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| CITY OF WESTMINSTER | | | |
| PLANNING APPLICATIONS COMMITTEE | Date 21 February 2017 | Classification For General Release | |
| Report of Director of Planning | | Ward(s) involved Little Venice | |
| Subject of Report | The Lodge , 101 Hall Place, London, W2 1NQ | | |
| Proposal | Erection of an extension to rear ground floor with terrace above, erection of roof extension with terraces at second floor level. Alterations to windows and doors. Widening of existing garage door. | | |
| Agent | Mark Fairhurst | | |
| On behalf of | Ms Lucia Humpries | | |
| Registered Number | 16/09686/FULL | Date amended/ completed | 10 October 2016 |
| Date Application Received | 10 October 2016 | | |
| Historic Building Grade | Unlisted | | |
| Conservation Area | No | | |

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

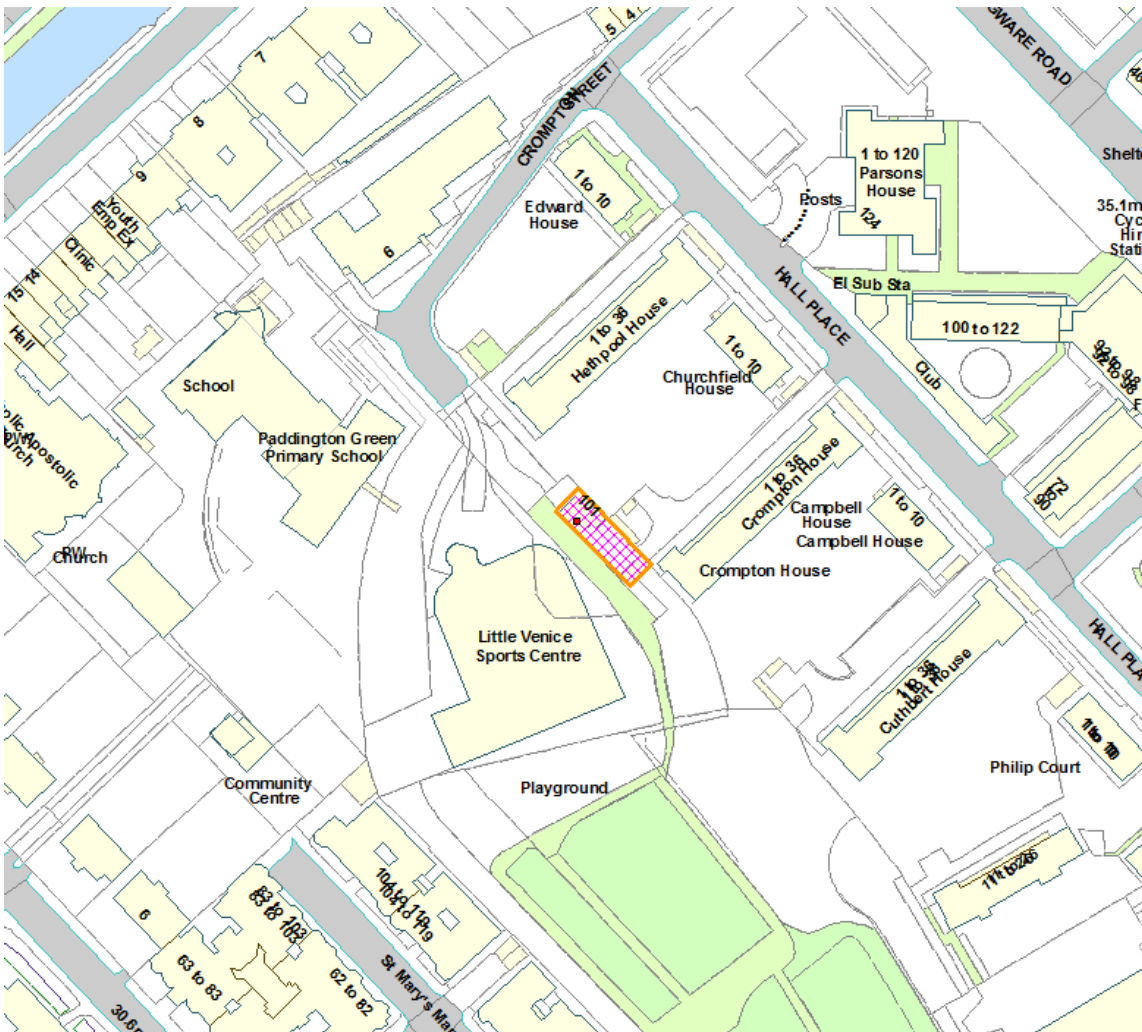
Permission is sought for the erection of a rear extension at ground floor level, the construction of a roof extension incorporating a terrace, the creation of a terrace at first floor level and alterations to windows and doors.

