

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 30 August 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Marylebone High Street	
Subject of Report	1 Beaumont Street, London, W1G 6DF,		
Proposal	Alterations including a third floor rear extension to existing residential apartment (Class C3) and installation of new and replacement windows on second and third floors.		
Agent	Forward Planning and Development		
On behalf of	Mr Michael van Clarke		
Registered Number	16/02977/FULL	Date amended/ completed	4 April 2016
Date Application Received	4 April 2016		
Historic Building Grade	Unlisted		
Conservation Area	Harley Street		

1. RECOMMENDATION

Refuse planning permission – loss of privacy and design grounds.

2. SUMMARY

The application site is located on the corner of Beaumont Street and Clarkes Mews. The building is used for retail purposes at ground floor level and there is a residential unit over first, second and third floors. The site is located within the Harley Street Conservation Area. Permission is sought for a third floor rear extension to provide additional floorspace to the existing residential unit (Class C3). The application also includes the installation of new and replacement windows at rear second and third floors.

The key issues for consideration are:

- The impact of the extension on the amenity of neighbouring residential properties; and
- The detailed design of the extension and its impact on the surrounding conservation area.

Two objections were received from residents in the neighbouring property at 38 Weymouth Street on the grounds of loss of privacy, loss of light, increased sense of enclosure, impact on the Harley Street conservation area and planning history and precedents. Due to the small increase in height and bulk of the property, it is not considered that the objections on loss of light or increased sense of enclosure can be upheld. While the objectors' properties are located at a 90 degree angle to the proposed new windows, due to the proximity of the proposed new windows it is considered that the proposal will result

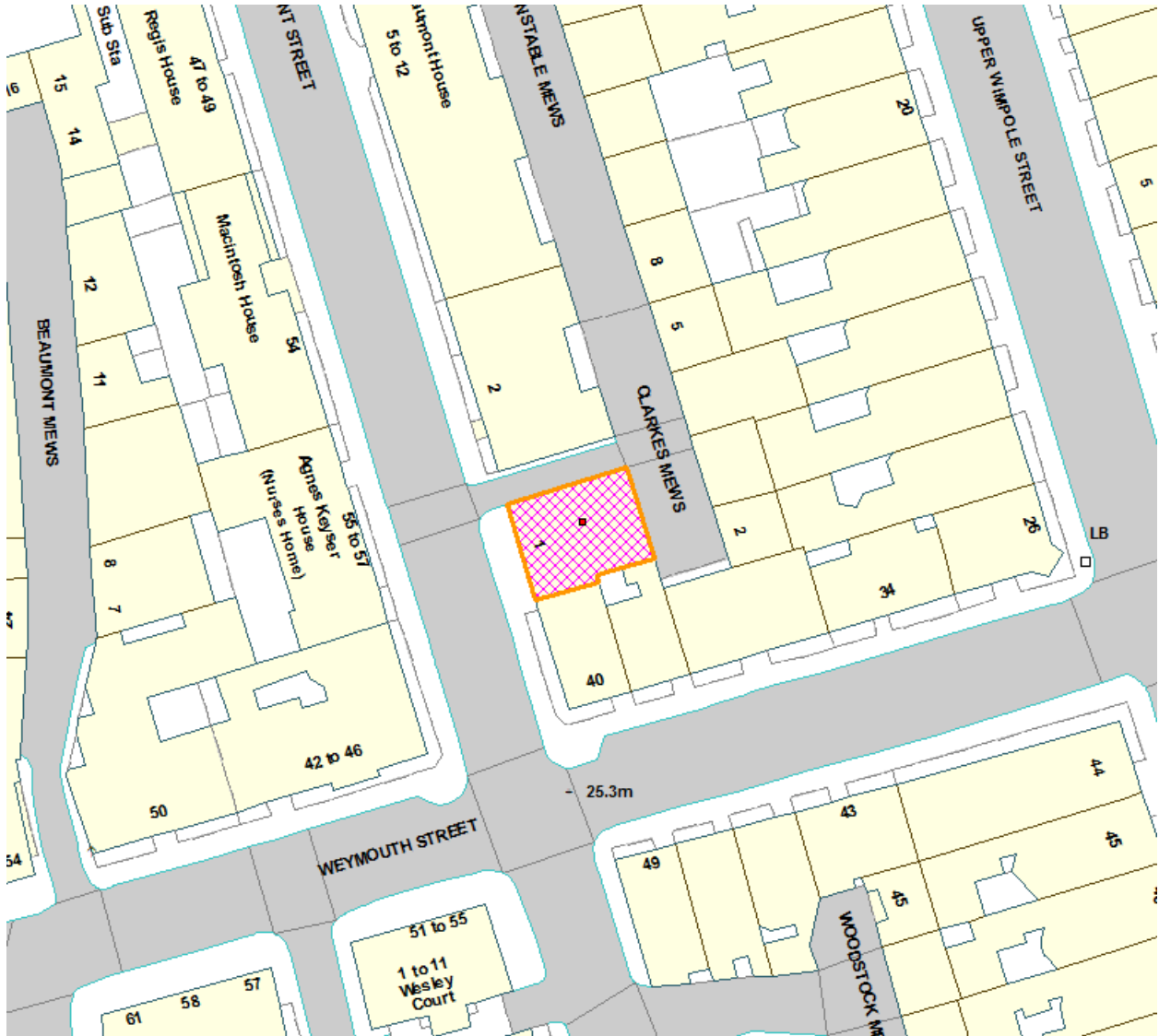
Item No.

