

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 17 January 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	Compass House, 22 Redan Place, London, W2 4SA,		
Proposal	Removal of roof level plant enclosures and replacement with a roof level extension to form an additional residential flat with external terraces.		
Agent	Mr Patrick Reedman		
On behalf of	Compass House Ltd n/a		
Registered Number	16/09616/FULL	Date amended/ completed	11 October 2016
Date Application Received	7 October 2016		
Historic Building Grade	Unlisted		
Conservation Area	Westbourne		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application site contains an unlisted building with facades onto Redan Place and Kensington Gardens Square with the former presenting a ground plus six storeys façade, with plant rooms at seventh floor level. The application site also includes the low rise 'mews' properties to the west and no.50 Kensington Gardens Square, which forms a matching pair with Compass House.

This site is located within the Westbourne Conservation Area. It is also immediately adjacent to the Bayswater and the Queensway Conservation Areas. Adjoining the application site and within Kensington Gardens Square, many of the buildings are grade II listed.

The applicant proposes a roof extension to provide a three bedroom flat. The works would involve modifying and enlarging the enclosed roof plant areas, currently located behind 'turret' features and enclosing the currently open area of roof plant.

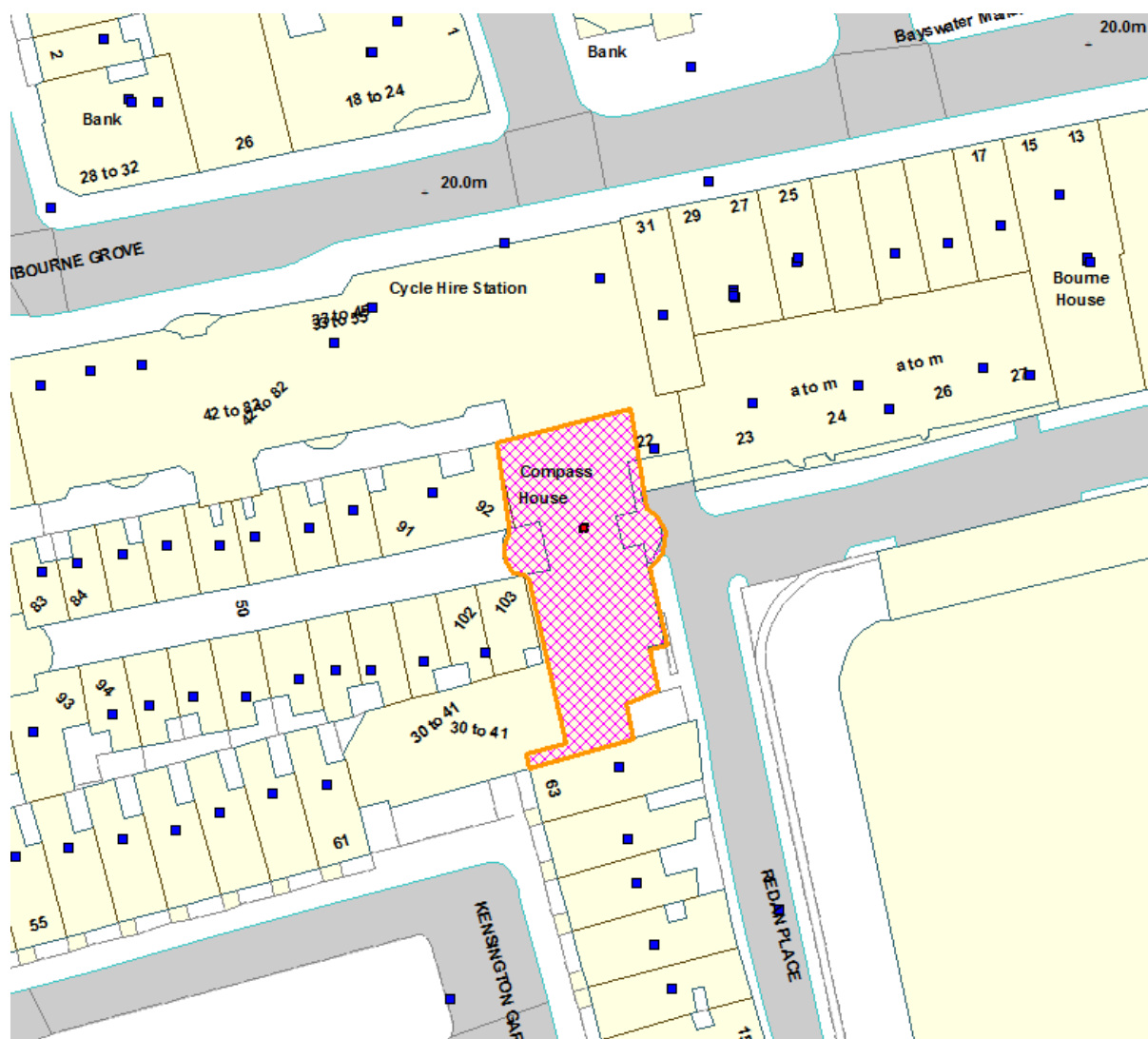
The key considerations are:

