

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 04 April 2023	Classification For General Release	
Report of Director of Town Planning & Building Control		Ward(s) involved Vincent Square	
Subject of Report	32 Maunsel Street, London, SW1P 2QN		
Proposal	Erection of single storey rear extension at first floor level.		
Agent	T Space Architects		
On behalf of	Rachael Robathan		
Registered Number	22/08691/FULL	Date amended/ completed	6 January 2023
Date Application Received	23 December 2022		
Historic Building Grade	Unlisted		
Conservation Area	Vincent Square		
Neighbourhood Plan	N/A		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY & KEY CONSIDERATIONS

32 Maunsel Street is an unlisted but historic building of merit within the Vincent Square Conservation Area. It is a small mid-terraced house laid out over three above-ground storeys, and dates from the street's first development around 1823.

Planning permission is sought for the erection of a first floor rear extension to enlarge this single family dwelling house.

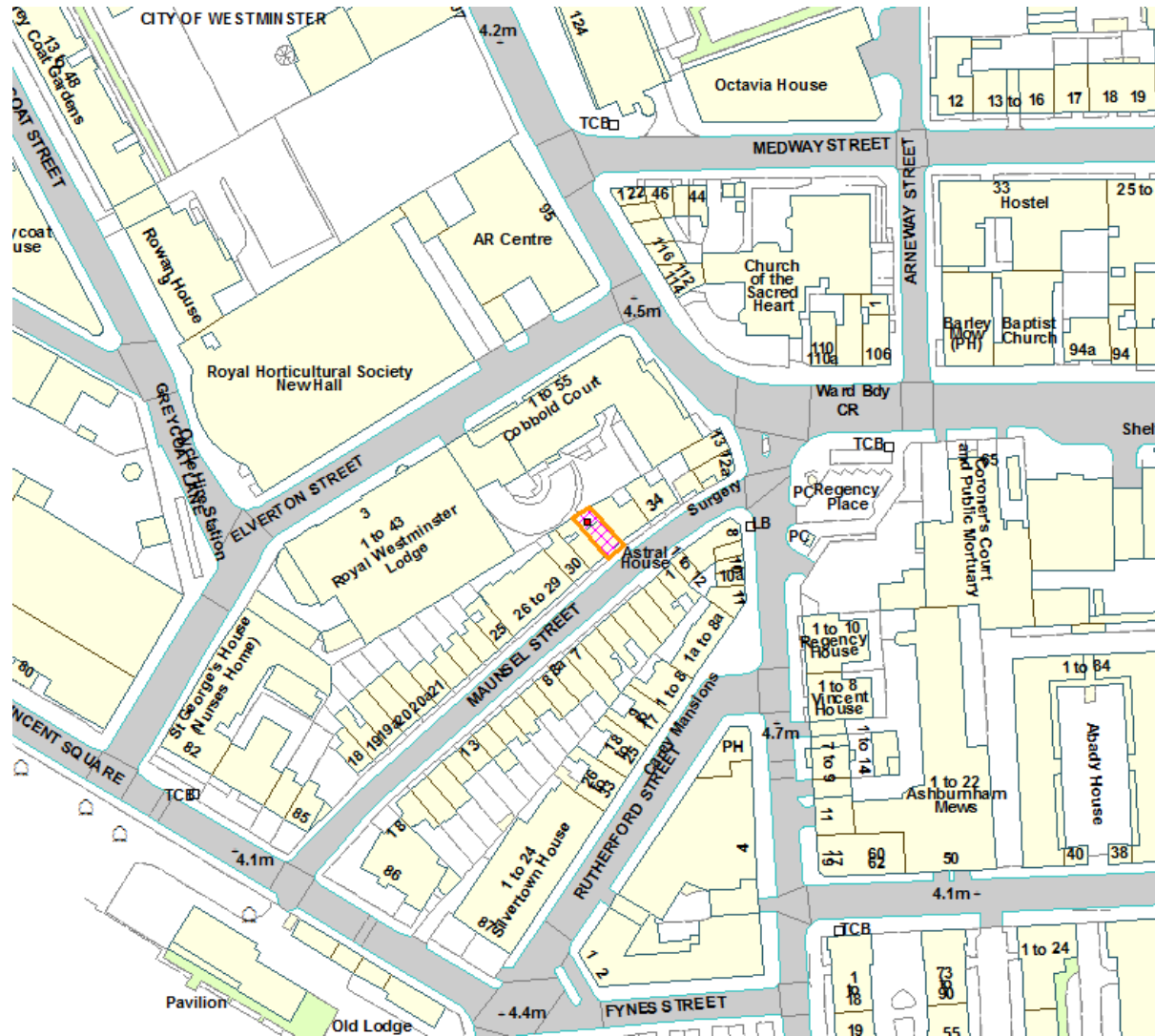
In 2018 planning permission was granted for a first floor rear extension (18/04857/FULL). This latest proposal is broadly similar with the only material change being the choice of cladding material to the external face of the extension: slate tile cladding is now proposed over facing brick.

