

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 22 November 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Tachbrook	
Subject of Report	Clarion House, Moreton Place, London, SW1V 2NN,		
Proposal	Demolition of an existing car port structure and construction of a two storey single family dwelling over an existing car park to the rear of Clarion House.		
Agent	Mr Andrew Paulson		
On behalf of	Mr Donald Riley		
Registered Number	16/07573/FULL	Date amended/ completed	20 September 2016
Date Application Received	8 August 2016		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENDATION

Refuse permission – amenity grounds and insufficient information about impact on trees

2. SUMMARY

The application site is the rear yard of Clarion House a post war block of flats comprising lower ground, upper ground and three upper floors located on the East side of Moreton Place. The site lies within the Pimlico Conservation Area and sits within a terrace of mid-nineteenth century stucco front townhouses, typical of the Pimlico Conservation Area. Clarion House has a central vehicular access route which leads to the open yard at the rear. This hard landscaped area is retained by boundary walls to the north, east and south and accommodates a car port to the north.

The key issues for consideration are:

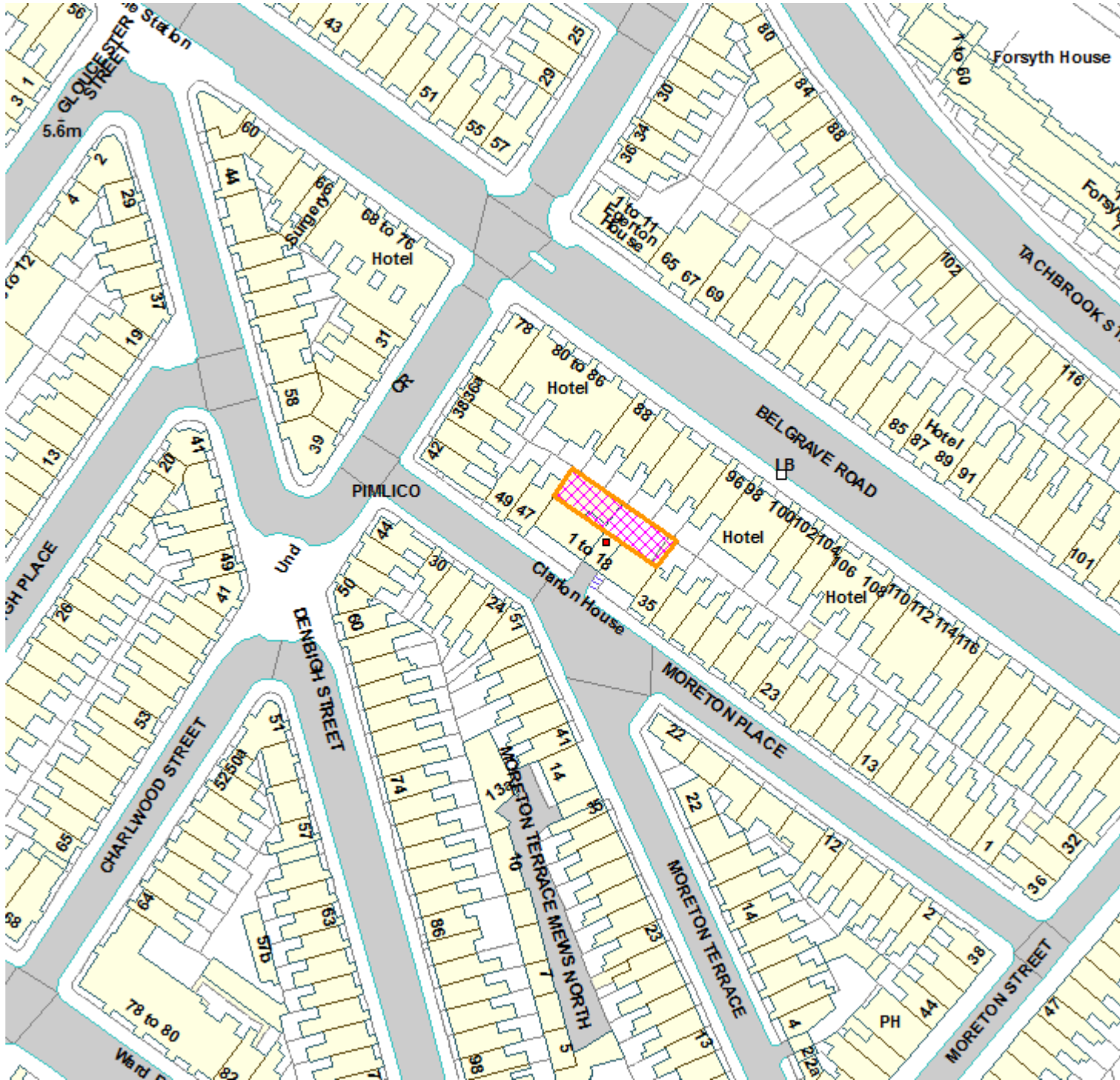
- The design of the new building and its impact on the Pimlico conservation area;
- The impact of the new building on the amenity of neighbouring residential properties;
- The lack of information regarding the potential impact on adjacent trees;

One letter of support and seventy-five letters of objection have been received on design grounds, amenity grounds, impact on trees, disturbance during construction works, and parking.

Notwithstanding the objections received, the design of the new building is considered acceptable but the height of the proposed dwelling-house is considered to have an unacceptable impact in terms of the increased sense of enclosure and loss of daylight which would be caused to adjacent residential properties.

There is also considered to be insufficient information regarding the potential impact on adjacent trees. The application is therefore recommended for refusal on these grounds.

3. LOCATION PLAN



4. PHOTOGRAPHS





5. CONSULTATIONS

ENVIRONMENT AGENCY (THAMES REGION)

No objection – development is at low risk from flooding

WESTMINSTER SOCIETY

Object on the grounds of overdevelopment and loss of daylight/sunlight.

MORETON TRIANGLE RESIDENTS ASSOCIATION

Object on the following grounds

- over-development
- sense of enclosure,
- loss of privacy and light
- impact on trees
- other matters – lack of clarity re: leasehold interests and impact on utilities & services to Clarion House

HIGHWAYS PLANNING

Car park layout would be improved by removing space 3 which would improve manoeuvrability for spaces 1 & 2.

CLEANSING

No objection subject to condition requiring suitable refuse storage provision.

ARBORICULTURAL MANAGER

Object on the grounds of insufficient information regarding the potential impact on adjoining trees.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 57

Total No. of replies: 76

No. of objections: 75

No. in support: 1

75 letters of objection on the following grounds:

Land use

- Inadequate standard of residential accommodation

Design

- Overdevelopment
- Inappropriate design & use of materials will have detrimental impact on conservation area

Amenity

- Loss of daylight & sunlight

- Loss of privacy/increased overlooking
- Increased sense of enclosure
- Loss of open space
- Light pollution
- Noise transmission
- Perceived increased security/crime risk

Highways

- Loss of existing parking
- Increased car movements

Trees

- Insufficient information about impact on adjacent trees

Other

- Noise & disruption during building work
- Would restrict access for emergency vehicles
- Increased flooding risk
- Visuals & plans do not accurately represent development
- Impact on property values
- Access to Clarion House services/utilities would be restricted
- Consultation and legal notifications inadequate

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Clarion House is a post war block of flats comprising lower ground, upper (raised) ground floor, and three upper floors. The site sits within a terrace of mid-nineteenth century stucco front townhouses, typical of the Pimlico Conservation Area. Clarion House has a central vehicular access route which leads to the open yard at the rear. This hard landscaped area is retained by boundary walls to the north, east and south and accommodates a carport to the north.

