

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 11 October 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	31 Springfield Road, London, NW8 0QJ		
Proposal	Retention of wraparound dormer.		
Agent	Mr Matthew Black		
On behalf of	Ms Eve Brenner		
Registered Number	16/05956/FULL	Date amended/ completed	12 September 2016
Date Application Received	24 June 2016		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		

1. RECOMMENDATION

Refuse permission.

2. SUMMARY

31 Springfield Road is a semi-detached villa on the south side of Springfield Road. Along with no.33 Springfield Road they form a pair of attractive unlisted buildings which date from the mid-nineteenth century. It is a three storey building with stucco facades to front and side. There is a lower and recessed entrance bay to the side. The stucco treatment does not extend to the rear facades of both 31 and 33 and instead these are faced in stock brick. The villas have a hipped slate roof with chimney stacks on the party wall and on the end walls. The two buildings display a high degree of symmetry to the front and to a lesser extent at the rear.

There are no listed buildings in Springfield Road, but most are attractive villa buildings, either detached or semi detached properties, which are either of a similar date to the application site, or are post-war neo-Georgian replacements. The application site and most of Springfield Road lies within the St John's Wood Conservation Area.

The application seeks permission to retain a dormer structure which wraps around the side and rear roof pitches. The dormer structure was built between 2013 and 2015 and it is the applicant's assertion that it was built following the grant of planning permission on 29 August 2012 (ref. 12/06126/FULL). That planning permission has been granted for any form of 'wraparound' dormer structure is firmly

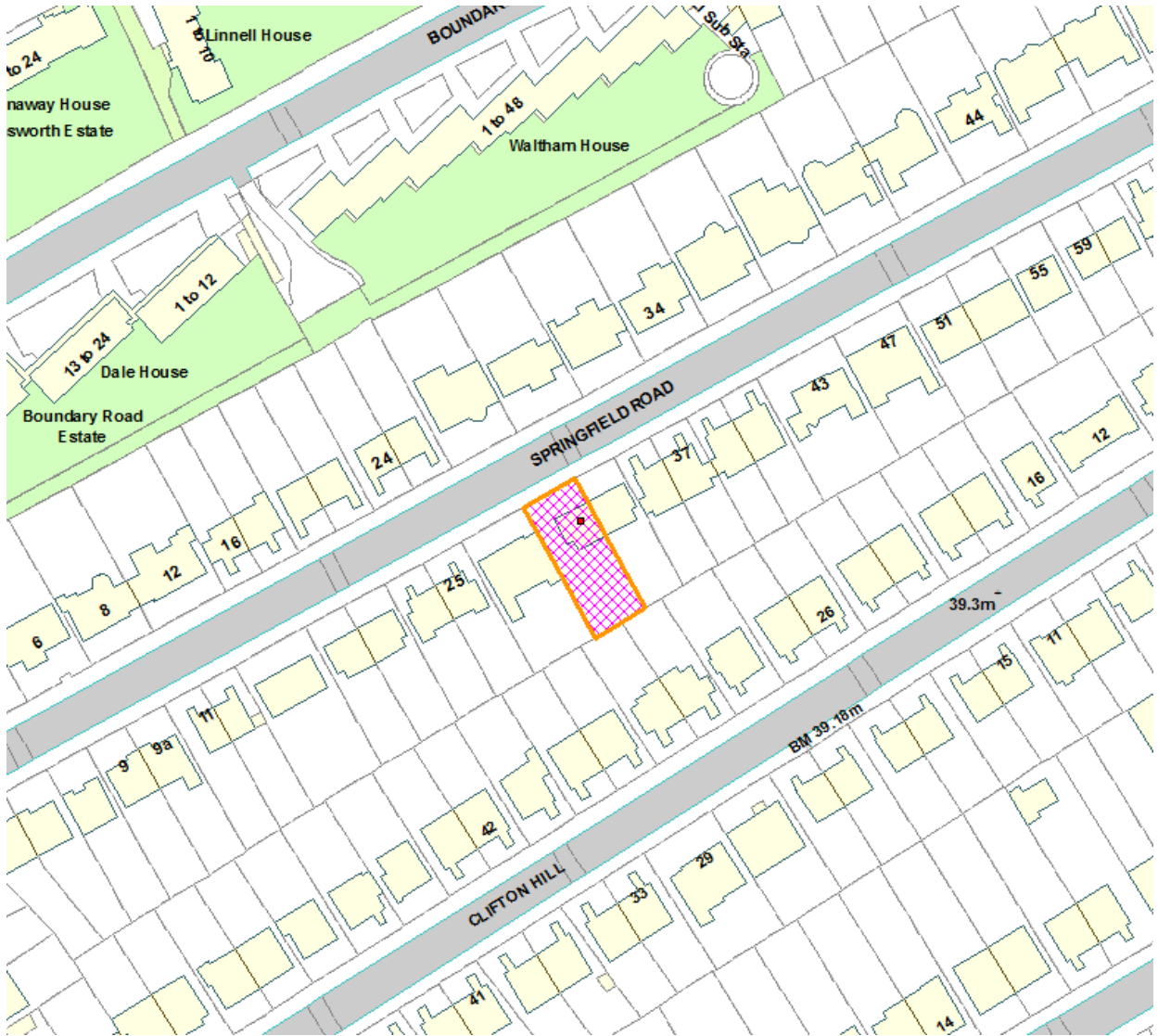
contended by the City Council and as such the structure that has been built is considered an unauthorised development. There is an open planning enforcement case on this matter, which is currently in abeyance pending the outcome of this application. The application has been made without prejudice to the applicant's position that they already have permission.

