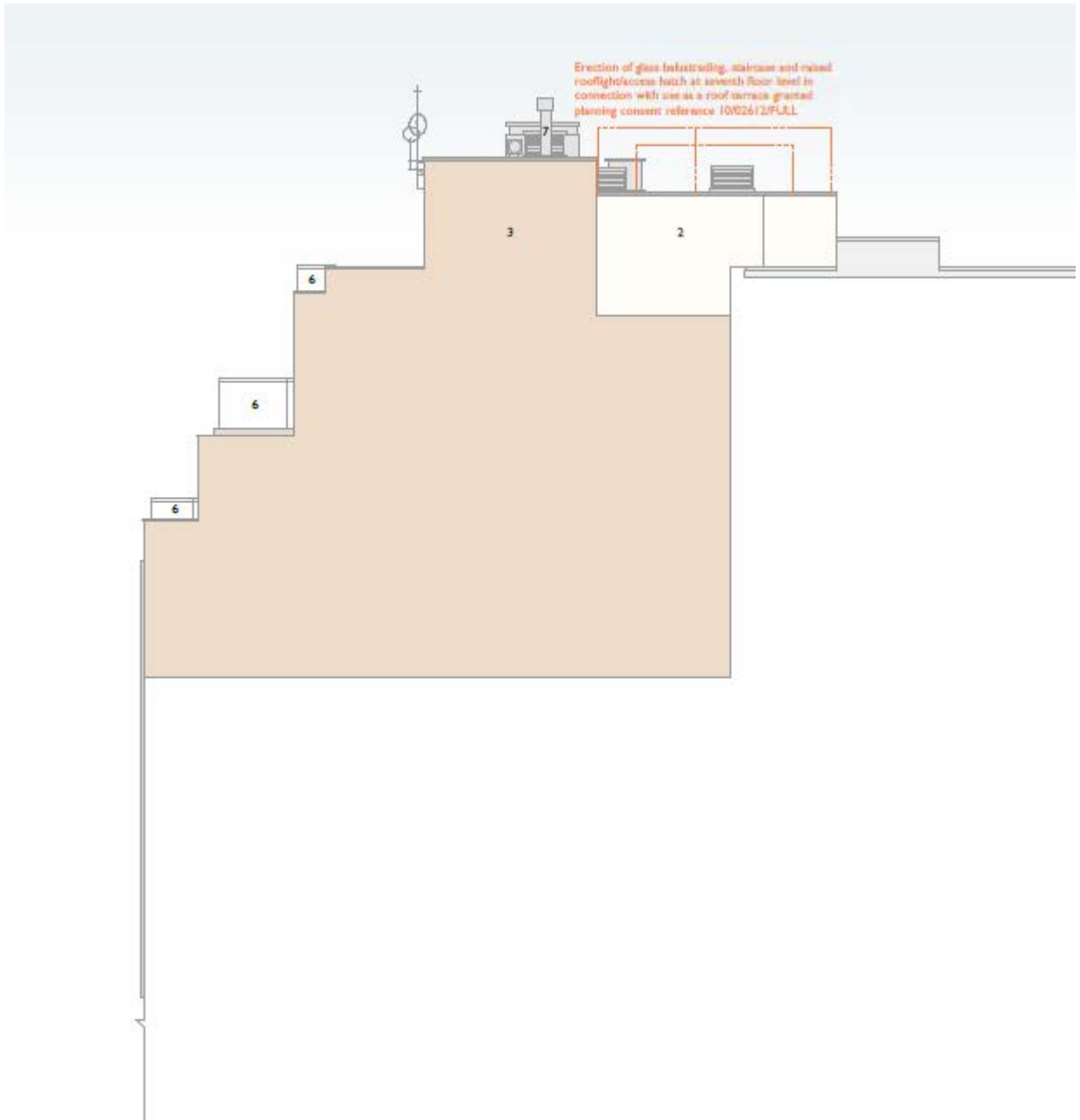
Existing North Elevation



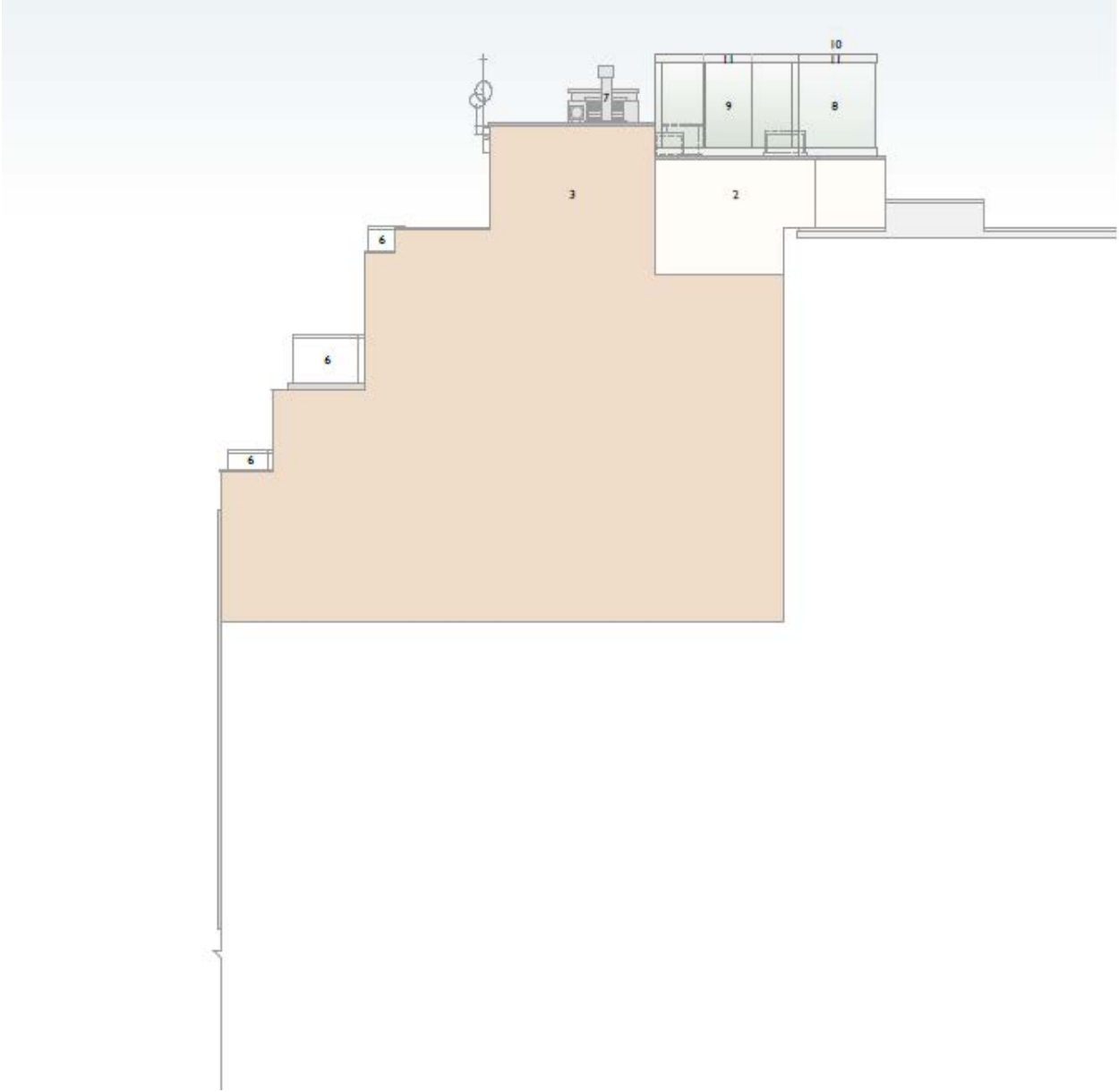
Proposed North Elevation



Existing South Elevation



Proposed South Elevation



Existing Eighth Floor Plan



Proposed Eighth Floor Plan



Proposed Roof Plan



DRAFT DECISION LETTER

Address: Flat 24, Garrick House, 63 - 66 St Martin's Lane, London, WC2N 4JS,

Proposal: Erection of a roof extension to create a glazed sunroom with associated roof terrace.

Reference: 17/04855/FULL

Plan Nos: PL 001; PL 009; PL 010; PL011; PL 012; PL 013; PL 014; PL 015; External Materials/Finishes Data Sheet; East/West Elevations - History; Sixth Floor/Seventh Floor Plans - History; High Level Views; Street Level Views; Surrounding Building Heights; Design and Access Statement and Heritage Assessment dated 24 May 2017; Planning Statement dated 24 May 2017.

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

Recommended Condition(s) and Reason(s)

- Reason:
- 1 Because of its location, scale, massing, design and materials the proposed glazed sun room would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Covent Garden Conservation Area. This would not meet S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 6 and DES 9 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (X16AD)
- Reason:
- 2 The glazed sun room would lead to an unacceptable loss of privacy for people in neighbouring properties. This would not meet S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (X13AC)

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.