in a material loss of privacy and this aspect of the objections is upheld.

The proposed extension is a prominent addition to the rear of the property and will have an impact on the character of this unlisted building of merit, the character and appearance of the conservation area, and on the setting of nearby listed buildings. An objection was also received on the impact the extension would have on the conservation area based on planning precedent set on surrounding buildings. This element of the objection is upheld.

The scheme is considered unacceptable in amenity and design grounds and is consequently recommended for refusal.

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS

Top: View of application property from Beaumont Street
Bottom: View form Clarkes Mews with the application property to the right and objectors' property to the left



5. CONSULTATIONS

THE MARYLEBONE ASSOCIATION

No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 17

No. of objections: 2 letters of objection received from the occupiers of No.38 Weymouth Street on some or all of the following grounds:

Amenity

- Loss of privacy
- Loss of light
- Increased sense of enclosure

Design

- Impact on the Harley Street conservation area

Other

- Planning history and precedents.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is an unlisted building located within the Harley Street Conservation Area. The property is located on the corner of Beaumont Street and Clarkes Mews. The property consists of ground and first to third floors. The ground floor is currently in use as retail (Class A1) while the first to third floors are in use as a residential unit (Class C3).

6.2 Recent Relevant History

None applicable

7. THE PROPOSAL

Permission is sought for a rear third floor extension to create additional residential floorspace for the existing residential unit. There is an existing roof terrace at third floor level and the proposed extension will cover half of this terrace. There is an existing mansard roof which is set back from the rear wall, it is proposed to create a sheer wall to provide additional head height in the extension. It is also proposed to insert new windows and to replace some existing windows.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The increase in residential floorspace (17m²) is considered acceptable in land use terms and is compliant with Policy H3 of the UDP and Policy S14 of the City Plan.

8.2 Townscape and Design

1 Beaumont Street is unlisted and is located in the Harley Street Conservation Area. It is identified in the Harley Street Conservation Area Audit as an unlisted building of merit, meaning it makes a positive contribution to the character of the area. The audit also identifies this as a building with an existing roof extension, is unsuitable for further upward roof extension.

Although substantially altered, the building retains some of its original Georgian character and contributes to the character and appearance of this part of the conservation area. Its rear elevation is visible from street level in Dunstable Mews and from many surrounding properties. A number of these are Grade II listed, including the adjoining 36 Weymouth Street and 14-25 Upper Wimpole Street, which back onto the mews. Alterations at roof level in this location will therefore be prominent and have an impact on the character of this unlisted building of merit, the character and appearance of the conservation area, and on the setting of nearby listed buildings.

UDP policy DES 6 seeks to resist roof alterations and extensions which would adversely affect the architectural character of buildings and which would be visually intrusive in public and private views. These proposals would result in the loss of the mansard which, although not original, is a traditional roof form which complements the character of the existing building. The mansard uses a double pitch, which helps to minimise the height and impact on adjoining occupiers and, while the parapet has been rebuilt, it is of consistent height, with V-form to the main rear wall and repeated to the closet wing, giving a unified appearance to this rear elevation.

As designed, the proposed roof storey would be less sympathetic to the character of the building. The sheer storey to the rear would appear significantly more bulky and prominent in relation to adjoining buildings and would be intrusive in views from the mews and surrounding properties, including in views from a number of listed buildings. Despite the location to the rear this would therefore cause harm to the character of the existing building, character and appearance of the conservation area and setting of neighbouring listed buildings.