The key issue raised by the proposal is:

- The impact of the proposal upon this unlisted building and upon the character and appearance of the St John's Wood Conservation Area.

The dormer structure that has been built is considered to result in harm to the appearance of the building and to the character and appearance of the conservation area. There are no public benefits which would outweigh the harm caused and as such it is recommended that the application is refused.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Street view (winter)



View from rear garden

5. CONSULTATIONS

ST JOHN'S WOOD SOCIETY:

Object. Consider the dormer is overly bulky and oversized and negatively impacts on the roof symmetry of the pair of buildings.

PLANNING ENFORCEMENT:

Awaiting outcome of application. Applicants have been given formal notice of intention to pursue action to secure removal of the dormer.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 4

Total No. of replies: 1

No. of objections: 1

- Dormer is unattractive and harms the character and appearance of the building. Incongruous with No.33 and other similar semi-detached villas on Springfield Road. Does not preserve or enhance the conservation area.

No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

ADDITIONAL CONSULTATION FOLLOWING THE RECEIPT OF AMENDED PLANS

ST JOHN'S WOOD SOCIETY:

Objection, as above.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 4

Total No. of replies: 0 at the time of writing.

6. BACKGROUND INFORMATION

6.1 The Application Site

31 Springfield Road is a semi-detached villa on the south side of Springfield Road. Along with no.33 Springfield Road they form a pair of attractive unlisted buildings which date from the mid-nineteenth century. It is a three storey building with stucco facades to front and side. The site lies within the St John's Wood Conservation Area. There are no listed buildings within Springfield Road, although most of the buildings to the south in Clifton Hill, including the properties which back onto the application site are grade II listed buildings and of a similar character to no.31.

6.2 Recent Relevant History

12/03687/CLOPUD

Erection of rear lower ground floor extension.

Application Permitted 8 June 2012

12/06126/FULL

Erection of single storey side extension at lower ground floor level, erection of dormers to both side and rear roofslopes, and installation of a rooflight to front roofslope.

Application Permitted 29 August 2012

12/11042/FULL

Erection of single storey lower ground floor extension to side/rear and side extension at upper ground and first floors and associated alterations to enlarge single family dwelling.

Application Refused 8 January 2013

13/00988/FULL

Erection of two storey side extension at lower ground and ground floor levels to enlarge single family dwellinghouse.

Application Permitted 25 March 2013

It is the applicant's contention that the planning permission granted on 29 August 2012 approved a 'wraparound' dormer extension, similar in form to that which has been built. The Planning Statement which sets out the applicant's position is included in full in the background papers to this report for members due consideration.