6.2 Recent Relevant History

In 1955 planning permission was granted for the erection of a building comprising 14 flats.

In 1958 planning permission was granted for an additional bed sit in the centre of the building above the ramp to the rear car park.

Permission was refused on 02 July 1992 for removal of existing garage structure and construction of a new garage and flat extension over at Flat 7 Clarion House (RN: 91/05111/FULL)

7. THE PROPOSAL

Permission is sought for the demolition of the existing car port and the erection of a two-storey dwelling-house on the rear yard.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Residential use

Whilst the existing rear yard might originally have been intended for use as car parking for Clarion House, the yard is currently used as car parking rented out on a commercial basis but not to residents of Clarion House. The proposal is remove the existing car port and to erect a single-family dwelling-house on the rear yard. The creation of new residential floorspace is considered acceptable in land use terms, and complies with both Policy H3 of the UDP and S14 of the City Plan which seek to increase the residential floorspace within Westminster.

It is proposed to create a three-bedroom family-sized dwelling which is in line with Policy H5 of the UDP which seeks a range of unit sizes in housing developments and to protect family housing. This part of Pimlico is an area of where UDP policies specifically protect family sized housing.

The proposed dwelling (159sqm) will exceed the minimum floorspace standard (90sqm) for a dwelling of this type, as set out in the nationally prescribed housing standards and includes areas of private amenity space in the form of a courtyard at lower ground floor level and a further courtyard and a balcony at upper floor levels. All habitable rooms meet the BRE recommended internal daylight standards.

8.2 Townscape and Design

Objections have been received on the grounds that the scheme is over-development and that the design of the proposed dwelling house would not be in keeping with the surrounding buildings and the character and appearance of the Pimlico Conservation Area.

Raised over a retained parking area, the single storey building will span the width of the site. The short flanking walls will incorporate full height glazing and timber screens, whilst the rear, which will exceed the height of the existing boundary walls, will be clad in copper mesh which would conceal high level obscured windows. The copper mesh panels will continue beyond the building creating a continuous boundary treatment above the existing walls. The front the building will be rendered and exhibit a central entrance and steps. Light is provided through the arrangement of unassuming multi-faceted pitched zinc roofs incorporating top roof lights.

The building will be most visible from the rear of neighbouring properties along Belgrave Road, and obliquely through the vehicle access of Clarion House from Moreton Place. The copper mesh panelling is a more robust choice of material than the timber cladding proposed at pre-application stage and would sit in contrast with but not detract from the brick walls.

It is evident there are a number of site restraints due to the modest size and the position in relation to neighbouring residents, however the building maintains a design quality through appropriate materials and a distinctive roof form. From a conservation area perspective the building will be mostly visible from private views of Clarion House and the wider terrace. Given the buildings compact form and design quality it is not considered detrimental to the character and appearance of the area. The proposals are therefore considered acceptable on design and conservation grounds in accordance with UDP policies DES1, DES4 and DES9.

Had the application been considered acceptable on all other aspects a condition requiring the submission and approval of materials would have been recommended.

8.3 Residential Amenity

Policy ENV13 of the UDP and the City Plan policy S29 state that the Council seeks to protect residential amenity.

The Westminster Society, the Moreton Triangle Association and the adjoining neighbours have raised concerns in terms of sense of enclosure, noise, loss of daylight and sunlight and loss of privacy.

Some objectors do not consider that the submitted drawings accurately reflect the relationship between the proposed building and the existing properties. However it is considered that the submitted information in conjunction with a site visit carried out by officers is sufficient to assess the impact of the scheme.

8.3.1 Daylight and Sunlight

Policy ENV13 seeks to ensure good lighting levels for habitable rooms in existing residential premises.

Objections have been received from the occupants of flats in Clarion House, Belgrave Road, 47 Moreton Place and 35 Moreton Place on the grounds the proposals would result in a loss of daylight to windows facing the scheme.

Recommended standards for daylight and sunlight in residential accommodation are set out in the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (second edition 2011). The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines.

With regard to daylight, Vertical Sky Component (VSC) is the most commonly used method for calculating daylight levels and is a measure of the amount of sky visible from the centre point of a window on its outside face. This method does not need to rely on

internal calculations, which means it is not necessary to gain access to all the affected properties. If the VSC achieves 27% or more, then the BRE guide advises that the windows have the potential to provide good levels of daylight. If, however, the light received by an affected window, with the new development in place, is both less than 27% and would be reduced by 20% or more as a result of the proposed development, then the loss would be noticeable.

The 'no sky line' (NSL) method has also been used, which measures the daylight distribution within a room, calculating the area of working plane inside the room that has a view of the sky. The BRE advises that a room may be adversely affected if the area of the room beyond the NSL is less than 80% of its former value.

In terms of sunlight, the BRE guidelines state that if any window receives more than 25% of the Annual Probable Sunlight Hours (APSH) including at least 5% during the winter months (21 September to 21 March) then the room should receive enough sunlight. The BRE guide suggests that any reduction in sunlight below this level should be kept to a minimum. If the proposed sunlight is below 25% (and 5% in winter) and the loss is greater than 20% of the original sunlight hours either over the whole year or just the winter months, then the occupants of the existing building will notice the loss of sunlight. Windows are tested if they face within 90 degrees of due south.

Windows in the rear of Clarion House directly face the application site. The submitted daylight assessment shows that none of these windows would experience any loss of daylight.

The assessment also shows that there would be no material impact on daylight to windows at 47 Moreton Place, 80-86 Belgrave Road, 88 Belgrave Road, 90 Belgrave Road and 96 Belgrave Road.

At 35 Moreton Place the daylight assessment shows that out of 9 windows tested one window would have a VSC value less than 0.8 its former value (0.71). However this is one of two windows to a kitchen and the other is not materially affected.

The windows to flats at 92-94 Belgrave Road have also been tested and there would be no material losses of VSC to any of these windows. However two of the flats which are both single aspect have windows which would lose NSL greater than BRE recommended levels. Flat 5, 92 Belgrave Road would experience losses of 51% to a bedroom window and 50% to the living room window. There would be a similar loss to a window of another single aspect flat in 94 Belgrave Road. Given that these are single aspect flats it is considered that any reductions in daylight in excess of BRE guidelines would be unacceptable.

The submitted daylight and sunlight assessment demonstrates that none of the surrounding residential properties would experience a material loss of sunlight.

8.3.2 Sense of Enclosure

Sense of enclosure is covered by UDP Policy ENV13 (F). The policy states that the development should not result in significant sense of enclosure

The space between buildings is important to allow people to enjoy life without feeling enclosed. The encroachment of new buildings and extensions into such spaces can adversely affect the quality of life. Even when there may be no material loss of daylight or sunlight, new development can still be unacceptable because of an increase in the sense of enclosure.

The proposed building would infill an open space between Clarion House and the rear gardens of 88 to 94 Belgrave Road. At upper floors the elevation of the new building will be 3m away from the lower ground floor and upper ground floor windows to rear elevations of Clarion House. A 3m elevation at its lowest point and a 4.3m at its highest will rise in front of those windows which serve bedrooms, kitchens and bathrooms.

Properties at 88 to 94 Belgrave Road will see an increase in height and bulk above the existing boundary wall of up to 4.5m. There are single aspect flats in these properties with living-rooms and bedrooms facing the proposed development

Given the proximity of this increase in height and bulk it is considered that the proposed development would result in an unacceptable increased sense of enclosure and that the quality of the living environment of existing residents would be seriously compromised. The existing properties currently benefit from a significant gap creating a sense of space. The infilling of this gap with a new building would remove this sense of space and would be overly oppressive for neighbours. The occupiers of 88 to 94 Belgrave Road would feel too shut in by the new building and its overbearing proximity.