An objection has been received relating to precedents set by previous applications in the area. They stated that a recent application at 38 Weymouth Street, which the objectors flat is within, was refused permission for a mansard roof extension because of its impact on the character or appearance of the Harley Street Conservation Area and surrounding listed buildings. As outlined above, the Council agrees with this element of the objection. The application is therefore unacceptable in design terms and contrary to policies DES 1, DES 6, DES 9, and DES 10 of the UDP and S25 and S28 of the City Plan.

8.3 Residential Amenity

UDP Policy ENV13 aims to maintain and where possible improve the quality of life for residents, workers and visitors to Westminster. Policy S29 of the City Plan states that the

council will resist proposals that result in an unacceptable material loss of residential and development should aim to improve the residential environment.

Sunlight and Daylight

Two objections have been received from 38 Weymouth Street raising concerns over the loss of light and the impact of shadow overcasting to their windows. No daylight and sunlight assessment has been submitted. However, due to the relatively small increase in bulk and mass as a result of the extension and its positioning away from the residential windows it is not considered that there would be a material loss of light. The objectors windows face north, and the extension is to the north of these windows so it is not considered there would be a material loss of sunlight. The objections on these grounds cannot be upheld.

Sense of Enclosure

One objection has raised concern about increased sense of enclosure. The application site and the neighbouring buildings are very close and therefore create an already enclosed area to the rear. It is not considered that the rear extension will have a material impact on the existing situation and therefore the objection cannot be upheld.

Privacy

Objections have been received raising concern regarding the loss of privacy. There is an existing window at third floor level (within the mansard) which is set back from the rear elevation. As a sheer elevation is being created at this level, the third floor window will be moved forward to be in line with the rear elevation. A new window will also be inserted at second floor level. The windows within 38 Weymouth Street are angled at 90 degrees from the proposed location of the windows. These windows serve bedrooms. It is considered that the new windows will cause a loss of privacy to the existing residential windows and therefore the application is contrary to policies ENV13 and S29 and is recommended for refusal on these grounds.

8.4 Transportation/Parking

The proposal does not raise any highways issues.

8.5 Economic Considerations

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

8.6 Access

The access to the existing residential flat will remain the same as existing.

8.7 Other UDP/Westminster Policy Considerations

Not applicable.

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.

8.11 Environmental Impact Assessment

Not applicable

8.12 Other Issues

Not applicable

9. BACKGROUND PAPERS

1. Application form
2. Response from Marylebone Association, dated 5 May 2016
3. Letter from occupier of RMF Studio, 120 Fortune Green Road, dated 29 April 2016
4. Letter from occupier of First Floor, 38 Weymouth Street, dated 26 April 2016

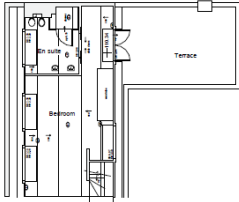
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: NATHAN BARRATT, BY EMAIL AT nbarratt@westminster.gov.uk

10.KEY DRAWINGS

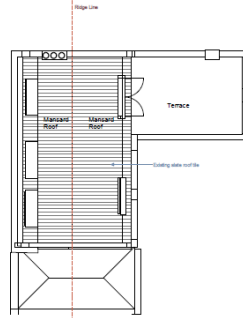
Existing and Proposed Third Floor and Roof Plans

Beaumont Street



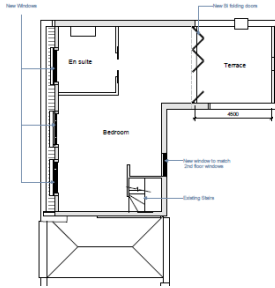
Existing Third Floor

Beaumont Street



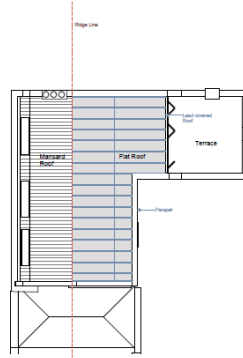
Existing Roof Plan

Beaumont Street



Proposed Third Floor

Beaumont Street



Proposed Roof Plan

Existing building work
Proposed building work
Notes
1. All proposed work is to be undertaken in accordance with the Council's Code of Practice.

A1 11.03.18 Issued for Planning 02
 Rev. Date Author/Amended by SGP

sonnemanntoon
 architects

Quality House 90-92, 100-102
 142 Queen Street, Brisbane QLD 4000
 URBAN PROJECTS
 07 3211 1000
 67 This drawing is copyright
 of Sonnemanntoon Architects. All rights reserved.
 Do not scale this drawing. Architects to be informed of
 all dimensions in dimensions. Contractor to check
 all dimensions on site.