The key issues in the determination of this case are:

- The impact of the extension on the character and appearance of the Vincent Square Conservation Area.
- The impact on the amenity of neighbouring residents.

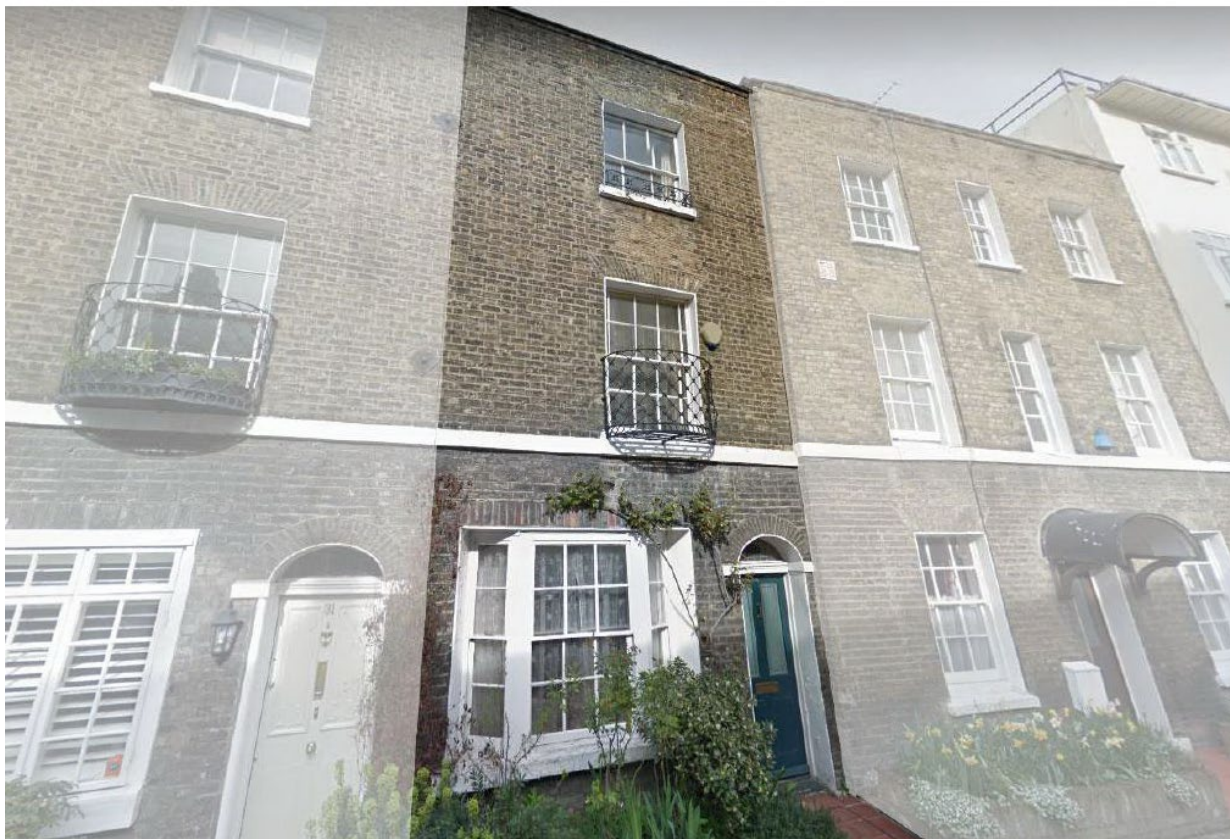
For the reasons as set out in this report, the proposed extension is considered to accord with the relevant policies in Westminster's City Plan 2019-2040 (adopted April 2021). As such, the application is recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



32 Maunsel Street

5. CONSULTATIONS

5.1 Application Consultations

THE THORNEY ISLAND SOCIETY:

No objection

THE WESTMINSTER SOCIETY:

No response

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 59

No. of replies: 0

PRESS/ SITE NOTICE:

Yes

5.2 Applicant's Pre-Application Community Engagement

Formal pre-application engagement is not required for a development of this scale although it is encouraged by the City Council for all development. Therefore, whilst details of any pre-application engagement with neighbours that may have taken place has not been submitted, this is not contrary to the expectations of the guidance for development of this scale.

6. WESTMINSTER'S DEVELOPMENT PLAN

6.1 City Plan 2019-2040 & London Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan, which was adopted by the Mayor of London in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 6.2).

As set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

6.2 Neighbourhood Planning

The application site is not located within an area covered by a Neighbourhood Plan.

6.3 National Policy & Guidance

The City Plan 2019-2040 policies referred to in the consideration of this application have

been examined and have been found to be sound in accordance with tests set out in Paragraph 35 of the NPPF. They are considered to remain consistent with the policies in the NPPF (July 2021) unless stated otherwise.

