

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 21 February 2017	Classification For General Release	
Report of Director of Planning		Ward involved Knightsbridge And Belgravia	
Subject of Report	18 Montpelier Square, London, SW7 1JR		
Proposal	Demolition of existing lower ground and ground level rear extensions and erection of new rear extensions at ground and lower ground floors with replacement balcony and stair to garden at ground floor level. Extension to the closet wing at rear third floor level and erection of a mansard roof extension. Internal alterations, including excavation of front vaults.		
Agent	Place Architecture and Design Ltd.		
On behalf of	Mr & Mrs Cox		
Registered Number	16/09496/FULL & 16/09497/LBC	Date amended/ completed	4 October 2016
Date Application Received	4 October 2016		
Historic Building Grade	Grade II Listed Building		
Conservation Area	Knightsbridge		

1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting conditional listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

The site is a Grade II listed single family dwelling located within the Knightsbridge Conservation Area. Permission is sought for the erection of enlarged replacement extensions at rear lower ground and ground floor levels with balcony at ground floor and stair to garden. Extensions are also sought to the closet wing at third floor level and at main roof level in the form of a mansard. Minor works area also sought to lower the front pavement vaults. The majority of the works were previously approved in 2013 which granted a larger scope of works including the excavation of a subterranean extension. One objection has been received on behalf of the owners and occupiers of 17 Montpelier Square.

The key considerations are as follows:

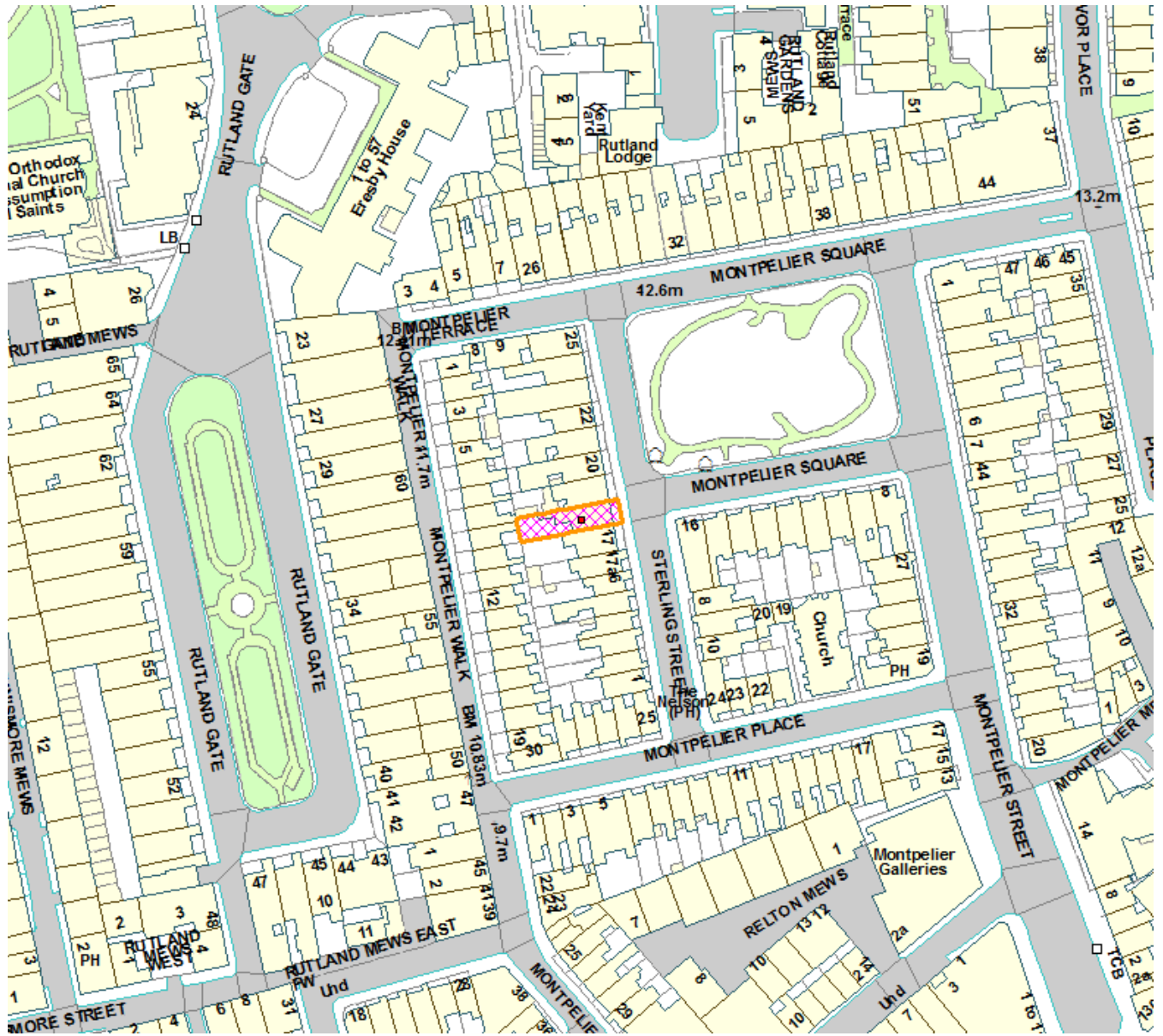
- The impact of the proposals on the character and appearance of listed building and the conservation area; and
- The impact of the proposals on the amenity of neighbouring residents.

Item No.