- The impact of the proposed extension on the character and appearance of the conservation

- areas and setting of nearby listed buildings;
- The impact on the amenity of neighbouring occupiers;
- The impact on carparking; and
- The impact of construction.

Objections to the proposal have been received. Notwithstanding these objections, the proposal is considered to be acceptable in accordance with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan).

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



Redan Place View of Building



View of roof area from adjacent roof top.

5. CONSULTATIONS

WARD COUNCILLORS

Any response to be reported verbally.

BAYSWATER RESIDENTS ASSOCIATION

No objection.

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION.

Any response to be reported verbally.

WASTE PROJECT OFFICER

No objection, subject to conditions.

HIGHWAYS PLANNING MANAGER

No objection, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 82

Total No. of replies: 11

No. of objections: 9

No. in support: 2

In summary, the objectors raise the following issues.

- Existing construction works on-site have been disruptive and the proposal would prolong this;
- The roof extension would obstruct daylight and sunlight to neighbouring residents;
- The roof extension would block views for neighbouring residents;
- Removal of roof top plant would have a negative effect on the building; and
- Existing construction has meant that landlords have lost tenants or had to reduce rents.

In summary, the supporters raise the following issues.

- The proposal will add value to the block; and
- The height increase is relatively modest and would not result in significant light losses.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site contains an unlisted building with facades onto Redan Place and Kensington Gardens Square with the former presenting a ground plus six storeys façade, with plant rooms at seventh floor level. The application site also includes the low

rise 'mews' properties to the west and no.50 Kensington Gardens Square, which forms a matching pair with Compass House.

This site is located within the Westbourne Conservation Area. It is also immediately adjacent to the Bayswater and the Queensway Conservation Areas. Adjoining the application site and within Kensington Gardens Square, many of the buildings are grade II listed.

Until recently, this building contained offices. However, works are underway to convert it into 30 flats pursuant to prior approval application (see ref: 15/01148/P3JPA).

6.2 Recent Relevant History

15/01148/P3JPA

Use of ground, first, second, third, fourth, fifth and sixth floors from offices (Class B1a) to 30 residential units (Class C3). Application for prior approval under Part 3 Schedule 2 Class J of the Town and Country Planning (General Permitted Development) (England) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 and the Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014.

Granted – 31 March 2015

15/08400/FULL

Installation of air cooled condenser units and a life-safety standby generator within the basement car park.

Granted – 04 November 2015

7. THE PROPOSAL

The applicant proposes a roof extension to provide a three bedroom flat. The flat would be located at the Redan Place end of the development. The works would involve modifying and enlarging the enclosed roof plant areas, currently located behind 'turret' features and enclosing the currently open area of roof plant. All these areas would be enclosed by a new roof structure, which would raise the height of the building and introduce a more prominent roof storey. The proposed flat would have a floor area of 248 square metres.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Policies H3 of the Unitary Development Plan (adopted 2007) ("the UDP") and S14 of Westminster's City Plan (adopted November 2016) ("the City Plan") seek to encourage the provision of more residential floorspace including the creation of new residential units. Accordingly, the provision of the residential unit proposed is supported in principle.