7. BACKGROUND INFORMATION

7.1 The Application Site

32 Maunsel Street is an unlisted but historic building of merit within the Vincent Square Conservation Area. It is a small mid-terraced house laid out over three aboveground storeys, and dates from the street's first development around 1823.

Its rear boundary, with those of its neighbouring properties on the terrace, forms the northern boundary of the Conservation Area. To the rear of the site is a residential block, Cobbold Court (outside of the Conservation Area).

7.2 Recent Relevant History

On 31 July 2018, planning permission was granted for the erection of single storey rear extension at first floor (RN: 18/04857/FULL).

8. THE PROPOSAL

Planning permission is sought for the erection of a first floor rear extension to enlarge this single family dwelling house.

In 2018 planning permission was granted for a first floor rear extension (18/04857/FULL). This latest proposal is broadly similar with the only material change being the choice of cladding material to the external face of the extension: slate tile cladding is now proposed over facing brick.

9. DETAILED CONSIDERATIONS

9.1 Land Use

The new extension would create an additional bedroom for an existing single-family dwelling house, which would increase the space available and improve the internal living environment. Proposals for extensions to existing housing are acceptable in principle and in line with policy 12 of the City Plan.

9.2 Environment & Sustainability

Sustainable Design

A Sustainable Design Statement has been submitted as part of this application. The proposals would increase the insulation and airtightness to the proposed new walls and roof, avoiding thermal breaks in the fabric. These works would improve the energy

performance of the dwelling and are welcomed in sustainability terms.

9.3 Biodiversity & Greening

The proposal does not increase biodiversity/ provide greening.

9.4 Townscape, Design & Heritage Impact

Legislative & Policy Context

The key legislative requirements in respect to designated heritage assets are as follows:

Section 72 of the LBCA Act requires that *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

Consideration

The building's primary significance is its forwards contribution to the character and appearance of the street, but to the rear, it also provides a sense of historic character through the exposure of its original upper-level brickwork and contribution to the historic roofscape. All of the original terraced houses on this street appear to retain their original butterfly roof, and mostly feature low rear eaves.

To ground floor level, the building has been extended, infilling its original, very shallow rear yard. Above it at first floor, the building remains unextended but with alterations to its fenestration. To the rear is a very tall later boundary wall which runs around the whole of the rear courtyard to Cobbold Court, and which rises just short of the rear eaves line of the terrace.

The proposed first floor extension would extend above the height of the rear boundary wall, which would not be consistent with the established pattern of development in this location. There are first floor extensions nearby in the terrace, notably at Nos.30 and 31, which rise up to the height of the rear boundary wall. As demonstrated by Nos. 30 and 31, the effects of such extensions are well contained by the rear wall. This latest proposal is broadly similar with the only material change being the choice of cladding material to the external face of the extension: slate tile cladding is now proposed over facing brick. However, views of the rear of this terrace are severely limited from anywhere other than the upper floors of Cobbold Court to the rear (outside of the Conservation Area). In these circumstances, it is considered that an extension projecting above the height of the rear wall is acceptable.

9.5 Residential Amenity

Policies 7 and 33 of the City Plan seek to protect residential amenity in terms of light, privacy, sense of enclosure and to encourage development, which enhances the residential environment of surrounding properties.

A key issue in this case is the impact of the proposals on the amenity of neighbouring residents, particularly Nos.31 and 33.

No.31 has already been extended up to first floor level with a roof terrace on top. The proposed first floor extension would be higher than that at No.31 and would mostly abut its flank wall.

To the other side, No.33 is divided into flats and has been extended at ground floor level only. To the rear, the property has a ground floor rooflight, and rear facing first and second floor windows, which appear to serve kitchens for the flats. The proposed first floor extension would add some bulk along the boundary and could cause some increased sense of enclosure to this rooflight and first floor windows. However, any increased sense of enclosure is considered to be not significant given that the rooflight and windows are already contained behind the existing tall rear boundary wall.

The application is supported by a Daylight and Sunlight Assessment, which confirms that the development would be within the BRE recommended guidelines and would not therefore, adversely affect neighbour's daylight and sunlight levels.

9.6 Transportation, Accessibility & Servicing

The proposal does not raise any transport / parking issues.

9.7 Economy including Employment & Skills

No economic considerations are applicable for a development of this size.

9.8 Environmental Impact Assessment

The proposal is not of sufficient scale or impact to require an Environmental Impact Assessment.