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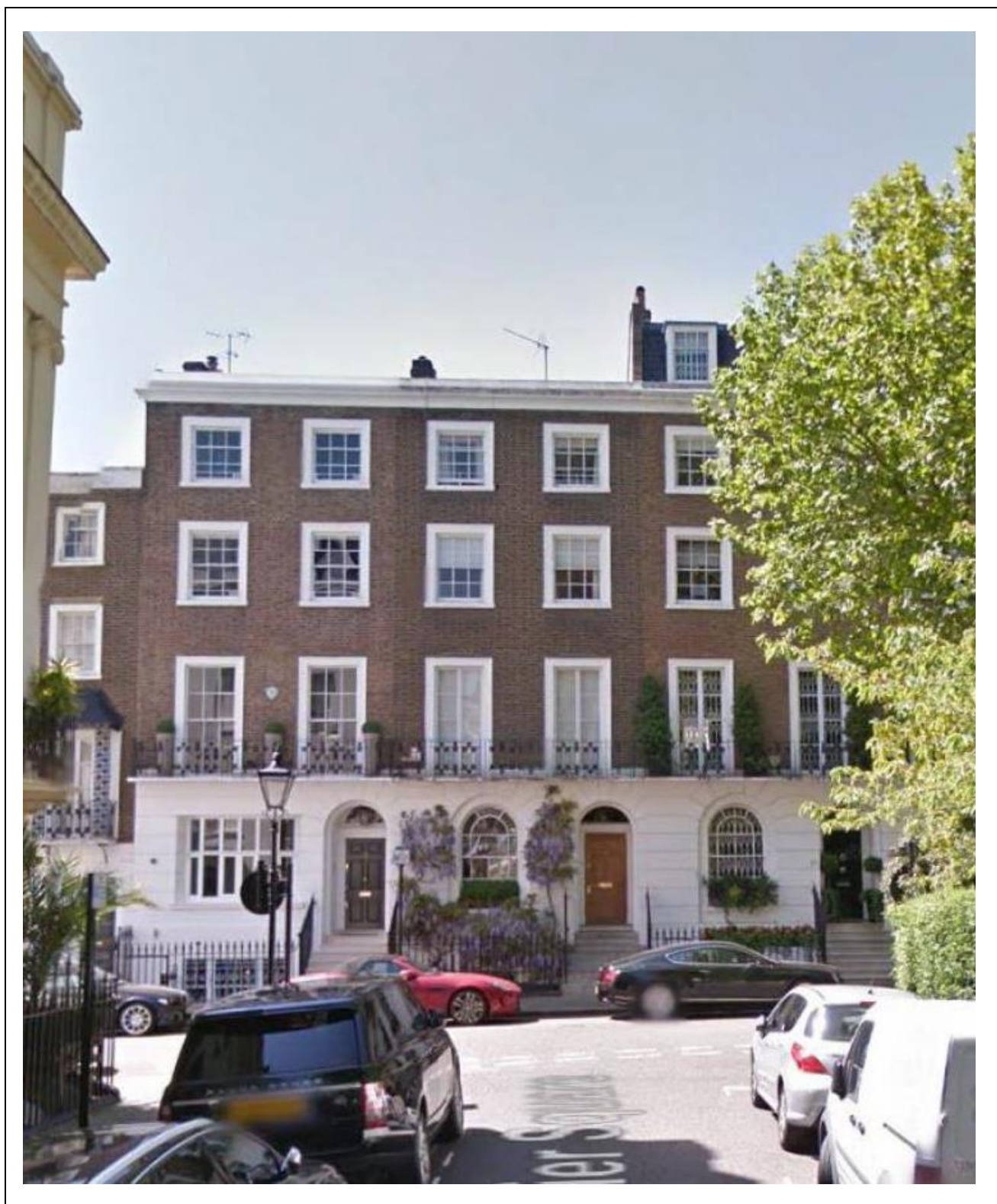
The proposed development is considered to be acceptable in land use, design and amenity terms and accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan). As such, it is recommended that conditional planning permission and listed building consent are granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS





5. CONSULTATIONS

HISTORIC ENGLAND:

Do not consider it necessary to be notified.

KNIGHTSBRIDGE ASSOCIATION:

No objection.

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

BUILDING CONTROL

No comments.

ARBORICULTURAL SECTION:

No objection, subject to conditions securing a hard and soft landscaping scheme and a method statement to protect the trees on and close to the site during construction.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 12

Total No. of replies: 1

One objection has been received on behalf of the owner and occupier of 17 Montpelier Square on the following grounds:

DESIGN

- The proposed rear extension fails to maintain and enhance the amenity of the Knightsbridge Conservation Area or to respect the character and setting of the Grade II listed terrace.

AMENITY

- The rear extension and balcony would extend beyond the building line of no.17 causing a loss of light and increased sense of enclosure.
- The proposed extension would overlook the garden space and rear living area of no 17.

OTHER

- No information about construction impact or its management.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Located on the west side of the Montpelier Square, No.18 is a five storey Grade II listed terrace house. The building dated from the early to mid-19th century and is located within the Knightsbridge Conservation Area. To the rear of the site are the four storey terrace houses of Montpelier Walk.

6.2 Relevant History

2nd August 2013 - Planning permission and listed building consent was granted for alterations including excavation beneath the garden to extend the existing lower ground level to rear; the erection of a two storey extension at rear lower ground and ground floor levels with replacement balcony and stair to garden at ground floor level; extension to closet wing at rear third floor level and erection a mansard roof extension.

7. THE PROPOSAL

Planning permission and listed building consent are sought for various alterations including the erection of a two storey extension at rear lower ground and ground floor levels with replacement balcony and stair to garden at ground floor level. Extensions to the closet wing at rear third floor level and the erection of mansard roof are also sought. Associated internal alterations are proposed including the lowering of the front vaults and installation of an internal lift.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The extension would enlarge the existing dwelling house. In land use terms the creation of a larger single family dwelling house is considered to be acceptable in accordance with Policy H3 of the UDP and Policy S14 of the City Plan.