It is the City Council's position that when application reference number 12/06126/FULL was initially made it included proposals for a 'wraparound' roof extension of similar form to that which has been built. This proposal was considered harmful and unacceptable and amendments to the application were sought. This resulted in revised drawings being submitted which included a single dormer window to the rear roof pitch and a single dormer window to the side roof pitch. The revised scheme ensured that the roof to no.31 was modified in a way which was symmetrical to that of no.33. It was only on the basis of these amended proposals that planning permission was granted and legal advice concurs with this position.

A copy of the 29 August 2012 decision letter, the approved drawings and delegated officers report are also included as background papers.

7. THE PROPOSAL

The current application seeks permission to retain the 'wraparound' dormer roof extension that has been built. The roof extension, which provides additional living accommodation, is a box-like structure which wraps around the rear ridge line of the hipped roof and extends onto both the side and rear roof pitches. It is a lead-clad structure with a flat roof and there is tripartite casement window in the rear face of the extension.

Although this current application initially contended that the extension had been built in accordance with the drawings which had originally been submitted as part of the 2012 application (12/06126/FULL) and which the applicant's argue are the approved drawings, it has become apparent that the structure that has actually been built does not accord with these earlier drawings and is instead a wider structure, with a different arrangement of windows. During the course of this current application the proposed drawings have been amended to ensure that they reflect the size and external appearance of the structure that

has been built, although internal floor layouts have not been submitted despite officers' requests.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The building is used as a single residential unit. The current application does not seek to change the use or the number of units and as such no land use issues arise from the proposal.

8.2 Townscape and Design

Nos.31 and 33 Springfield Road form an attractive pair of semi-detached villas on the south side of the road. They date from the mid-nineteenth century and were originally three storey properties (lower ground floor, raised ground floor and first floor). The front and side facades are in stucco and both buildings exhibit attractive Victorian embellishment. Both buildings are identified as unlisted buildings of merit within the St John's Wood Conservation Area Audit.

The two buildings exhibit a high degree of symmetry when viewed from the street, albeit no.31 has lost some of its original window detailing eg. the non-original first floor casement windows, and the boundary walls differ.

The rear facades of both buildings are brick-faced and while they maintain a broad symmetry in terms of form and massing, they have been altered which has introduced asymmetric elements: both have differing garden level extensions and no.31 has had a projecting brick bay add to the rear facade and has a differing fenestration pattern.

Both buildings have a hipped slate roof with a large central brick chimney stack on the party wall line and brick stacks rising above the side walls. The roof has an overhanging eaves. Prior to the planning permission in August 2012, the roof of no.31 featured a small rooflight to the front roof pitch and a similar rooflight to the rear roof pitch, whereas no.33 featured a small rooflight to the front roof pitch but a dormer window to the side roof pitch and a dormer window to the rear roof pitch. Thus at this time there was a degree of asymmetry to the pair at roof level, caused by the dormer additions to no.31.

Nos.31 and 33 Springfield Road, along with many of the other buildings in the street are considered to be buildings which contribute very positively to the character and appearance of the St John's Wood Conservation Area. The adopted Conservation Area Audit makes the following observations:

The main building types within the conservation area are a range of detached villas and semi-detached houses, often treated as villas. These are particularly spread over the northern half of the area, with some of a more imposing nature along Hamilton Terrace to the west. The design of these villas was greatly influenced by Nash in the Regent's Park area and most date from the early-mid Victorian period. There are also a number of later detached houses of interest, particularly from the early 20th century. (Paragraph 4.30)

Houses are generally two or three storeys over basement and are set in large plots, with generous gardens to the front and rear, and wide gaps between properties. They do not form designed groups as already noted but rely on the use of a mixture of stucco and brick, along with their generous landscape setting and consistent scale to create a feeling of unity. However they accommodate a variety of architectural styles as set out below – contributing to the diversity and interest of the area. (Paragraph 4.31)

This [Classical / Italianate Villa] basic villa design was adapted to include semi-detached buildings, often designed to resemble a single large property. Entrances are often recessed on the side wall of each property to create the feeling of one grand house. (Paragraph 4.33)

With respect to development proposals within a Conservation Area, the City Council have a statutory duty, as set out in S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to ensure that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This requirement is underlined in Policy DES 9 of the UDP which in its policy application indicates that alterations and extensions to buildings in conservation areas should preserve or enhance the character or appearance of that area. This same policy application indicates that views from surrounding buildings and other non street-level views may be important.