9.9 Planning Obligations & Pre-Commencement Conditions

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

10. Conclusion

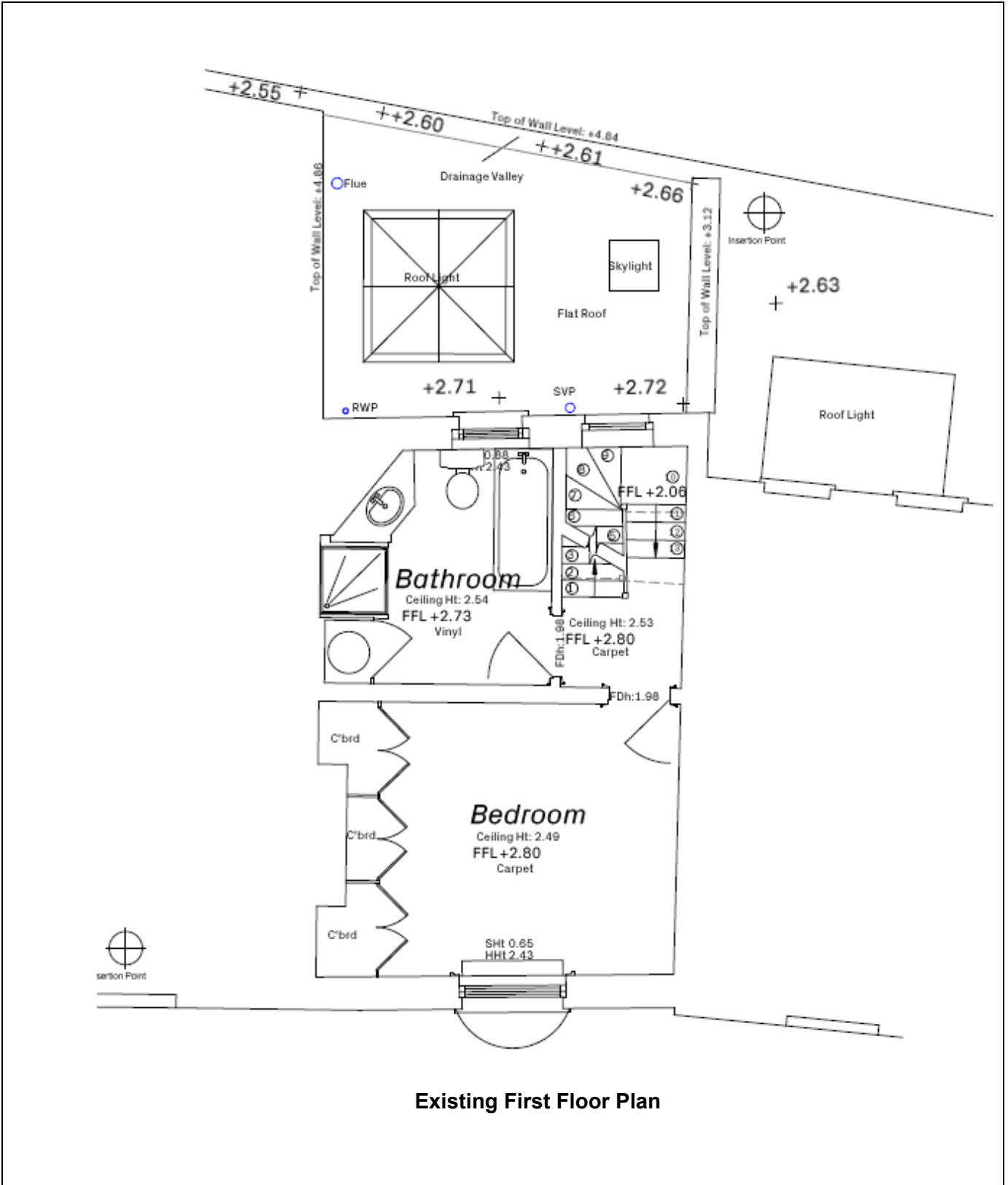
This latest proposal is broadly similar to that granted planning permission in 2018. For the reasons as set out in this report, the proposed extension is considered to accord with the the relevant policies in Westminster's City Plan 2019-2040 (adopted April 2021) in terms of design and amenity. As such, the application is recommended for approval subject to the conditions set out in the draft decision letter.