8.2 Townscape and Design

Whilst the 2013 permission has expired without being implemented, the decision is recent enough that policies and guidance remain essentially the same, and the circumstances on-site are unchanged. That decision therefore carries considerable weight in the determination of the current applications.

The proposed rear extensions are generous, but allow the historic character of the rear elevation to remain dominant and easily readable. The style of the extensions proposed, unchanged from the 2013 approval, are simple and modern but sit comfortably alongside the historic character of the house and the rest of the terrace.

The additional information submitted in this application, absent from the last application, about the relationship with the adjoining extensions, is sufficient to demonstrate that the ground floor projection of the extension forwards of the rear building line of the adjoining closet wing is not uncomfortable being less than a metre. The addition of the proposed privacy screen would be

obtrusive to the boundary wall line and is not ideal in listed building terms, however refusal on these grounds could not be sustained. An amending condition is recommended to ensure that the design of the screening is acceptable and reduced in size as much as practicable.

The proposed new position for the rear external stair and balcony is considered to be an improvement upon the 2013 scheme in terms of its visual impacts on the spatial character of the rear garden, being over to one side rather than central as previously approved.

The proposed conversion of the front under pavement vaults would have some impact on historic fabric by lowering the floor level and through tanking works, but otherwise makes good use of what are currently otherwise unusable derelict spaces. The vaults are unusually low due to the unusual levels between street and house in this part of the square and therefore make use even as domestic outdoor storage unviable. The slight harm caused to enable this change is justified by the benefit of this use.

Internally the proposals are respectfully minimal and avoid alterations to the remarkably intact interior at ground and first floors.

The objection received from No.17 Montpelier Square includes concerns regarding the impacts that the proposals would have on the listed building and conservation area. These have been considered carefully and carry some weight, but the additional information provided by this application has confirmed that the 2013 decision was reasonable, and can be repeated with respect to heritage impacts.

For the above reasons, the proposals are considered to preserve the special architectural and historic interests of the listed terrace, and would preserve the character and appearance of the wider conservation area.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

An objection has been received on behalf of the adjoining residential occupier at 17 Montpelier Square on the grounds that the rear extension and balcony would cause a loss of light, loss of privacy and an increased sense of enclosure.

The proposed rear extension at lower ground and ground floor levels would project forwards of the rear building line of the adjoining closet wing at No.17 by approx. 0.8m with a maximum height of approx. 2m above the existing boundary wall. The remaining garden walls are to remain at the existing height. The lower ground floor of No. 17 is used as a gym served by 6 large windows. At ground floor level the closest window to the boundary of the site serves a bathroom. On the opposite side at ground floor closest to the boundary with No.16 is a fully glazed conservatory. Given the small size of the projection and the orientation of the objectors property due south of the site, it is considered that the application would not result in any significant loss of light or cause a sense of enclosure to neighbouring windows.

The existing balcony and stair access to the garden is to be removed from the boundary with No.19 and replaced with a new balcony and stair along the boundary with No.17. Similar

balcony and stair arrangements exist at both No.17 and No.19. An objection to the potential loss of privacy to the garden and rear living area at No. 17 has been received and it is recommended that an amending condition be attached to secure an appropriate privacy screen along the boundary to prevent unacceptable levels of overlooking.

It is considered that the proposals would not adversely affect neighbouring residential amenity sufficient to justify refusing permission and would accord with Policies S29 of the City Plan and ENV13 of the UDP

8.4 Transportation/Parking

The enlargement of the dwelling would not have a material impact on traffic generation or on-street parking pressure in the area.

8.5 Economic Considerations

This development does not generate a Mayoral CIL or WCC CIL payment.

8.6 Access

Access arrangements do not change as a result of the proposals.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

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

An Environmental Impact Assessment is not required for a scheme of this size.

8.12 Other Issues

Construction impact

The objectors have also raised concerns in relation to how the construction impacts on neighbouring properties will be managed to protect residential amenity. It is a requirement of the Planning Act and the NPPF that applications are determined in accordance with the adopted

development plan. Noise and disturbance during construction is an unwelcome and well understood consequence of allowing new development. In a densely developed urban environment, it must be accepted that such disturbance will inevitably occur as a result of building works.

The Council cannot refuse permission to develop on the grounds that building work will be noisy and disruptive. In accordance with the Council's Code of Construction Practice, the applicant will have to comply with the relevant legislation covering demolition and construction impacts. As the excavation of the front vaults will only be to a depth of 0.8m and will not create any additional floorspace, it is not considered necessary for the applicant to submit a Construction Management Plan. A condition is recommended to control the hours of construction works, particularly noisy works of excavation, which will not be allowed on Saturdays.