Although there would be increases in height on the boundary walls with 47 Moreton Place (flats) 35 Moreton Place (house) of 2.1m and 3.1m respectively it is not considered that this would be sufficiently harmful to result in an unreasonable increased sense of enclosure to the occupiers of these properties.

8.3.3 Privacy and overlooking

Letters of objection have been received on the grounds of loss of privacy and overlooking. However there are no windows in the elevation facing Clarion House. The windows to the North elevation are at high level and obscure glazed. The windows to both side elevations and the proposed courtyards would be concealed behind timber panels.

The central glazed element of the proposed house does not face onto any habitable rooms in Clarion House and therefore raises no privacy or overlooking concerns.

The proposed green roof would not be accessible as amenity space. Had the application been considered acceptable on all other aspects this would have been controlled by condition.

8.3.4 Light pollution

Objections have been received on the grounds of potential light pollution but given the very limited amount of glazing in the proposed development it is considered that permission could not be withheld on these grounds.

8.3.5 Noise

With regard to objections concerning potential noise nuisance from car parking, the existing rear yard is already used as a car park, it would therefore be unreasonable to refuse permission on these grounds. With regard to concerns about possible noise transference between dwellings, had the scheme been acceptable in all other respects and been granted permission, it would still need to be built to appropriate standards under building regulations including sound proofing.

8.3.6 Construction works

Objections on the grounds of noise and disruption during construction works for both residents and businesses do not in themselves form a justifiable reason to refuse permission.

The lack of a construction traffic management plan and timetable for works at this stage is not considered sufficient reason to withhold permission as this could be dealt with by condition

Had the application been considered acceptable on all other aspects, conditions controlling the hours of building works and requiring a construction management plan would have been recommended.

8.4 Transportation/Parking

8.4.1 Car Parking

Objections have been received to the loss of existing car parking. However this is not parking for Clarion House residents but is rented out commercially and therefore there is no policy to protect it.

The proposed residential unit would be provided with 3 car parking spaces, which exceeds the Council's residential off-street parking standards, but there is limited space for these to be used effectively. Had the application been recommended for approval a condition would have been imposed to remove one of the spaces from the scheme to ensure that it was possible to manoeuvre into the remaining two spaces.

8.4.2 Cycle Parking

The London Plan requires 1 cycle parking space per 1 bed residential dwelling and 2 spaces for all other sized units. 2 cycle parking spaces are provided for the dwelling which is welcomed.

8.5 Economic Considerations

The economic benefits of the proposed development are recognised.

8.6 London Plan

This application does not raise strategic issues.

8.7 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.

8.8 Planning Obligations

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

The estimated CIL payment is £73,296.86.

8.9 Environmental Impact Assessment

The proposal is of insufficient scale to require environmental impact assessment.

8.10 Other Issues

8.10.1 Trees

There are mature trees in the rear gardens of the adjacent Belgrave Road properties. The applicant has failed to provide any information or assessment of the potential impact of the proposed development on these trees. In the absence of this information the Council's Arboricultural officer recommends that the application is refused on the grounds of insufficient information to ensure the continued health and appearance of these trees both during construction and once the development is in place..

8.10.2 Flooding

A Flood Risk Assessment was submitted with the application and the Environment Agency has confirmed that the development is at low risk from flooding.

8.10.3 Other matters

Objections raising other matters such as concerns about the impact on property values, trespass, access across private land, security, structural integrity are not material planning considerations and are covered by other legislation.

9. BACKGROUND PAPERS

1. Application form
2. Response from Westminster Society, dated 16 August 2016
3. Response from Moreton Triangle Association, dated 31 August 2016
4. Response from Environment Agency, dated 19 August 2016
5. Response from Cleansing, dated 26 August 2016
6. Response from Highways Planning, dated 14 September 2016
7. Response from Arboricultural Section, dated 06 October 2016
8. Letter from occupier of Flat 17, Clarion House, dated 19 August 2016

9. Letter from occupier of 47 Moreton Place, London, dated 21 August 2016
10. Letter from occupier of Flat 7 Belgrave House, 92-94 Belgrave Road, London, dated 21 August 2016
11. Letter from occupier of Flat 11, 92-94 Belgrave Road, London, dated 21 August 2016
12. Letter from occupier of 22 :Lupus Street, London, dated 22 August 2016
13. Letter from occupier of Flat 12 Belgrave House, 92-94 Belgrave Road, London, dated 22 August 2016
14. Letter from occupier of 47 Moreton Place, London, dated 22 August 2016
15. Letter from occupier of Flat 1 Belgrave House, 92-94 Belgrave Road, London, dated 23 August 2016
16. Letter from occupier of 47 Moreton Place, 1st Floor Flat, dated 23 August 2016
17. Letter from occupier of Brooks House, 1 Albion Place, dated 24 August 2016
18. Letter from occupier of 43 Moreton Terrace, London, dated 24 August 2016
19. Letter from occupier of Flat 5 Belgrave House, 92-94 Belgrave Road, dated 25 August 2016
20. Letter from occupier of 51a Moreton Terrace, London, dated 26 August 2016
21. Letter from occupier of 8, Clarion House, Moreton Place, Pimlico, dated 26 August 2016
22. Letter from occupier of Hill House, Hamels Lane Boars Hill, Oxford, dated 26 August 2016
23. Letter from occupier of 1st/2nd Floors, 8 Moreton Terrace, dated 26 August 2016
24. Letter from occupier of Flat 4, Belgrave House, 92-94 Belgrave Road, London, dated 26 August 2016
25. Letter from occupier of 33 Wilkie House, Cureton Street, dated 26 August 2016
26. Letter from occupier of 29a Moreton Place, London, dated 27 August 2016
27. Letter from occupier of Flat 7 Clarion House, London, dated 28 August 2016
28. Letter from occupier of Flat 18 Clarion House, 37-45 Moreton Place, dated 28 August 2016
29. Letter from occupier of 13 Clarion House, Moreton Place, dated 28 August 2016
30. Letter from occupier of Flat 3 Webster House, 26 Gloucester Street, dated 29 August 2016
31. Letter from occupier of Flat 10, Clarion House, Moreton Place, dated 29 August 2016
32. Letter from occupier of Flat 10, Clarion House, 37-45 Moreton Place, dated 29 August 2016
33. Letter from occupier of Flat 3 Webster House, 26 Gloucester Street, dated 30 August 2016
34. Letter from occupier of 4 Clarion House, Moreton Place, dated 30 August 2016
35. Letter from occupier of Flat 20, Belgrave House, 92-94 Belgrave Road, dated 30 August 2016
36. Letter from occupier of 55a Moreton Street, Top Floor Flat, dated 31 August 2016
37. Letter from occupier of 130 Belgrave Road, London, dated 31 August 2016
38. Letter from occupier of 61 Moreton Street, London, dated 31 August 2016
39. Letter from occupier of 7 Moreton Terrace, London, dated 31 August 2016
40. Letter from occupier of Flat 2, Clarion House, 37 Moreton Place, dated 31 August 2016
41. Letter from occupier of Flat 4, 100 Belgrave Road, dated 1 September 2016
42. Letter from occupier of 78, Belgrave Road, London, dated 1 September 2016
43. Letter from occupier of flat 18, 94 Belgrave road, London, dated 1 September 2016
44. Letter from occupier of Clarion House, 37 Moreton Place, London dated 1 September 2016
45. Letter from occupier of Clarion House, 37-45 Moreton Place, dated 1 September 2016
46. Letter from occupier of 90 Belgrave Road, London, dated 1 September 2016