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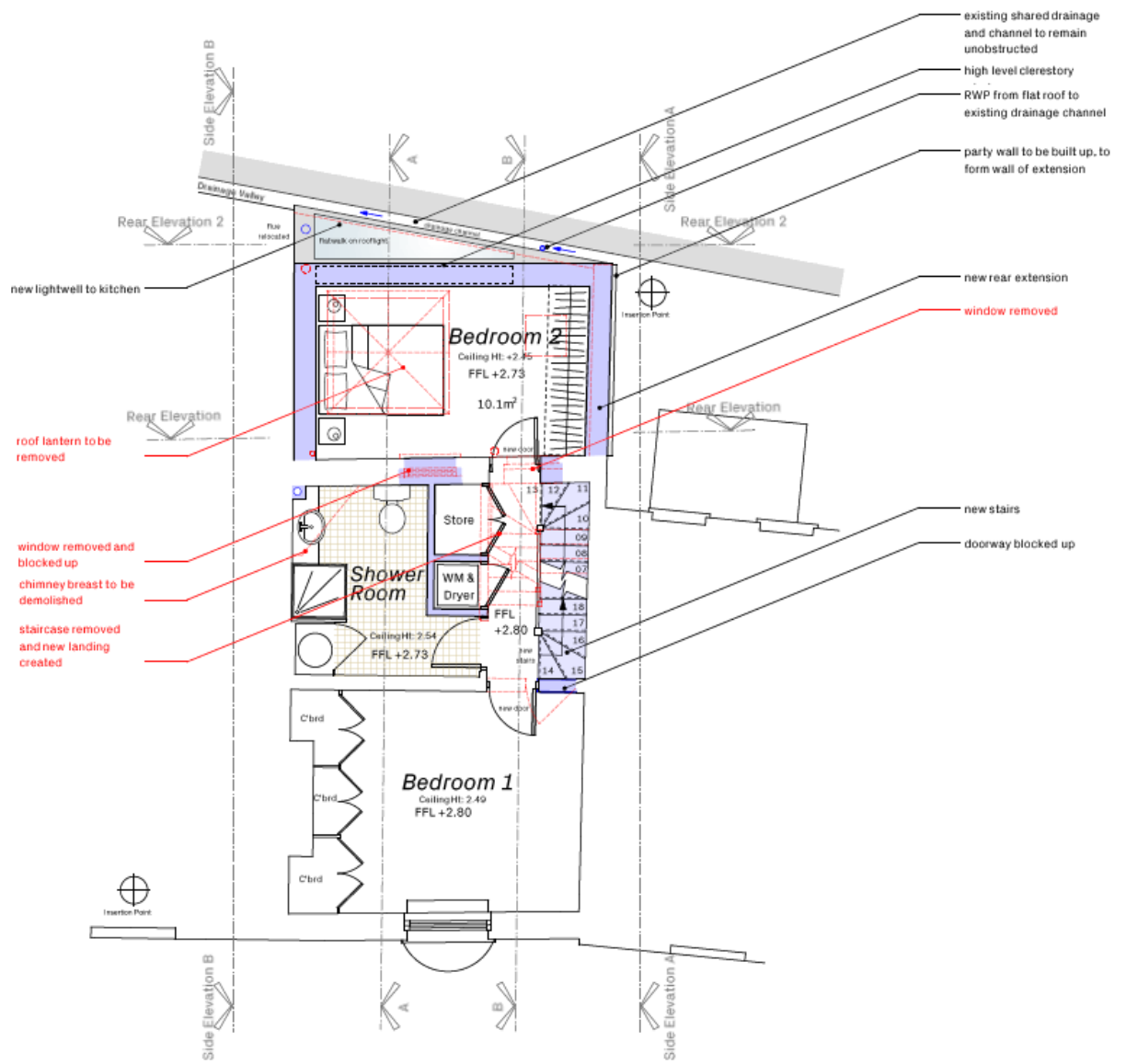
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