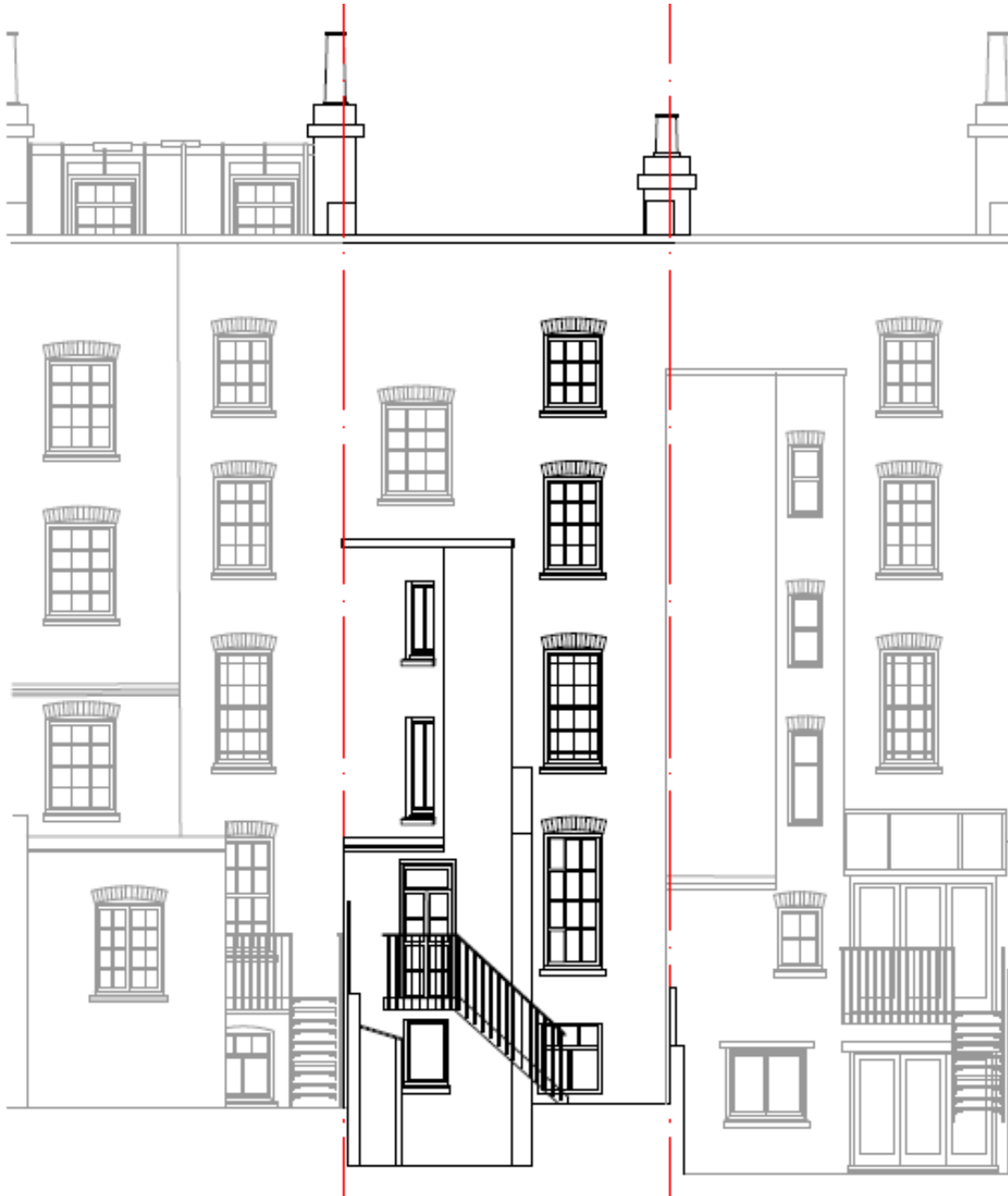
9. BACKGROUND PAPERS

1. Application form.
2. Response from Historic England dated 24 October 2016.
3. Response from Knightsbridge Association dated 6 November 2016.
4. Response from Building Control dated 1 November 2016.
5. Response from Tree Section dated 10 November 2016.
6. Letter from Taylor Wessing LLP dated 31 October 2016.
7. Letter from Applicant dated 16 January 2017.

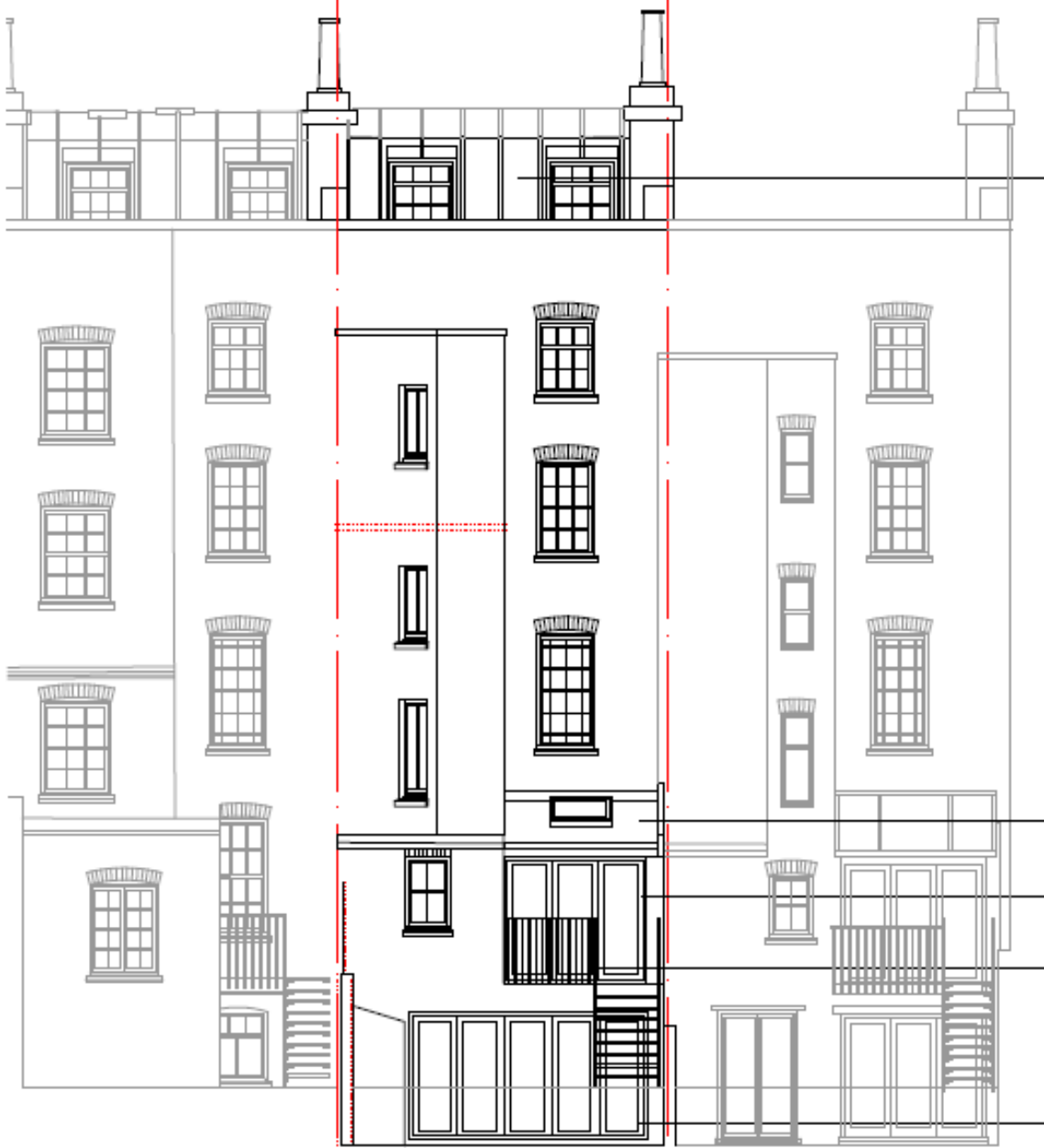
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: VINCENT NALLY BY EMAIL AT vnally@westminster.gov.uk