Drawn	WJG	Scale	1:1000
Check	PRELIM	Project No.	1432 (Z) 005
Project Title	1 Beaumont Street - 3rd Floor/Roof		
Drawn by	Sonnemanntoon		

EXISTING & PROPOSED PLANS
 THIRD FLOOR & ROOF
 Drawing number: 1432 (Z) 005 Revision: A1



Existing and Proposed Elevations



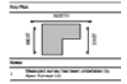
Existing Beaumont Street Elevation



Existing Side Elevation



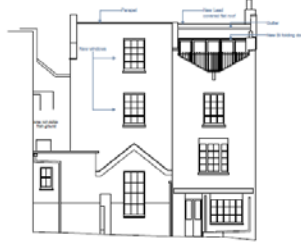
Existing Rear Elevation



Proposed Beaumont Street Elevation



Proposed Side Elevation



Proposed Rear Elevation

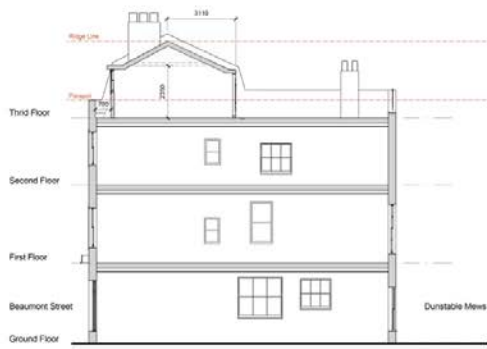
02 17.01.18 Issue for Planning 02A 01
 03 19.02.18 Issue for Planning 02A 02

sonnemantoon
architects

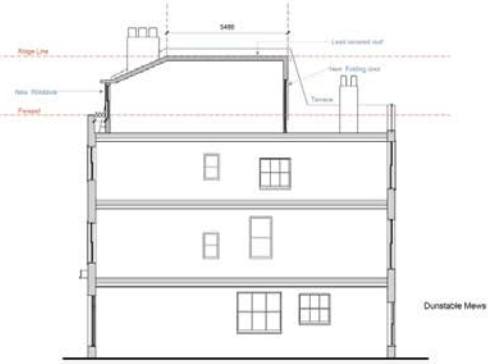
2018
 1432 (32) 001 A2



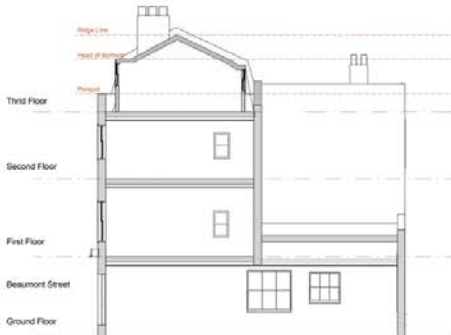
Existing and Proposed Sections



1 Existing section AA
1:100



3 Proposed section AA
1:100



2 Existing section BB
1:100



4 Proposed section BB
1:100

Key Plan

Notes

1. Measured survey has been undertaken by Agate Surveyors Ltd.

AZ	07.04.16	Issued for Planning/JDA	GT
A1	11.03.16	Issued for Planning/JDA	CC

Rev	Date	Details Amended by	Signat
-----	------	--------------------	--------

sonnemanntoon
architects

Quality House
8-10 Quality Court
Chancery Lane
London WC2A 1PH
United Kingdom

tel: +44 (0)20 7540 8881
email: info@sonnemanntoon.co.uk
web: www.starch.co.uk

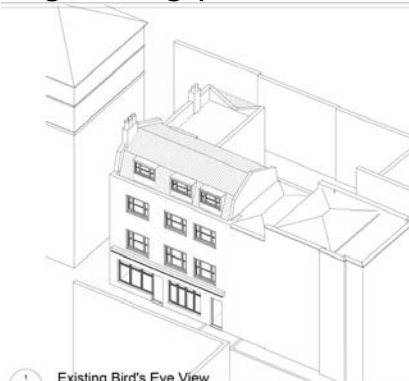
© This drawing is copyright

Do not scale this drawing. Applicant to be informed of all discrepancies in dimensions. Contractor to check all dimensions on site.