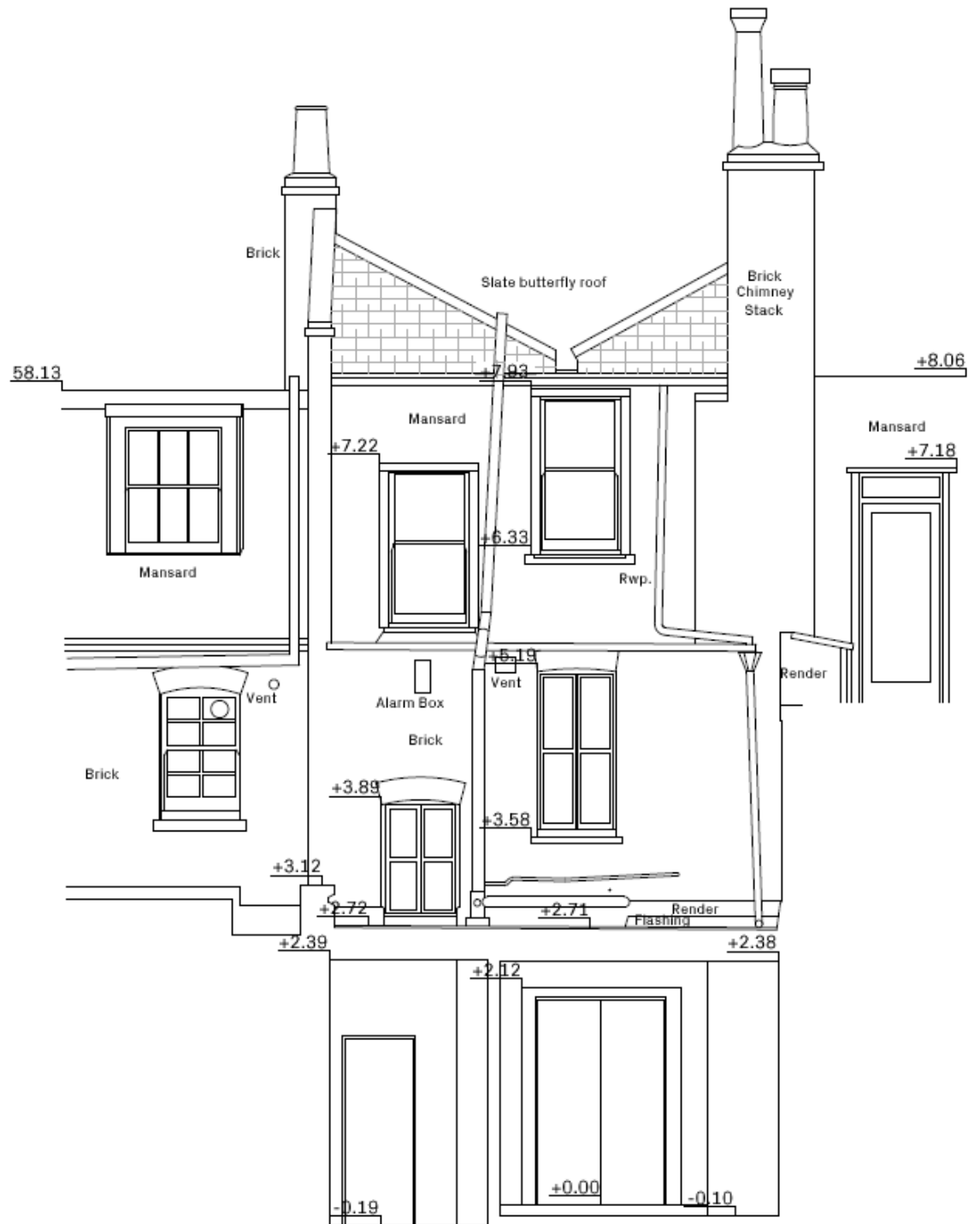
11. KEY DRAWINGS



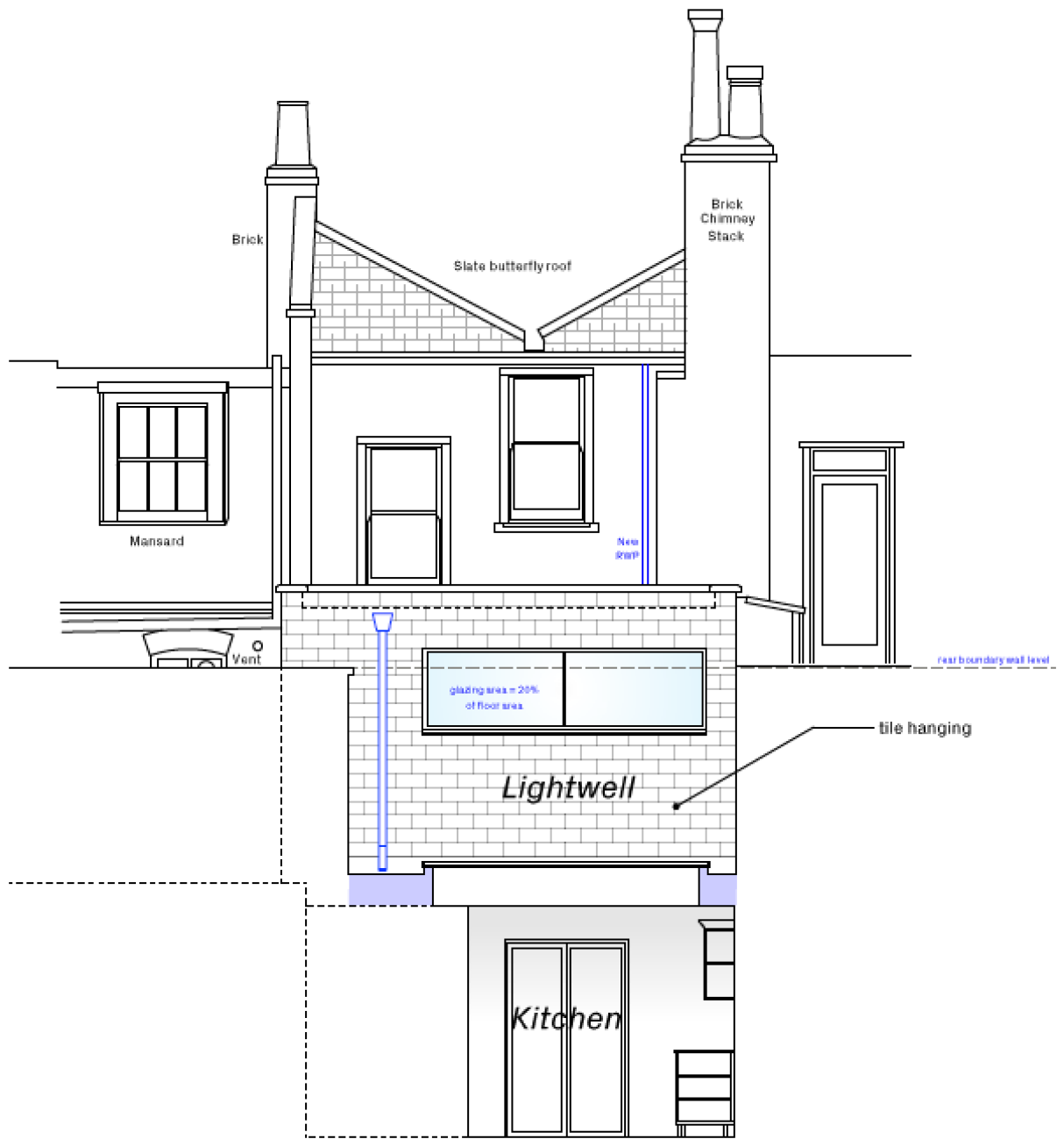
Existing First Floor Plan



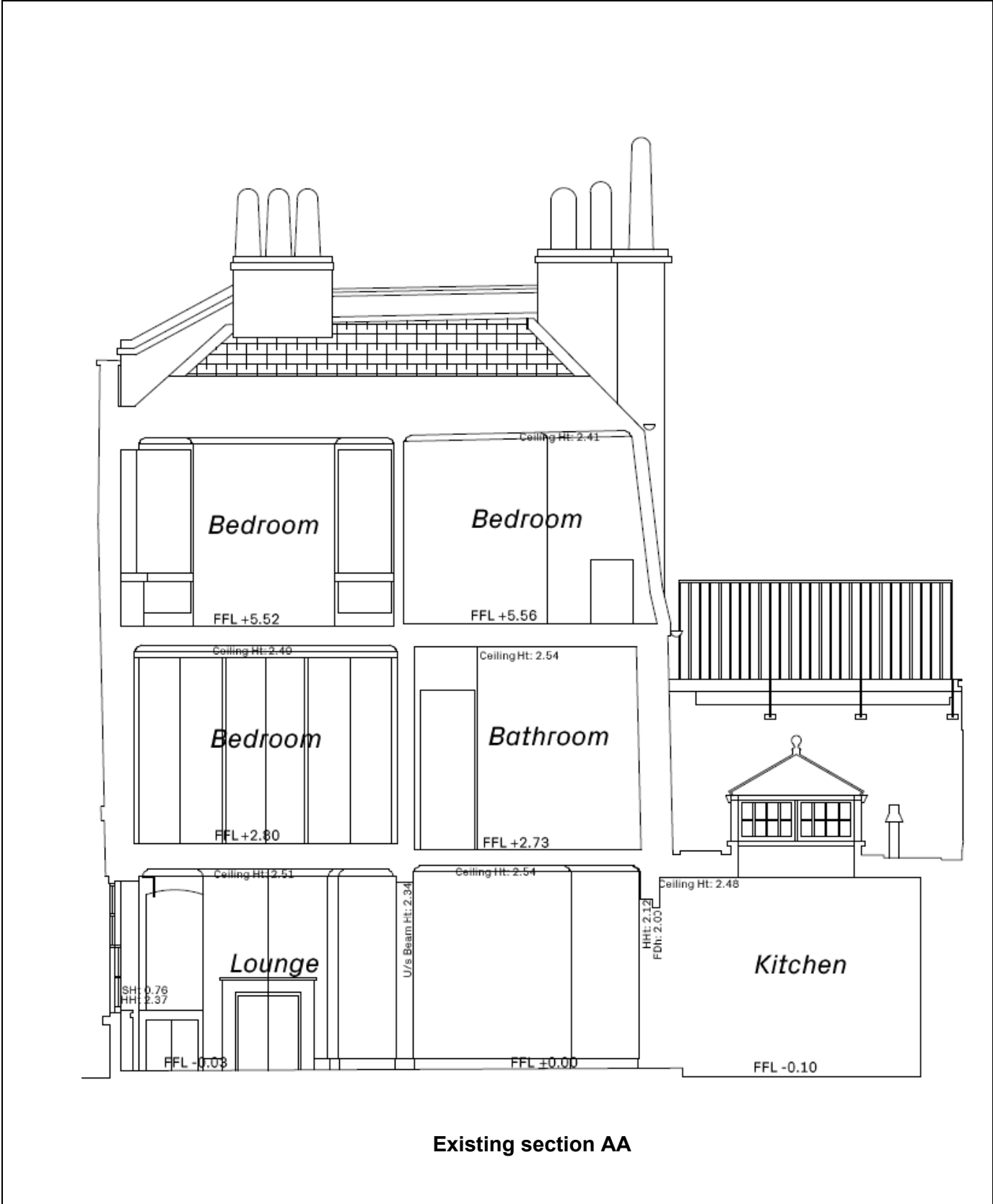
Proposed First Floor Plan

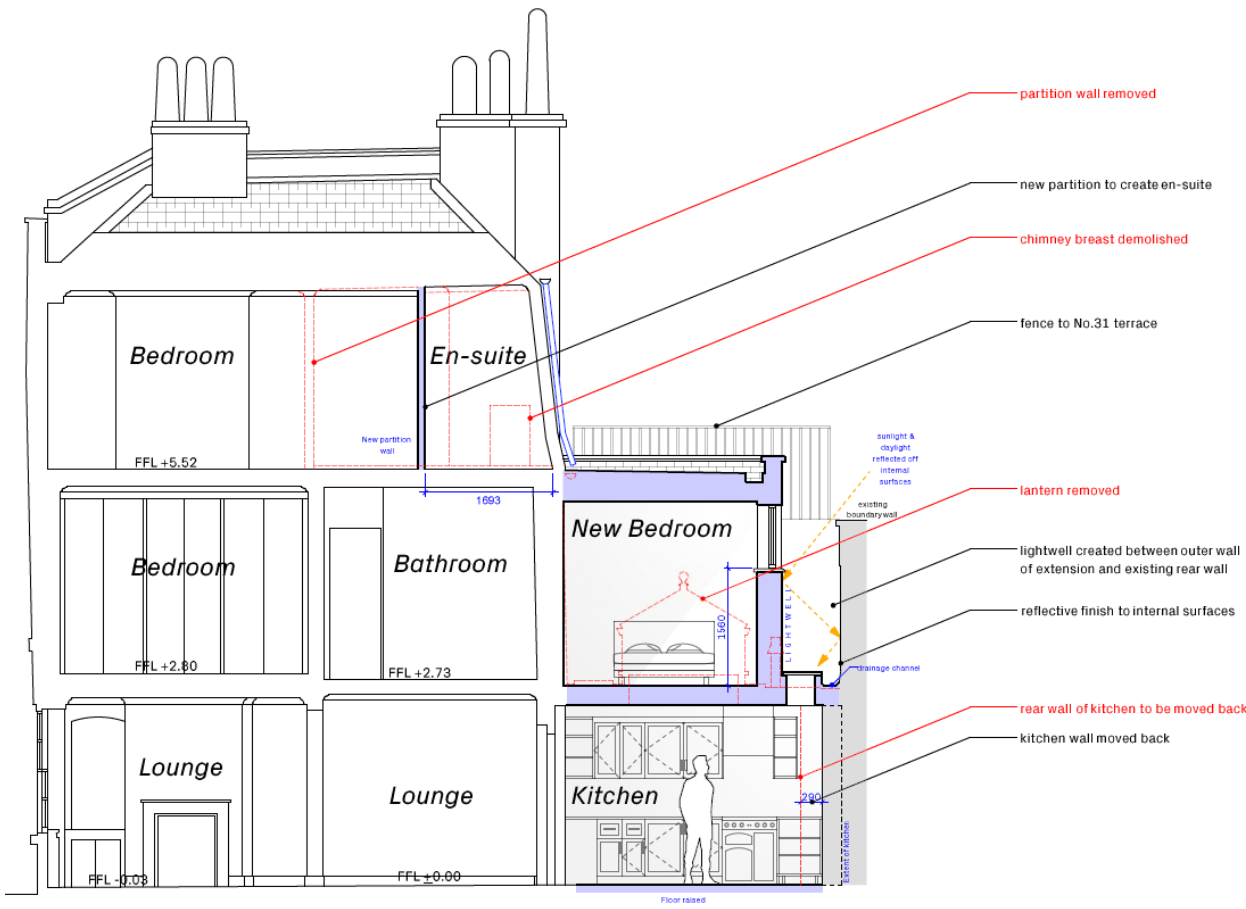


Existing rear elevation



Proposed rear elevation





Proposed section AA

DRAFT DECISION LETTER

Address: 32 Maunsel Street, London, SW1P 2QN

Proposal: Erection of single storey rear extension at first floor level.

Reference: 22/08691/FULL

Plan Nos: 00, 11, 10, 21, 13, 12, 31, 30, 111, 110, 121, 122, 113, 112, 130, 131, 123, 124, External Daylight Study, Sustainable Design Statement, Flood Risk Assessment.

Case Officer: Morgan Cheung

Direct Tel. No. 07971092759

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.

Reasons:

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)

Reasons:

To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 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)

Reasons:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 4 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

Reasons:

To protect the privacy and environment of people in neighbouring properties, as set out in Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

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.

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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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. Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please visit our website at www.westminster.gov.uk/guide-temporary-structures.

CONSIDERATE CONSTRUCTORS:

You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

BUILDING REGULATIONS:

You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/contact-us-building-control

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