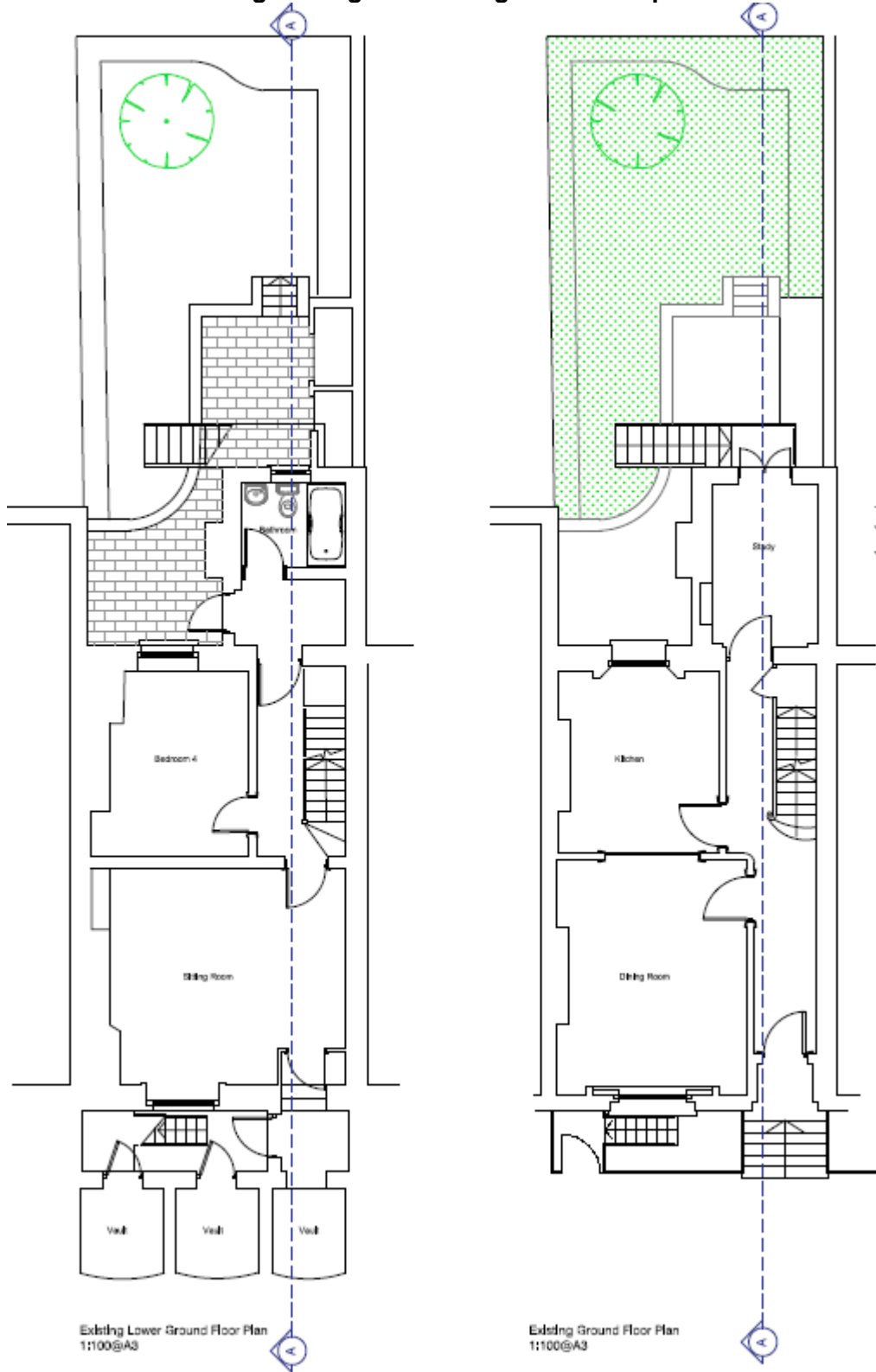
Existing rear elevation