47. Letter from occupier of Flat 1, Clarion House, Moreton Place, dated 1 September 2016
48. Letter from occupier of 94 Belgrave Road, London, dated 1 September 2016
49. Letter from occupier of 33 Moreton place, London, dated 1 September 2016
50. Letter from occupier of 27 Moreton Terrace, London, dated 1 September 2016
51. Letter from occupier of 122, Belgrave Road, London, dated 1 September 2016
52. Letter from occupier of The Attic, 98, Belgrave Road, dated 1 September 2016
53. Letter from occupier of 15 Moreton Terrace, London, dated 2 September 2016
54. Letter from occupier of 41-43 morton street, London, dated 2 September 2016
55. Letter from occupier of 84 Belgrave Road, London, dated 2 September 2016
56. Letter from occupier of 3rd Floor Flat, 88 Belgrave Road, dated 2 September 2016
57. Letter from occupier of 44 Charlwood Street, London, dated 3 September 2016
58. Letter from occupier of 44 Charlwood Street, London, dated 3 September 2016
59. Letter from occupier of Flat 8, 98 Belgrave Road, dated 3 September 2016
60. Letter from occupier of Flat 3, Clarion House, London, dated 3 September 2016
61. Letter from occupier of Flat 2, 37-45 Moreton Place, dated 4 September 2016
62. Letter from occupier of Kilderkin Cottage, Andover, dated 4 September 2016
63. Letter from occupier of 88 Belgrave Road, London, dated 4 September 2016
64. Letter from occupier of Flat 2, 88 Belgrave Road, dated 4 September 2016
65. Letter from occupier of Clarion House Limited c/- Flat 18 Clarion House, 37-45 Moreton Place, dated 4 September 2016
66. Letter from occupier of 88 Belgrave Road, London, dated 4 September 2016
67. Letter from occupier of Flat 7, Clarion house, dated 4 September 2016
68. Letter from occupier of Flat 4/5, 88 Belgrave Road, London, dated 4 September 2016
69. Letter from occupier of Albany House, High Street, Hindon, dated 5 September 2016
70. Letter from occupier of Flat 3, 47 Moreton Place, London, dated 5 September 2016
71. Letter from occupier of Clarion House, 37-45 Moreton Place, dated 5 September 2016
72. Letter from occupier of 2A Clarion House, London, dated 5 September 2016
73. Letter from occupier of 1 Sunnyside, Upper Clatford, dated 5 September 2016
74. Letter from occupier of Flat 1, Clarion House, Moreton Place, dated 5 September 2016
75. Letter from occupier of 22 Moreton Terrace, Pimlico, dated 5 September 2016
76. Letter from occupier of 88a Belgrave Road, London, dated 6 September 2016
77. Letter from occupier of 22 Moreton Terrace, Pimlico, dated 8 September 2016
78. Letter from occupier of Flat 9, 94 Belgrave Road, dated 10 September 2016
79. Letter from occupier of Kilderkin Cottage, Horse Shoe Lane, Ibthorpe, dated 13 September 2016
80. Letter from occupier of First Floor Flat, London, dated 13 September 2016
81. Letter from occupier of 1 Moreton terrace mews north, London, dated 13 September 2016
82. Letter from occupier of 35 Moreton Place, LONDON, dated 4 October 2016
83. Letter from occupier of 35 Moreton Place, London, dated 4 October 2016

Selected relevant drawings

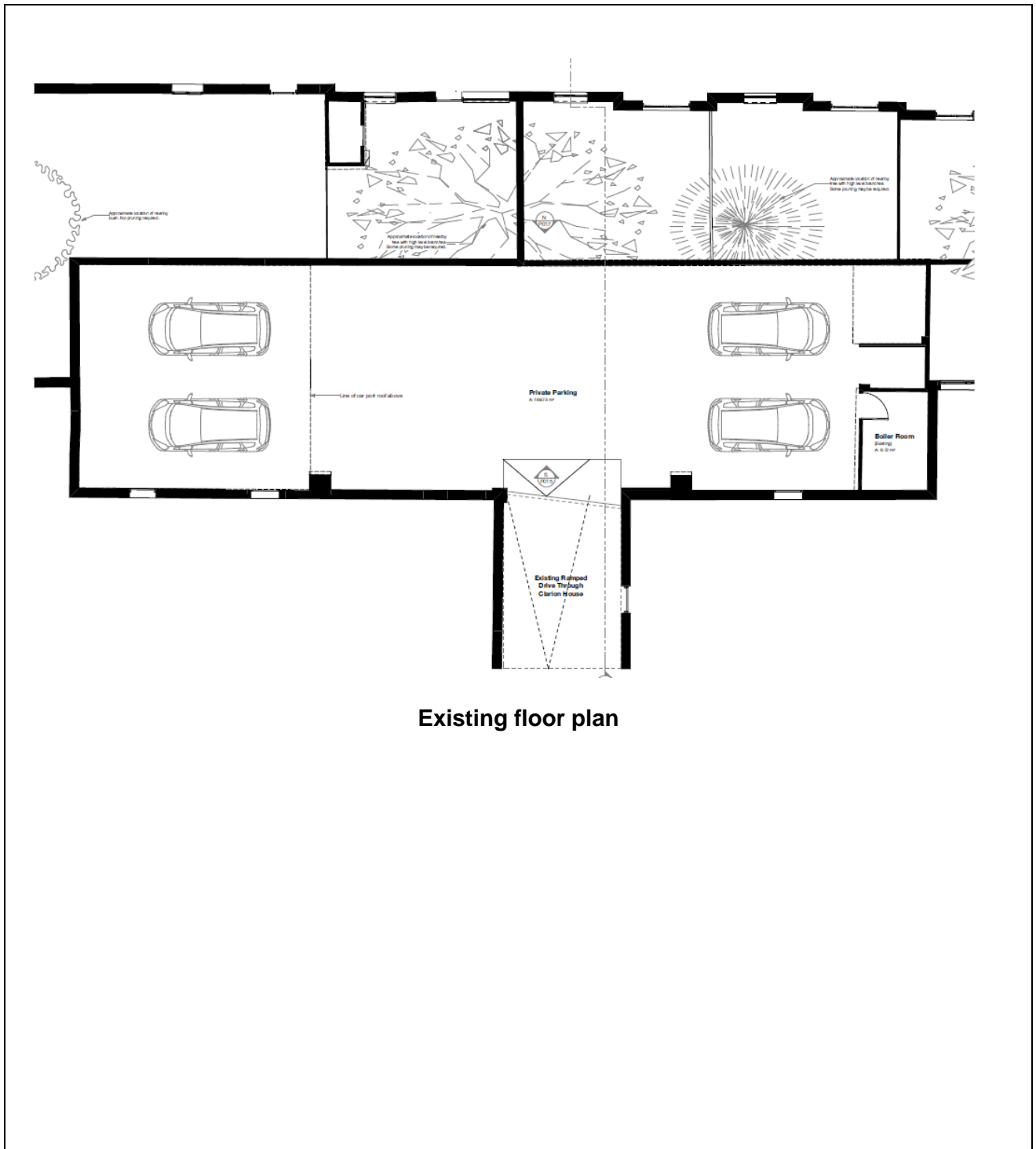
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: AMANDA JACKSON BY EMAIL AT ajackson@westminster.gov.uk