The proposed unit also greatly exceed the minimum floor area for a three bedroom flat, as set out within the Nationally Described Space Standard (i.e. 95 sqm) and repeated in the London Plan (FALP – 2015). The proposed flat would also be triple aspect, ensuring satisfactory natural lighting levels, and would have a terrace and two balconies, ensuring that adequate outdoor amenity space is provided. As such, the proposed flat would provide an acceptable standard of accommodation.

8.2 Townscape and Design

The general form of the roof would be replicated with the same ‘turret’ style features re-instated. These would be clad in zinc, as would the rest of the new roof storey. A new roof terrace is proposed on the existing flat roof at the south end of the building, with an adjoining ‘terrace room’ structure, designed as a complementary addition to the remainder of the new roof structure. This new ‘terrace room’ is slightly lower in height than the main roof structure and its walls and roof are again clad in zinc. It is set well back from the main facades of Compass House.

While the proposed changes will alter the appearance of the rooftop storey to this property, increasing its size and footprint, the impacts of this are generally modest. The modifications retain the general character and form of the original design and in the choice of zinc as the main cladding material utilise a proven and durable roofing material. The proposed ‘terrace room’ does introduce additional bulk at roof level, but by virtue of its subordinate scale, set-back position and design (integrating with the rest of the roof structure), its visual impact on the surrounding area is very modest.

The proposed alterations are acceptable in design terms and would preserve the character and appearance of the conservation area and the setting of adjacent listed buildings and conservation areas.

The proposals would accord with policies S25 and S28 of our City Plan; and policies DES 1, DES 6, DES 9 and DES 10 of the UDP.

8.3 Residential Amenity

Several objectors have raised concerns with potential loss of light, outlook and privacy from the proposed development.

The applicant has provided a daylight and sunlight analysis that assesses the proposed development against the BRE publication ‘Site Layout Planning for Daylight and Sunlight’ (Second Edition) (published 2011). This analysis demonstrates that daylight and sunlight losses to all relevant properties will not exceed the standards contained within the BRE publication. Accordingly, daylight and sunlight losses would be acceptable and in accordance with policy ENV 13 of the UDP.

The proposed extension would have a relatively modest height of 2 to 3 m above the height of the existing buildings. It would also be set away from the existing roofs edges and would be partially screened from properties to the north and south by existing roofs. Accordingly, the proposed roof extension would not result in significant sense of enclosure for the occupants of surrounding properties.

The terraces proposed would not be located near any habitable room windows. The proposed flat would also have a similar outlook to existing flats within the building. Accordingly, the proposed flat would not result in unacceptable loss of privacy for neighbouring residents.

Given the above, the proposed development would not result in unacceptable loss of amenity and would be consistent with policy S29 of the City Plan and policy ENV 13 of the UDP.

8.4 Transportation/Parking

As was established under application ref: 15/08400/FULL, the applicant has a surplus of two spaces once the air-conditioning units permitted under that application are installed and the flat conversion permitted under application ref: 15/01148/P3JPA has been carried out. These two spaces would meet the on-site parking requirement for a three bedroom flat, as set out in policy TRANS23 of the UDP. A condition is recommended to secure the provision of these car parking spaces.

The Highways Planning Manager notes that it is unclear whether two secure cycle spaces, in accordance with policy 6.19 of the London Plan (FALP – 2015) have been provided for the proposed flat. A condition is recommended to secure the provision of these cycle spaces.

The Waste Project Officer is satisfied with the waste and recycling storage proposed. Conditions are recommended to secure the waste and recycling storage proposed.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The proposed flat would have level access from street level via the lifts proposed.

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

This development is not large enough to require submission of an Environmental Impact Assessment.

8.12 Other Issues

8.12.1 Construction Impact

Objections have been received from neighbouring properties regarding the impact of construction, including noise and traffic.