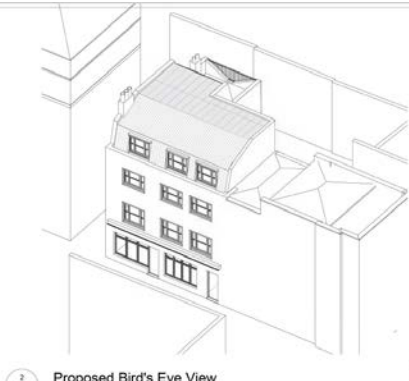
Drawn	Status	Scale
JDA	PRELIM.	1:100@A3
Project No:		1209@A4

1 Beaumont Street - 3rd Floor/Roof
Planning file
EXISTING & PROPOSED SECTION
Drawing number: 1432 (90) 004
Revision: A2

Existing and Proposed Bird's Eye Views and Perspectives (these do not accurately show the neighbouring buildings)



1 Existing Bird's Eye View
(90) 002



2 Proposed Bird's Eye View
(90) 002

A1 11.03.16 Issued for Planning/JDA CC
Rev. Date Details Amended by Signed



3 Existing Perspective View
(90) 002 Viewpoint as 1432(02)002 Front elevation



4 Proposed Perspective View
(90) 002

sonnemantoon architects

Quality House
6-9 Quality Court
Charonry Lane
London WC2A 1HP
United Kingdom
Tel: +44 (0)20 7580 8881
email: info@st-arch.co.uk
web: www.st-arch.co.uk
© This drawing is copyright

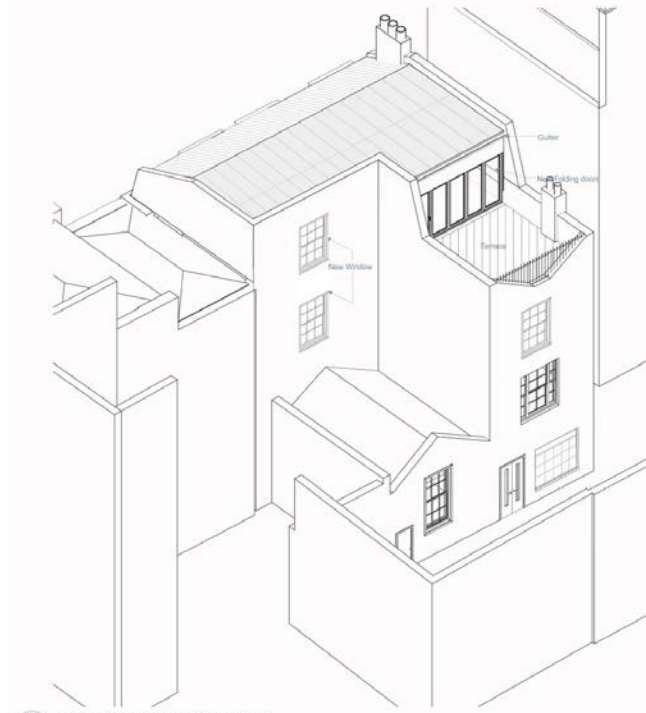
Do not scale this drawing. Archibed to be informed of all discrepancies in dimensions. Contractor to check all dimensions on site.

Drawn	Status	Scale
JDA	PRELIM.	nts @A3

Project title
1 Beaumont Street - 3rd Floor/Roof

Drawing title
3D VIEWS
Bird's Eye Views & Perspectives

Drawing number	Revision
1432 (90) 002	A1



1 Proposed Bird's eye View-Rear
(90) 005

DRAFT DECISION LETTER

Address: 1 Beaumont Street, London, W1G 6DF,

Proposal: Alterations including a third floor rear extension to existing roof terrace to provide additional accommodation to existing residential apartment (Class C3) and installation of new and replacement windows on second and third floors.

Reference: 16/02977/FULL

Plan Nos: 1432 (22) 005 Rev. A1 ; 1432 (32) 001 Rev. A2 ; 1432 (90) 004 Rev. A2

Case Officer: Adam Jones

Direct Tel. No. 020 7641 1446

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

The new windows to the rear 2nd and 3rd floors would lead to an unacceptable loss of privacy for people in neighbouring properties. This would not meet S29 of Westminster's City Plan (July 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (X13AB)

Reason:

Because of height, bulk and detailed design the roof extension would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Harley Street Conservation Area. This would not meet S25 and S28 of Westminster's City Plan (July 2016) and DES 6, DES 9, DES 10, DES 1 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (X16AC)

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 so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (July 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Item No.

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.