Policy DES 6 of the UDP is also particularly relevant to this application as it relates to roof level extensions and alterations, and indicates that permission may be refused where any additional floors or installations would adversely affect either the architectural character or unity of a building or group of buildings.

These policies were applied at the time the St John's Wood Conservation Area Audit was adopted and the audit identified Nos.31 and 33 Springfield Road, along with all of the buildings in the immediate area as being properties either with existing roof extensions or where extensions would not normally be acceptable. In clarifying this designation the audit stated as follows:

Category 1 – Properties with existing roof extensions, or where extensions would not normally be acceptable – *This includes all listed buildings and groups of buildings that remain largely unaltered. It applies to many of the villas in St John's Wood which are completed compositions, often with distinctive roof forms, and overhanging eaves, making extensions difficult to achieve and highly visible. It also applies to semi-detached houses and groups of houses, where an extension would imbalance or damage the integrity of a pair or group. Included here are 20th century developments where prominent mansard and pitched roofs are important elements of the original design. The removal of unacceptable alterations and extensions in order to restore the original character of a roof, however, will be encouraged and in some instances alterations to roofs may be acceptable, even if a full additional storey is not. (Paragraph 4.81)*

With this policy context in mind and having regard to the positive contribution the application property makes to the character and appearance of the conservation area, it is considered that the 'wraparound' dormer which has been built at no.31 and which this application seeks permission to retain, has a harmful impact upon the individual building, a harmful impact upon the pair of semi-detached villas and a harmful impact upon the character and appearance of the conservation area.

As indicated, the symmetry and balance of nos.31 and 33 Springfield Road is a very positive townscape characteristic and the 'wraparound' dormer harmfully erodes this symmetry at roof level. This impact is most severely evident in views from the rear. In terms of the impact on the individual building, it is a well detailed mid-nineteenth century villa, and its design is based on the principles of Classical architecture, exhibiting order and proportion. The 'wraparound' dormer structure introduces a highly discordant element to the building, largely eradicating the low hipped roof profile to the rear and introducing a bulky roof extension which bears no relationship with the architecture or proportions of the original building.

In terms of the impact upon the conservation area, it is considered that the disfigurement of the roof profile and of the symmetry with no.33, has a harmful impact on the character and appearance of the area. The 'wraparound' dormer is clearly visible from Springfield Road, albeit this visibility is curtailed when the adjacent trees are in leaf and in these winter views the large lead-clad structure appears as a bulky addition to the side roof pitch eroding the profile of the roof and the silhouette contribution of the side chimney stack. During site visits to the site the applicant has pointed out several other dormer structures to other buildings within Springfield Road, however, none are comparable in size with the application proposal. While there are several examples of side and rear dormers, there is no evidence of a 'wraparound' dormer. Indeed even if there were incongruous dormers elsewhere in the street, this would not justify acceptance of the current proposal.

The 'wraparound' dormer and its impact on the roof profile and symmetry with no.33 is most evident in views from the rear. Views of the dormer can be had from the gardens of neighbouring properties, from within properties on the northern side of Carlton Hill, and from the highway of Carlton Hill, where it can be seen in the gap between nos.30 and 32 Carlton Hill. Thus the harmful impact is appreciable from a number of both public and private vantage points.

In the terms of the NPPF the degree of harm caused to the conservation area (the 'designated heritage asset' in this case) is considered to be 'less than substantial'. In these circumstances the NPPF requires the harm to be weighed against the public benefits of the proposal. In this case it is considered that there are no obvious public benefits.

The proposal is considered to be contrary to design policies S25 and S28 of the City Plan; and DES 1, DES 6 and DES 9 of the UDP.

8.3 Residential Amenity

The proposal is not considered to have an adverse impact upon residential amenity.

8.4 Transportation/Parking

No transportation or parking issues arise from this proposal.