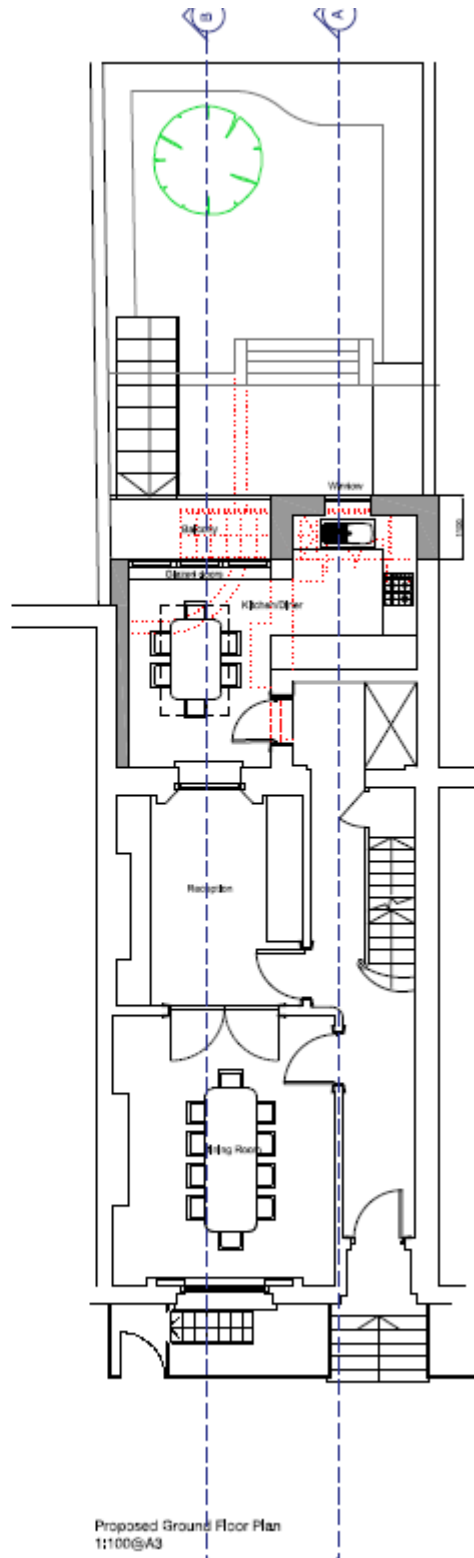
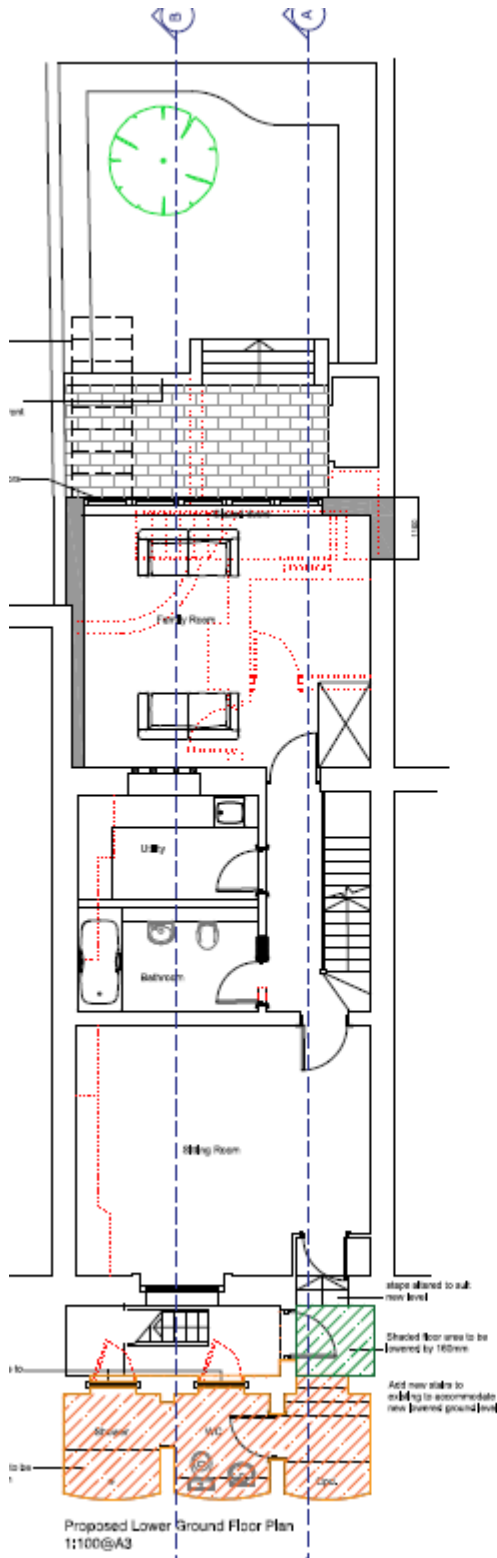
Proposed rear elevation