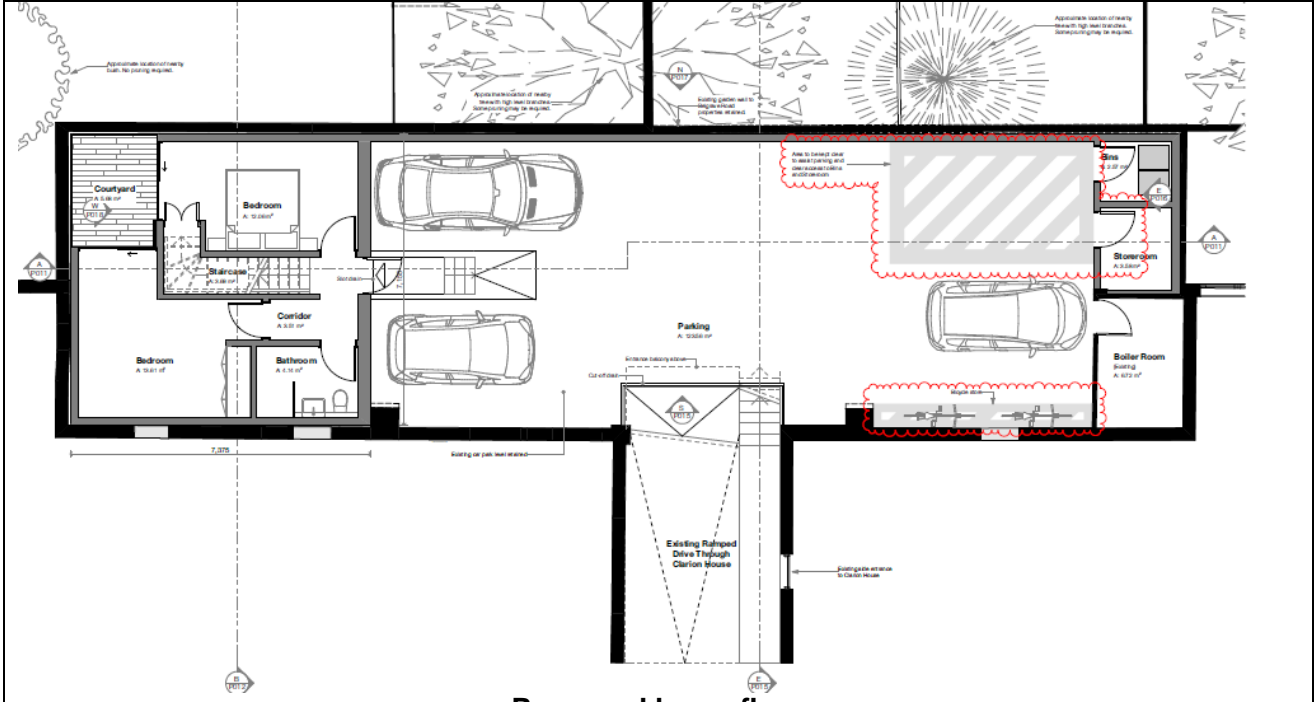
Item No.