It is a long standing principle that planning permission cannot be refused due to the impact of construction. This is due to its temporary nature and the ability to control it by condition. Accordingly, a condition is recommended that limits the hours of construction. For a development of this scale, this is the maximum reasonable control that can be exerted under planning law.

Loss of rental income attributed to construction impact is not a material planning consideration.

8.12.2 Plant

Objectors are concerned with the potential relocation of plant from the roof to make way for the proposed flat.

The applicant has indicated that plant will be relocated to the basement level, as per application ref: 15/08400/FULL. All plant for the proposed flat will also be provided at basement level. A condition is recommended to prevent provision of additional plant on the roof.

9. BACKGROUND PAPERS

1. Application form
2. Memo from Highways Planning Manager, dated 9 November 2016.
3. Memo from Waste Project Officer, dated 4 November 2016.
4. Letter from Bayswater Residents Association, dated 28 October 2016.
5. Letter from occupier of 15 Young Street (Second Floor), Kensington, dated 23 November 2016
6. Letter from occupier of 47-49 Westbourne grove, London, dated 1 November 2016
7. Letter from occupier of Flat 10, 50 Kensington Gardens Sq, dated 2 December 2016
8. Letter from occupier of Flat 73, 47-49 Westbourne Grove, dated 18 November 2016
9. Letter from occupier of Flat 27, 50 Kensington Gardens Square, dated 3

- December 2016
10. Letter from occupier of Flat 38, 50 Kensington Gardens Sq, dated 2 December 2016
 11. Letter from occupier of Fl.30, 50 Kensington Gardens Square, dated 7 December 2016
 12. Letter from occupier of Mews House 97, 50 Kensington Gardens Square, dated 2 December 2016
 13. Letter from occupier of Mews House 94, 50 Kensington Gardens Square, dated 2 December 2016

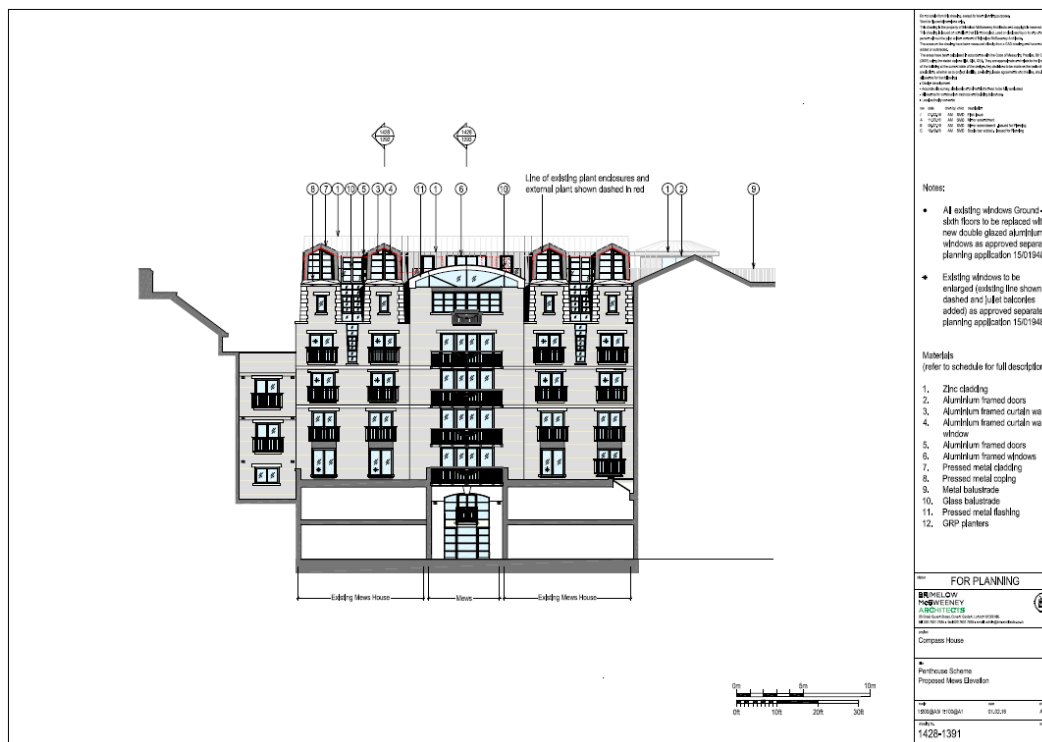
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: NATHAN BARRETT BY EMAIL AT NBARRETT@WESTMINSTER.GOV.UK