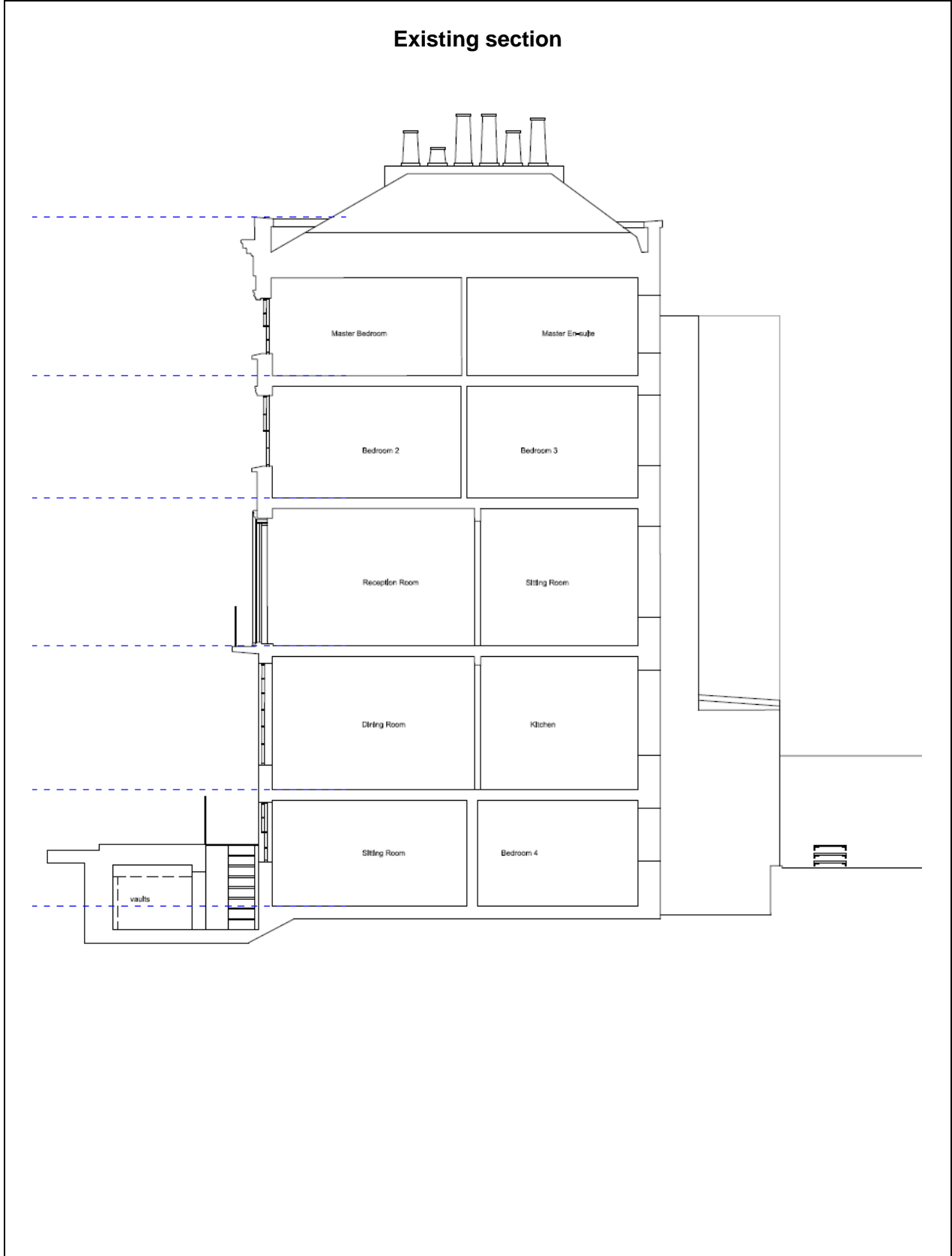
Existing lower ground and ground floor plans



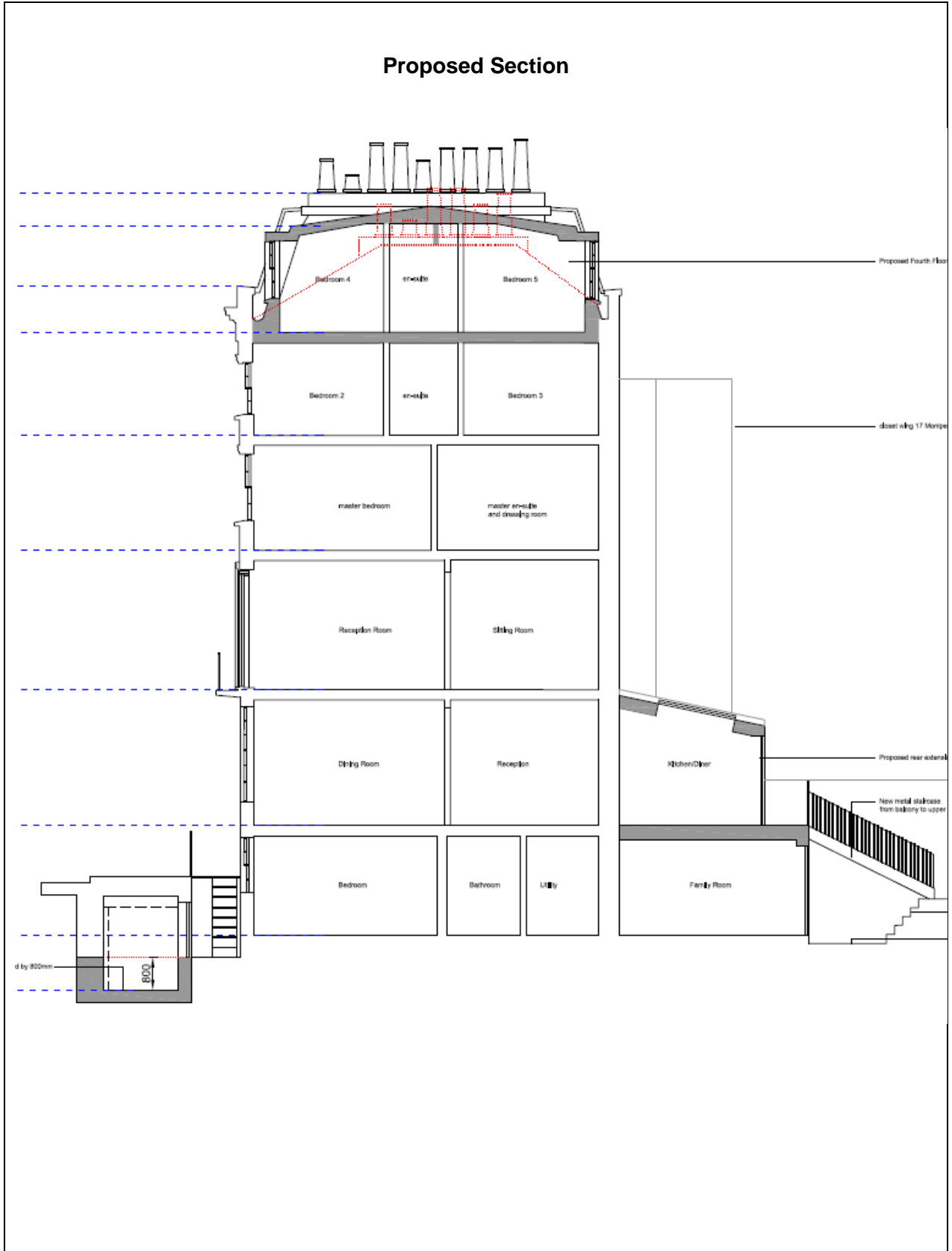
Proposed lower ground and ground floor plans