4

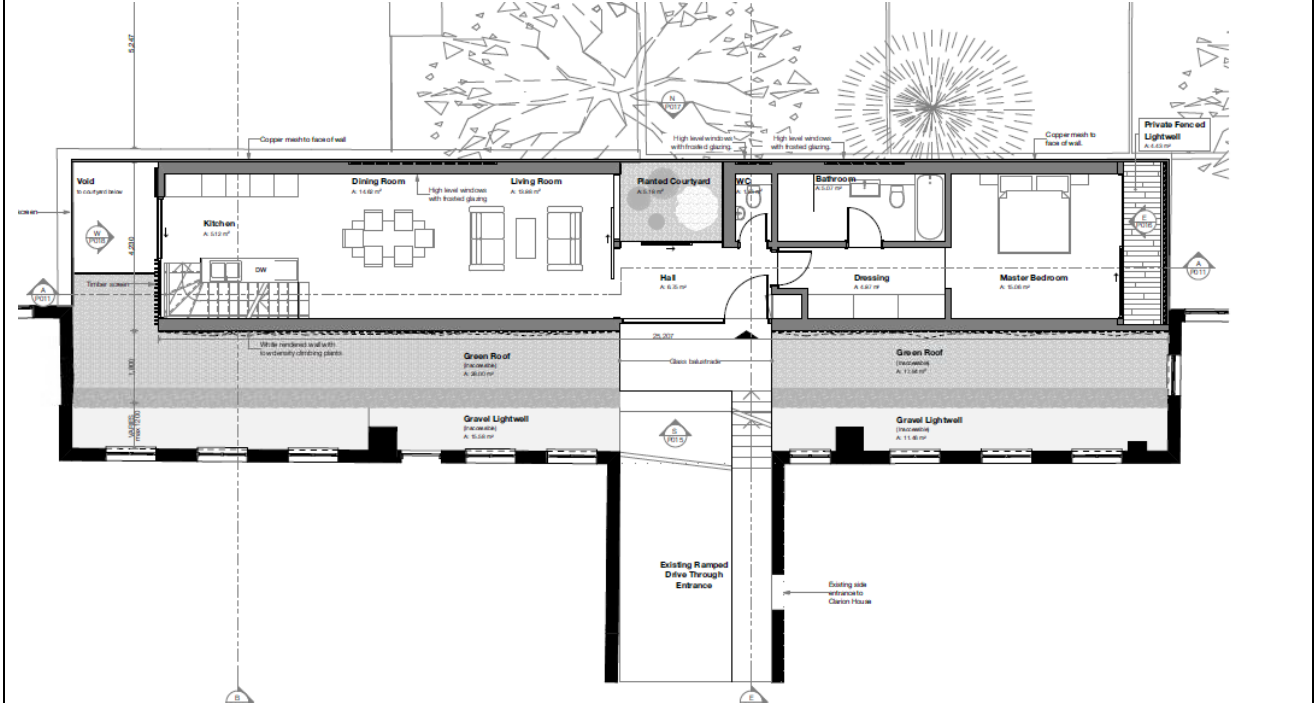
10. KEY DRAWINGS



Existing floor plan



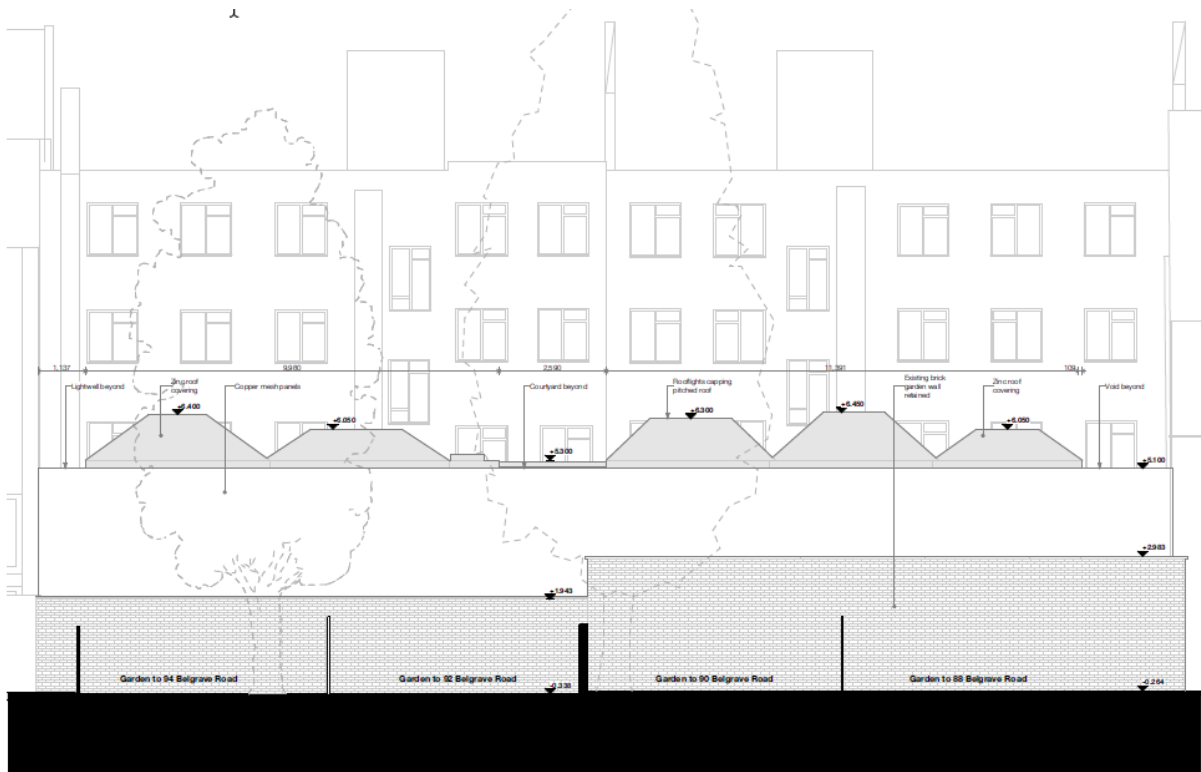
Proposed lower floor



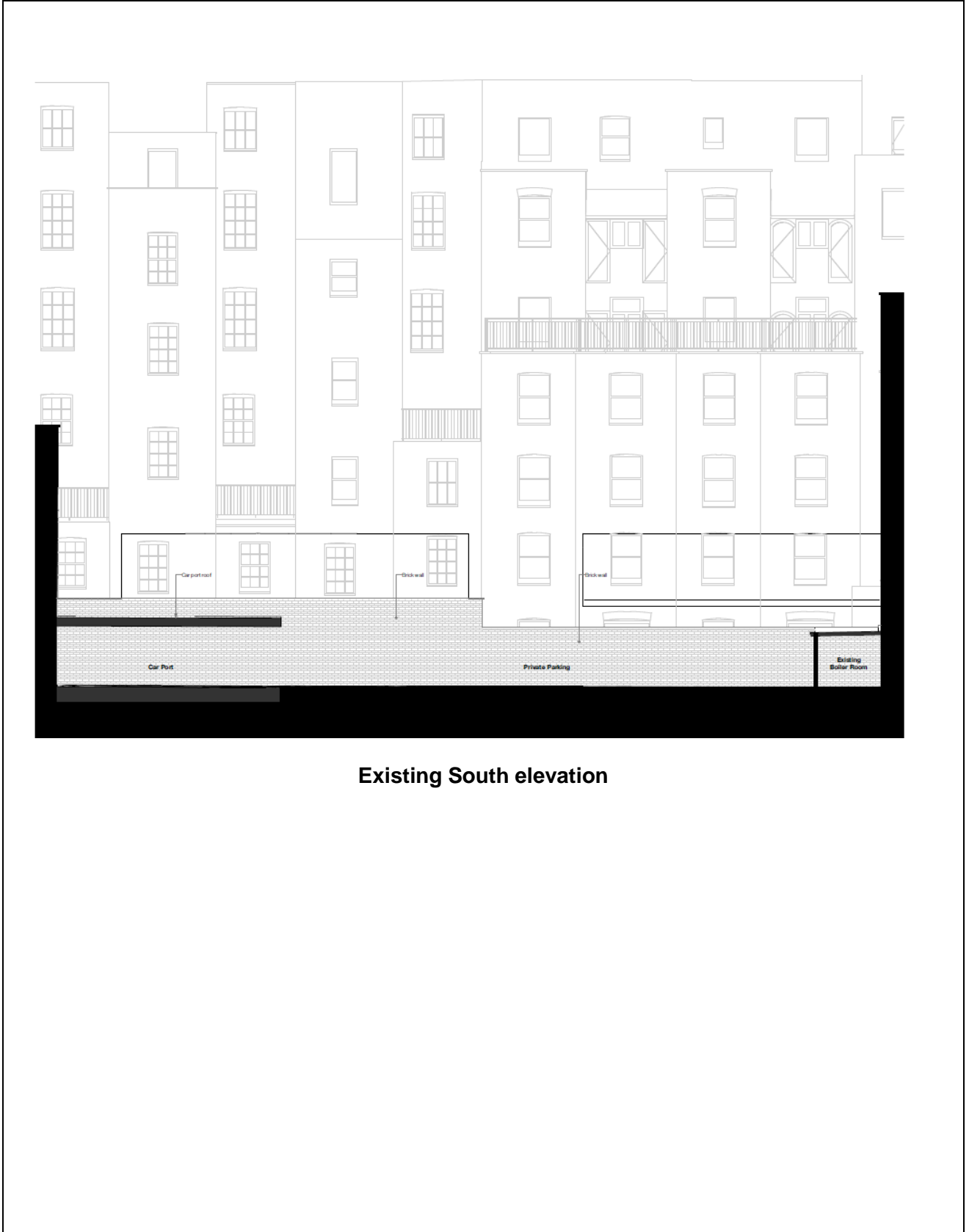
Proposed upper floor



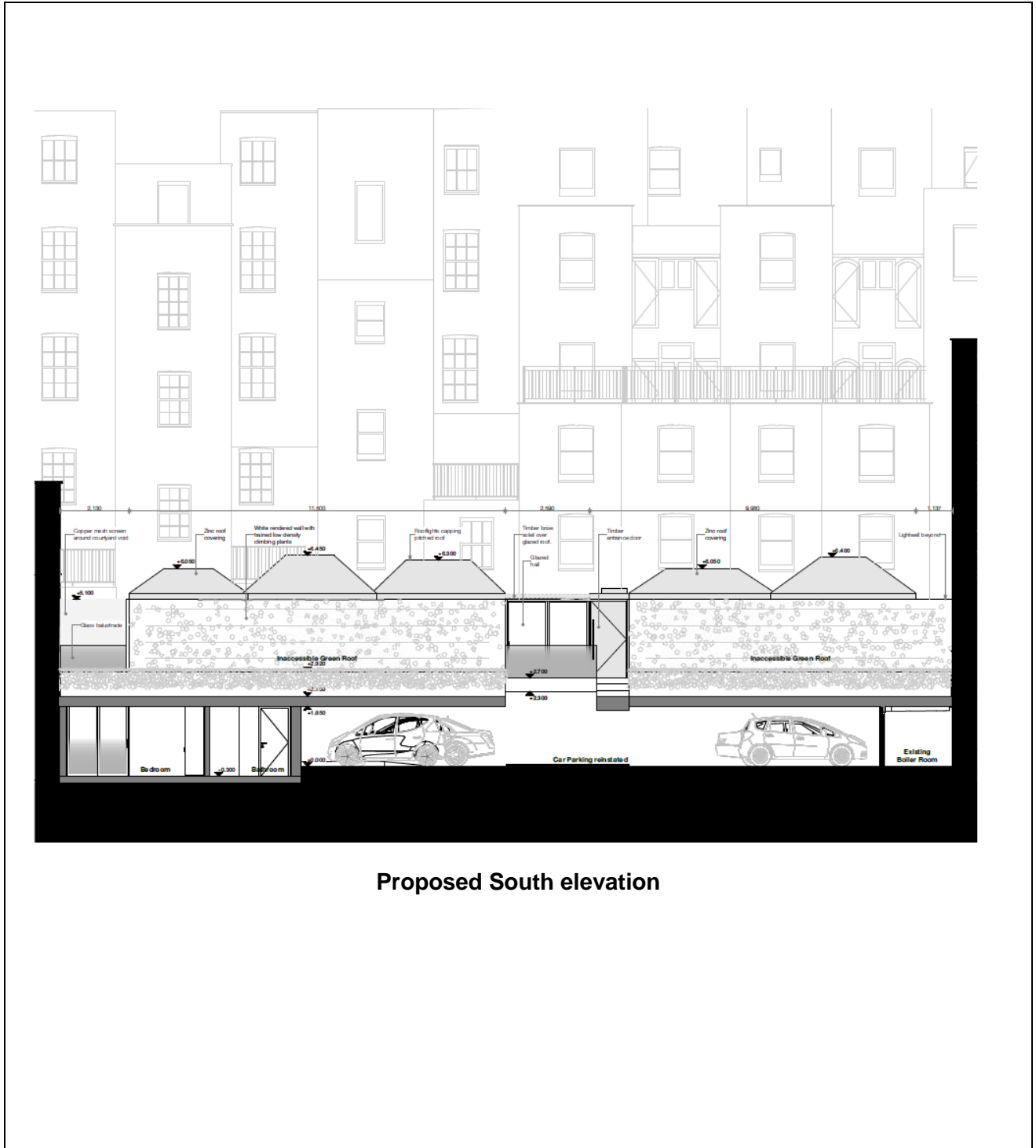
Existing North elevation



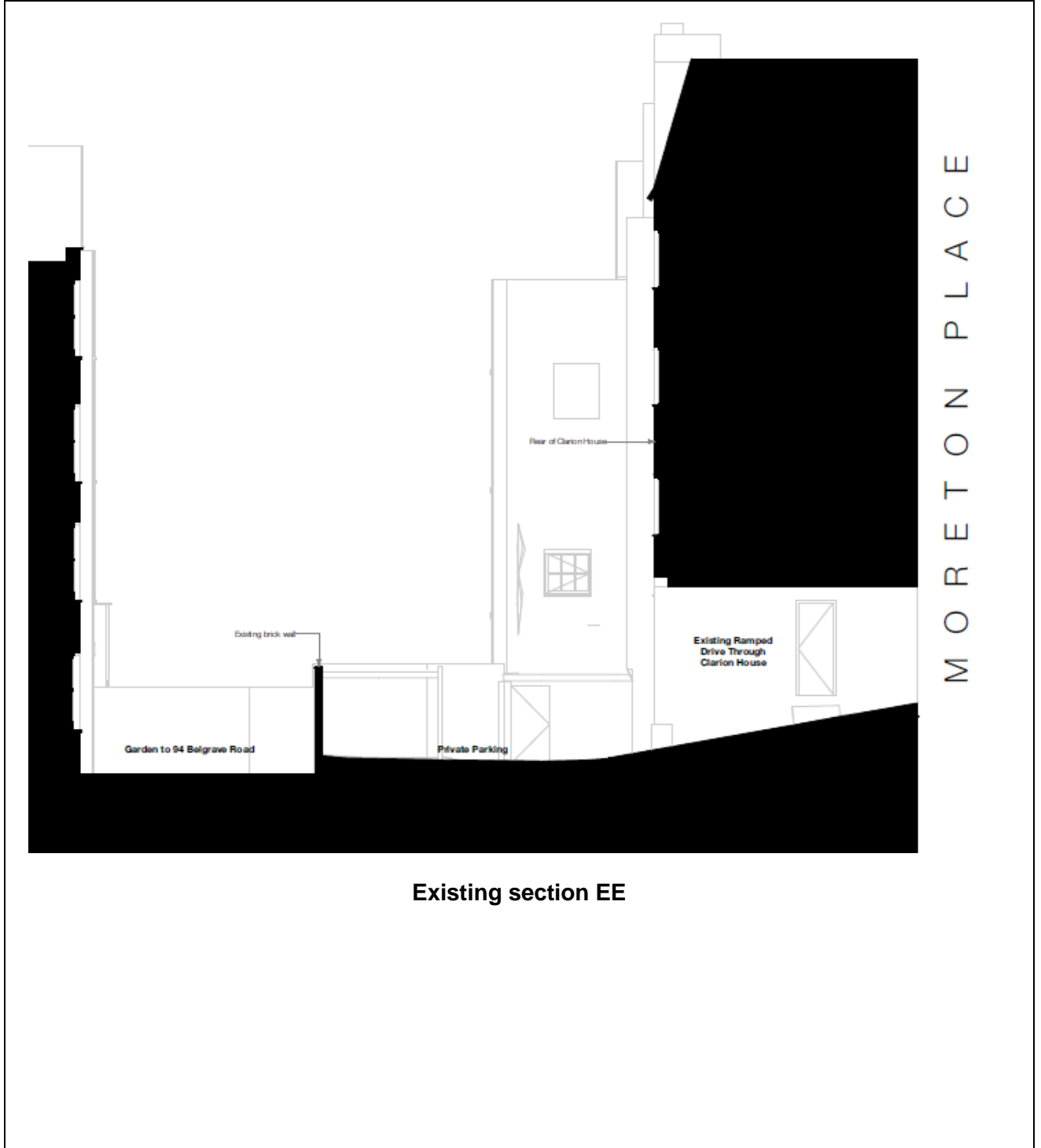
Proposed North elevation

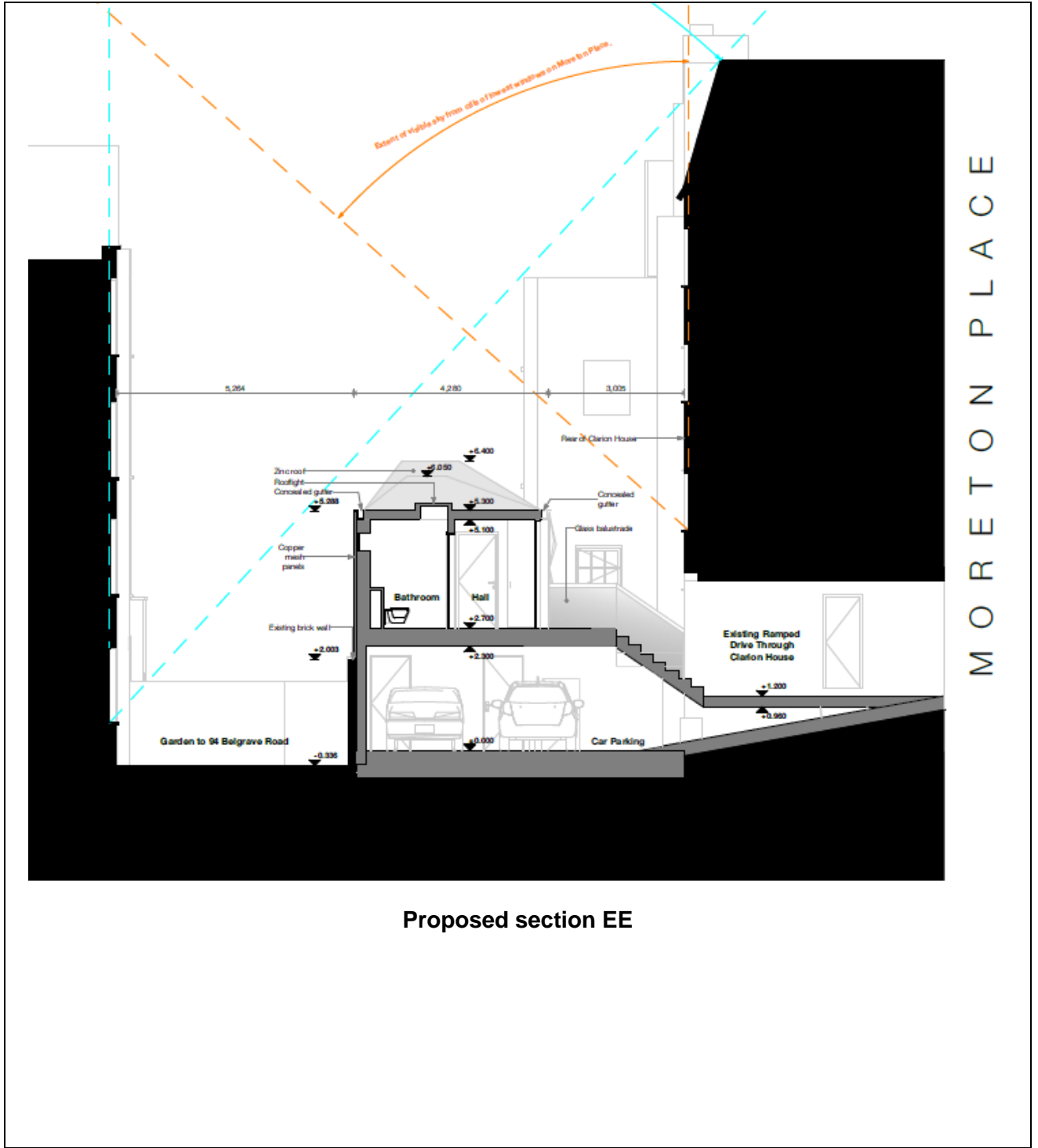


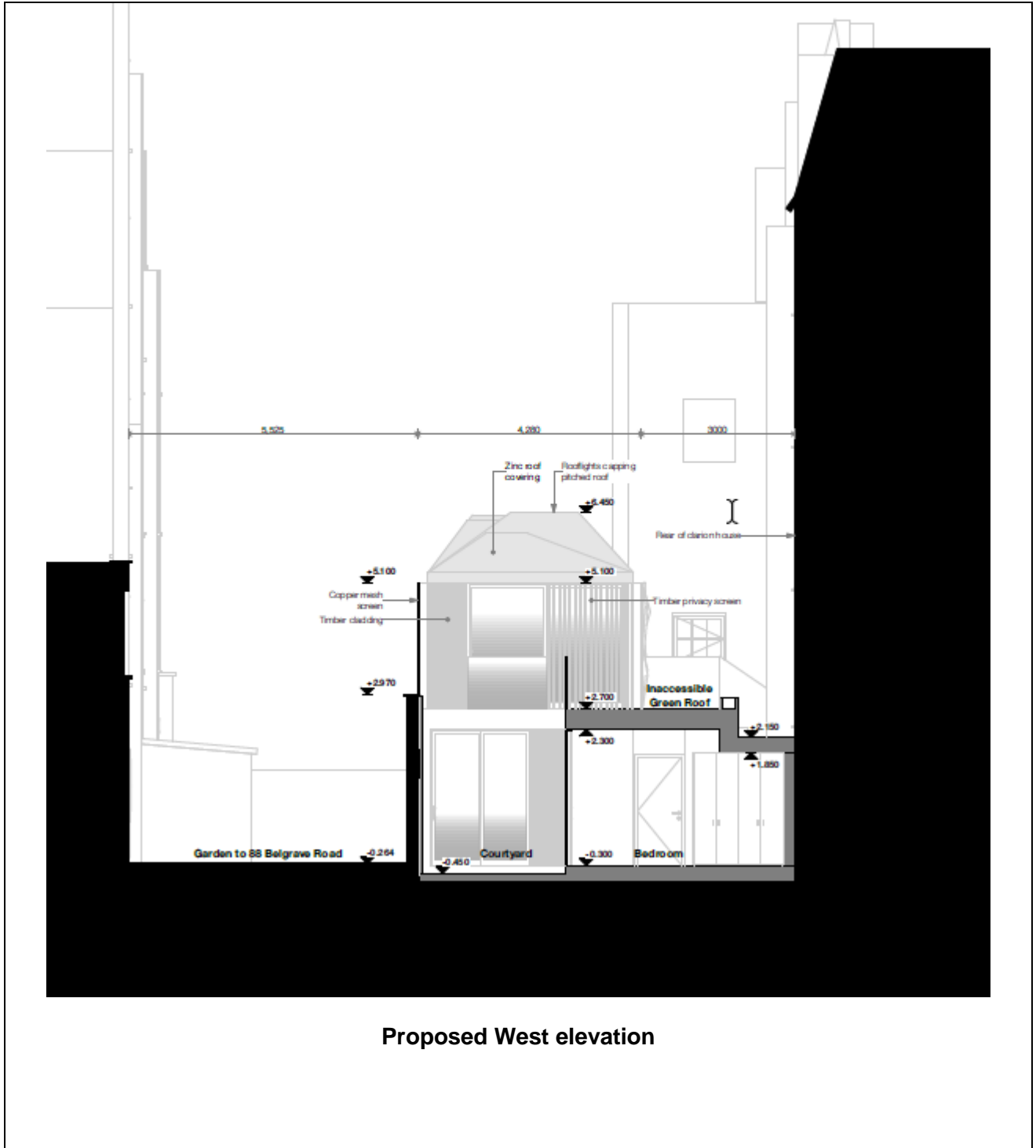
Existing South elevation



Proposed South elevation







Proposed West elevation

DRAFT DECISION LETTER

Address: Clarion House, Moreton Place, London, SW1V 2NN,

Proposal: Demolition of an existing lightweight car port structure and construction of a two storey single family dwelling over an existing car park to the rear of Clarion House.

Reference: 16/07573/FULL

Plan Nos: 974/P001 P02; 974/P005 P02; 974/P006 P02; 974/P007 P02; 974/P008 P02; 974/P009 P02; 974/P010 P03; 974/P011 P02; 974/P012 P02; 974/P013 