8.5 Economic Considerations

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

8.6 Access

The existing access arrangements to and within the house are maintained.

8.7 Other UDP/Westminster Policy Considerations

None.

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 in this case.

8.12 Other Issues

As set out earlier in the report, it is the applicant's position that a 'wraparound' dormer structure was approved by the permission granted on 29 August 2012 and their case is set out in full in the revised Planning Statement for the application which is included in the background papers for members' consideration.

As indicated in this Planning Statement the applicant suggests that revised drawings were submitted to overcome the case officer's concerns about the original proposal, but were submitted for discussion purposes only and not intended as a formal revision. This position is not accepted by the Council and it is contended that the correspondence between the case officer and the agent for the application clearly indicates that the scheme was amended and that the approved drawings under planning permission 12/006126/FULL, dated 29 August 2012 are the revised plans showing two separate dormers: one to the rear and one to the side, replicating the arrangement of windows at no.33. This position has been taken following legal advice.

It is acknowledged that the approved drawings, which bore the same reference number as the originally submitted drawings, were not uploaded onto the Council's website following the issue of permission on 29 August 2012. This did not take place until 6 March 2015 once it had been discovered that the original drawings had not been superseded on the website. This discovery followed another planning officer's site visit to the adjoining property at 33 Springfield Road in order to assess planning application 14/12072/FULL. The officer had noticed that the proposals in that application had been modelled on the

'wraparound' dormer that had been built at no.31 and after checking, he reported the apparent breach of planning control to the Planning Enforcement Team and this was the subject of the future investigation

As indicated earlier, the Planning Enforcement investigation relating to this matter is currently in abeyance pending the outcome of this application. If the recommendation in this report is accepted and the application is refused, then the enforcement proceedings would continue. These are likely to take the form of a recommendation to issue a planning enforcement notice requiring the removal of the 'wraparound' extension and to either return the roof to its former condition, or to rebuild the roof so that it matches the approved drawings of the 29 August 2012 permission, i.e. two separate dormers: one to the rear and one to the side.

9. BACKGROUND PAPERS

1. Application form
2. Response from St John's Wood Society, dated 26 July 2016
3. Letter from occupier of 33 Springfield Road, London, dated 18 July 2016
4. Application Planning Statement, dated August 2016
5. Decision Letter, Approved Drawings and officers delegated report for 12/06126/FULL, dated 29 August 2012.

Selected relevant drawings

(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: KIMBERLEY DAVIES BY EMAIL AT kdavies1@westminster.gov.uk



client: **MS EVE BRENNER**

www.warmans.co.uk
Second Floor | 33 Swan Yard | Islington | London | N1 3SD
T: 020 7226 2233
F: 020 7226 2486

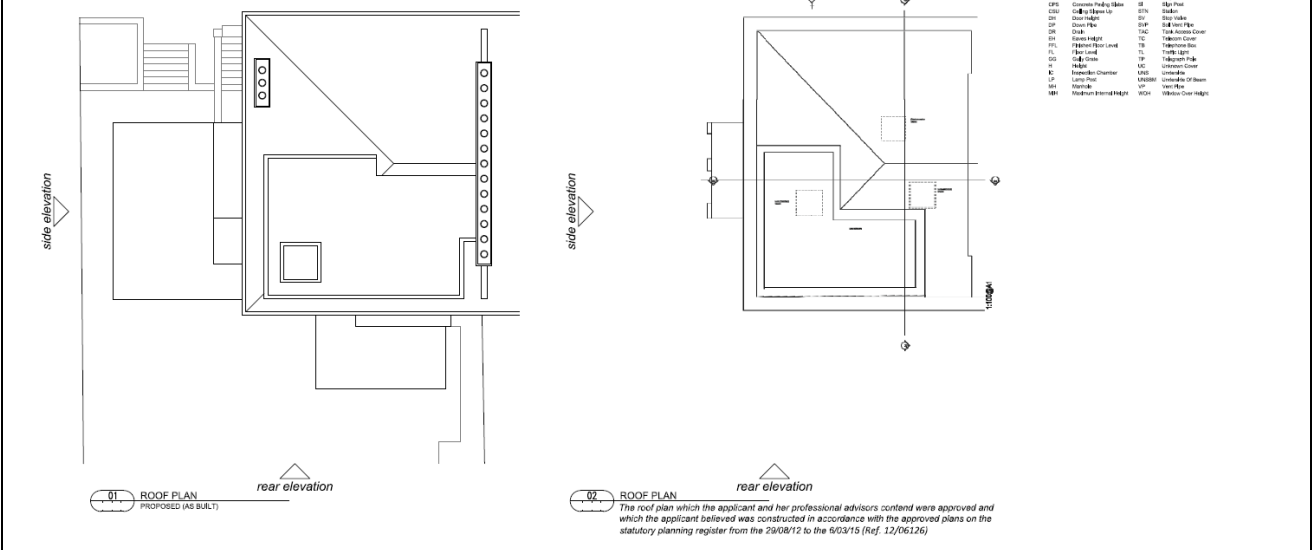
site:	31 SPRINGFIELD RD LONDON NW6 0QJ	drawing:	SIDE ELEVATION
phase:	SURVEY	scale:	1:100@A3
		drawn:	TG
		prepared:	aug '16
		fig. no.:	S-114-006
		rev.:	D
		issued:	09/09,16