Existing section



Proposed Section



DRAFT DECISION LETTER

Address: 18 Montpelier Square, London, SW7 1JR

Proposal: Demolition of existing lower ground and ground level rear extensions and erection of new rear extensions at ground and lower ground floors with replacement balcony and stair to garden at ground floor level. Extension to the closet wing at rear third floor level and erection of a mansard roof extension. Excavation of front vaults.

Reference: 16/09496/FULL

Plan Nos: Site Location Plan; 015.05.060 Rev.01; 015.05.200 Rev.06; 015.05.201 Rev.04; 015.05.260 Rev.01; 015.05.261 Rev.01; 015.05.262_Vaults Rev.01; 015.05.320 Rev.05; 015.05.321 Rev.01; 015.05.322 Rev.00; 3210/P/01; 3210/P/02.

For information:

Planning Report on Front Basement Vaults dated September 2016; Heritage Statement dated September 2016; Design and Access Statement dated September 2016

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

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 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 You must apply to us for approval of details as set out below of the following parts of the development:

- (a) New windows, doors and rooflights, including surrounds / architraves (fully detailed elevations (plans for rooflights and sections at 1:5);
- (b) Overall profile through new rear and roof extensions (including dormers) (fully detailed elevations and sections at 1:20);
- (c) New external staircase and balustrading (fully detailed elevations and sections at 1:20).

The submitted details must be in accordance with the approved designs, and must be shown in context with surrounding fabric. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 You must apply to us for approval of a detailed written schedule of the facing materials you will use, including reference to samples to be inspected on-site by us (bricks, pointing and roof coverings), and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 6 Notwithstanding what is shown on the approved drawings you must apply to us for approval of details of the following part of the development:

Privacy screening on the boundary with 17 Montpelier Square (elevation and section drawings at 1:50 including specifications).

You must not use the approved balcony until we have approved what you have sent us. You must then install the privacy screening according to the approved drawings. You must then maintain the privacy screening for as long as the balcony is in situ.

Reason:

To protect the privacy and environment of people in neighbouring properties and the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is set out in S25, S28 and S29 of Westminster's City Plan (November 2016) and ENV 13, DES 1, DES10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

- 7 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme which includes the number, size, species and position of trees and shrubs. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then carry out the landscaping and planting within one planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees or find that they are dying, severely damaged or diseased within 2 years of planting them, you must replace them with trees of a similar size and species. (C30CB)

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007. (R30AC)

- 8 **Pre Commencement Condition.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016) and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

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.
- 2 In relation to Condition 6, the privacy screening should be a maximum height of 1.8m from the balcony floor.
- 3 We recommend you speak to the Head of the District Surveyors' Services about the stability and condition of the walls to be preserved. He may ask you to carry out other works to secure the walls. Please phone 020 7641 7240 or 020 7641 7230. (I22AA)
- 4 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 5 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

DRAFT DECISION LETTER

Address: 18 Montpelier Square, London, SW7 1JR,

Proposal: Demolition of existing lower ground and ground level rear extensions and erection of new rear extensions at ground and lower ground floors with replacement balcony and stair to garden at ground floor level. Extension to the closet wing at rear third floor level and erection of a mansard roof extension. Internal alterations, including excavation of front vaults.

Plan Nos: Site Location Plan; 015.05.060 Rev.01; 015.05.200 Rev.06; 015.05.201 Rev.04; 015.05.260 Rev.01; 015.05.261 Rev.01; 015.05.262_Vaults Rev.01; 015.05.320 Rev.05; 015.05.321 Rev.01; 015.05.322 Rev.00; 3210/P/01; 3210/P/02.

For information:

Planning Report on Front Basement Vaults dated September 2016; Heritage Statement dated September 2016; Design and Access Statement dated September 2016

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

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

- 1 The works 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 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must scribe all new partitions around the existing ornamental plaster mouldings. (C27JA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 4 You must apply to us for approval of details as set out below of the following parts of the development:

- (a) New windows, doors and rooflights, including surrounds / architraves (fully detailed elevations (plans for rooflights) and sections at 1:5);
- (b) Overall profile through new rear and roof extensions (including dormers) (fully detailed elevations and sections at 1:20);
- (c) New external staircase and balustrading (fully detailed elevations and sections at 1:20);
- (d) Tanking (sections at 1:10 plus product specification);

The submitted details must be in accordance with the approved designs, and must be shown in context with surrounding fabric.

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 5 You must apply to us for approval of a detailed written schedule of the facing materials you will use, including reference to samples to be inspected on-site by us (bricks, pointing and roof coverings), and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 6 Notwithstanding what is shown on the approved drawings you must apply to us for approval of details of the following part of the development:

Privacy Screening on the boundary with 17 Montpelier Square (elevation and section drawings at 1:50 including specifications).

You must not use the approved balcony until we have approved what you have sent us. You must then install the privacy screening according to these approved drawings. You must then maintain the privacy screening for as long as the balcony is used for sitting out roof terrace is used for sitting out purposes.

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
 - * any extra work which is necessary after further assessments of the building's condition;
 - * stripping out or structural investigations; and
 - * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)