P02; 974/P014 P02; 974/P015 P02; 974/P016 P02; 974/P017 P02; 974/P018 P02; 974/P019 P02; 974/P020 P02; 974/P021 P02; 974/P022 P02; 974/P023 P02; 974/P024 P02; 974/P025 P02; 974/P026 P02; 974/P027 P02; 974/P028 P02; Design and access statement dated 08.08.16.

For information only: Daylight and sunlight study (within development) dated 30 June 2016; Daylight and sunlight study dated 25 October 2016; Flood risk assessment dated August 2016.

Case Officer: Aurore Manceau

Direct Tel. No. 020 7641 7013

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

The infilling dwellinghouse would be an unneighbourly structure due to it appearing overbearing and as a result would make the people living at the lower floors of Clarion House and Nos 88 to 94 Belgrave Road feel too shut in. This is because of its bulk and height and how close it is to windows and amenity space 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. (X14BB)

Reason:

The two storey dwelling house would lead to a loss of daylight for the people living in the ground floor flats of 92-94 Belgrave Road. This is because of the height and proximity of the development to windows in the rear of 92-94 Belgrave Road. 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. (X14AB)

Reason:

Insufficient information has been submitted to determine the impact upon trees on neighbouring properties. The proposed scheme would be harmful to the health and appearance of the tree(s), would be detrimental to amenity of the area, and would have an adverse effect on the character and appearance of this part of the Pimlico Conservation Area thereby contrary to policies S25 and S38 of Westminster's City Plan (July 2016), and ENV 16 and DES 9 of our Unitary Development Plan that we adopted in January 2007.

Informative(s):

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.

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.