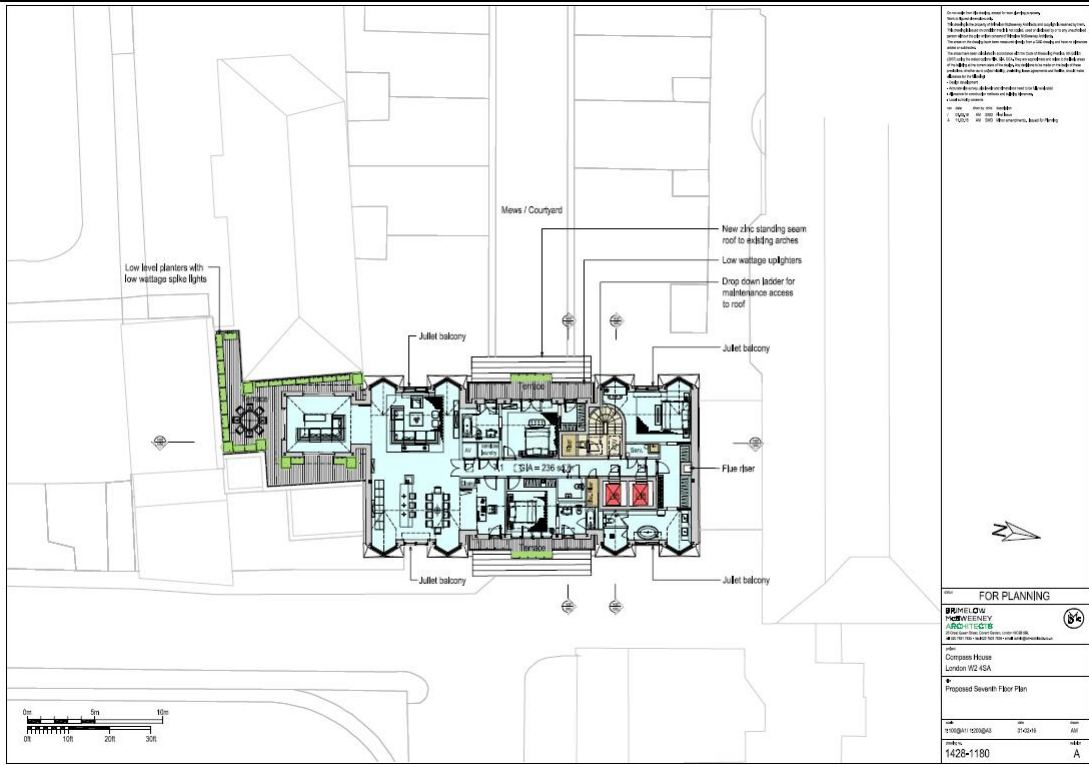
10. KEY DRAWINGS



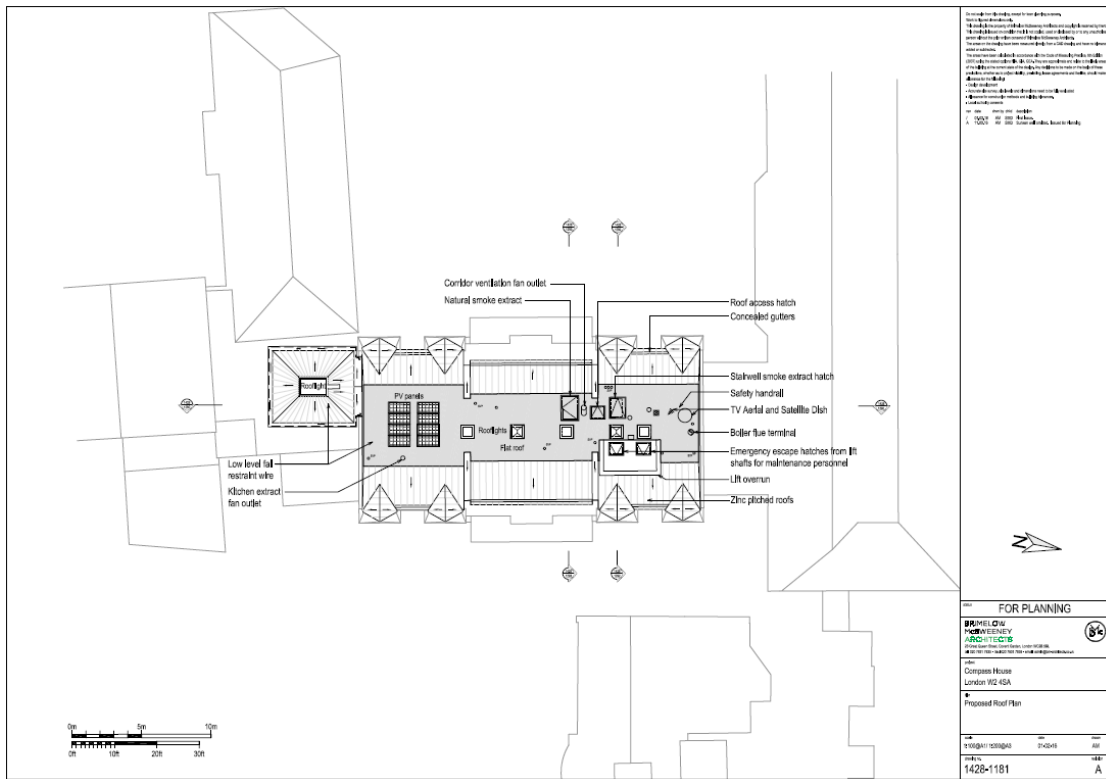
Proposed Redan Place Elevation



Proposed Rear Elevation



Proposed Floor Plan



Proposed Roof Plan



Visualisation from Redan Place

DRAFT DECISION LETTER

Address: Compass House, 22 Redan Place, London, W2 4SA,

Proposal: Removal of roof level plant enclosures and replacement with a roof level extension to form an additional residential flat with external terraces.

Reference: 16/09616/FULL

Plan Nos: 1428-0012 Rev A, 1428-0108 Rev G, 1428-0109 Rev F, 1428-0200 Rev C, 1428-0202 Rev B, 1428-0310 Rev D, 1428-0311 Rev D, 1428-0312 Rev C, 1428-0313 Rev C, 1428-0940, 1428-0941, 1428-0942 Rev A, 1428-0943 Rev A, 1428-0944 Rev A, 1428-0945 Rev A, 1428-1181 Rev C, 1428-1290 Rev C, 1428-1292 Rev B, 1428-1293 Rev C, 1428-1390 Rev C, 1428-1391 Rev C, 1428-1392 Rev B, 1428-1393 Rev B, 1428-1700 Rev A, 1428-1701 Rev C, 1428-1702 Rev A, 1428-1703 Rev B, 1428-1704 Rev B, 1428-1706 Rev C, 1428-1707 Rev B, 1428-1708 Rev A, Materials Schedule

Case Officer: Nathan Barrett

Direct Tel. No. 020 7641 5943

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.

Reason:

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)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terraces. (C26NA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Westbourne Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 6 You must provide the two reserved car parking spaces shown on drawing no. 1428-1183. The reserved spaces shall only be used for the parking of vehicles of people living in the flat hereby approved.

Reason:

To provide parking spaces for people living in the residential part of the development as set out in STRA 25 and TRANS 23 of our Unitary Development Plan that we adopted in January 2007. (R22BB)

- 7 You must apply to us for approval of details of secure cycle storage for the flat. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 8 You must provide the waste store shown on drawing 1428-1182 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the flat. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 9 You must not use the roof of the permitted extension as a balcony or for any other purpose. You can however use the roof to escape in an emergency. (C21CA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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 Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, 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.