Level Data
Sea Level: +0.75
Site Level: +0.00

Abbreviations

AA	Architect	CH	Chimney Height
AB	Balcony	CP	Cladding
AC	Cladding	CS	Cladding System
AD	Cladding TV Cover	DA	Dormer
AE	Cladding Height	DB	Down Pipe
AF	Cladding Change	DC	Down Pipe
AG	Cladding Height	DD	Down Pipe
AH	Cladding Height	DE	Down Pipe
AI	Cladding Height	DF	Down Pipe
AJ	Cladding Height	DG	Down Pipe
AK	Cladding Height	DH	Down Pipe
AL	Cladding Height	DI	Down Pipe
AM	Cladding Height	DJ	Down Pipe
AN	Cladding Height	DK	Down Pipe
AO	Cladding Height	DL	Down Pipe
AP	Cladding Height	DM	Down Pipe
AQ	Cladding Height	DN	Down Pipe
AR	Cladding Height	DO	Down Pipe
AS	Cladding Height	DP	Down Pipe
AT	Cladding Height	DQ	Down Pipe
AU	Cladding Height	DR	Down Pipe
AV	Cladding Height	DS	Down Pipe
AW	Cladding Height	DT	Down Pipe
AX	Cladding Height	DU	Down Pipe
AY	Cladding Height	DV	Down Pipe
AZ	Cladding Height	DW	Down Pipe
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BC	Cladding Height	DZ	Down Pipe
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BF	Cladding Height	EW	Down Pipe
BF	Cladding Height	EX	Down Pipe
BF	Cladding Height	EY	Down Pipe
BF	Cladding Height	EZ	Down Pipe



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www.warmans.co.uk
Second Floor | 33 Swan Yard | Islington | London | N1 3SD
T: 020 7226 2233
F: 020 7226 2486

site:	31 SPRINGFIELD RD LONDON NW6 0QJ	drawing:	ROOF PLAN
phase:	SURVEY	scale:	1:100@A3
		drawn:	TG
		prepared:	aug '16
		fig. no.:	S-114-007
		rev.:	D
		issued:	09/09,16

Item No.

2

DRAFT DECISION LETTER

Address: 31 Springfield Road, London, NW8 0QJ,

Proposal: Retention of wraparound dormer.

Plan Nos: 2012/SP/PLANNING/001/A; 2012/SP6/PLANNING/002/A; S-114-005/D;
S-114-006/D; S-114-007/D; Planning Statement, dated August 2016.

Case Officer: Tom Burke

Direct Tel. No. 020 7641 2357

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- Reason:
- 1 Because of size, location and detailed design the 'wraparound' box dormer structure would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the St John's Wood Conservation Area. This would not meet S25 and S28 of Westminster's City Plan (July 2016) and DES 1, DES 6 and DES 9 of our Unitary Development Plan that we adopted in January 2007.

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.