The key issues in this case are:

- *The impact of the proposal on the amenity of neighbouring residents; and
- *The impact of the proposal on the character and appearance of the area.

The proposed development is considered to comply with the Council's policies in relation to land use, design and amenity and it is recommended that permission is granted subject to the conditions set out in the draft decision letter.

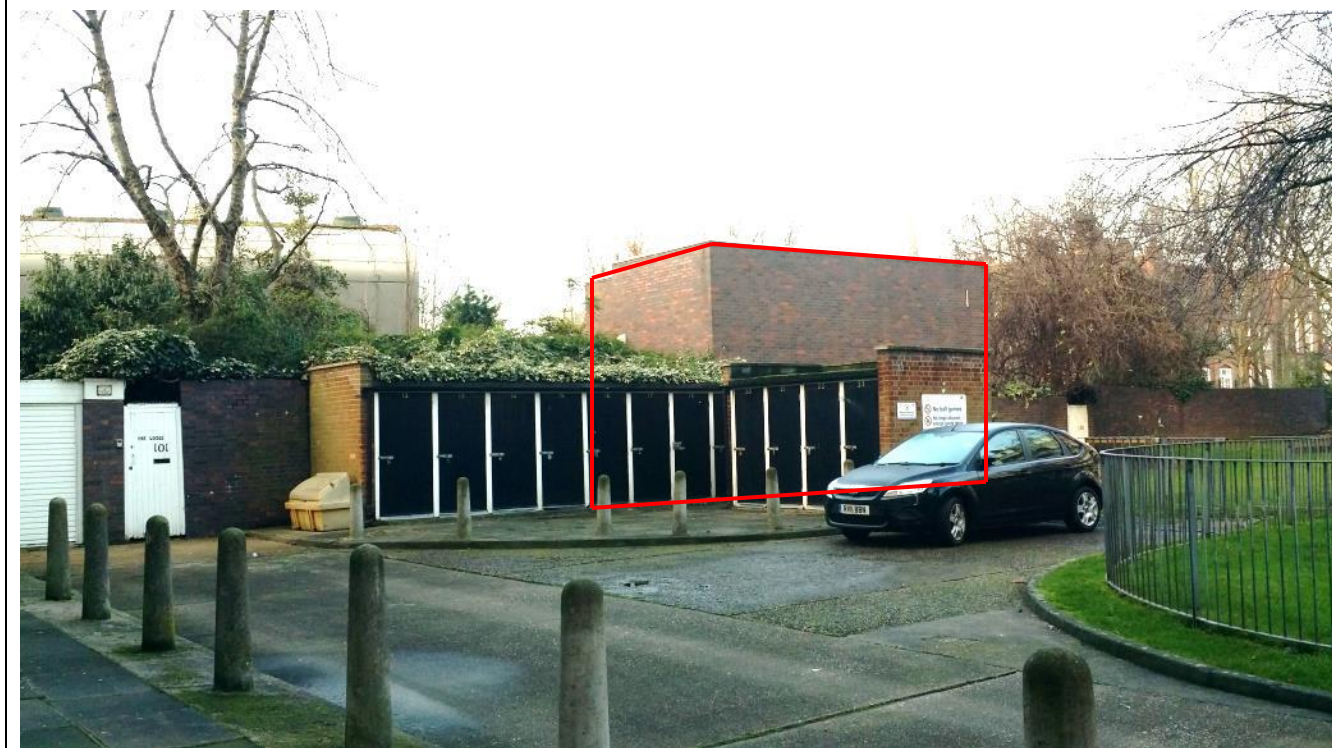
3. LOCATION PLAN



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4. PHOTOGRAPHS

The Lodge (central) with Hethpool House to the right and Compton House to the left





View North from Crompton Street.

5. CONSULTATIONS

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY:

No objection. Careful consideration will be required of the proposed materials.

HIGHWAYS PLANNING:

No objection.

COMMUNITY SERVICES MANAGER:

No objection.

GREEN SPACES MANAGER:

Concerns in relation to access to green space during building works. Issues raised in relation to access road used as parking.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 82

No. Responses: 11 Objections on some or all of the following grounds:

Amenity

- *Obscure views from neighbouring buildings.
- *Loss of privacy to neighbouring properties.
- *Noise from the terraces.
- *Roof extension will block out day light to the area.

Design

- *Resultant scale of building would not fit in with the Estate.

Other

- *Construction work will cause disruption in terms of dust and noise.
- *Construction dust may have implications on the health of neighbouring residents.
- *Safety concerns of a construction site with children living in neighbouring buildings.
- *Respondent was informed of the application by a neighbour and not by a letter from the City Council.

ADVERTISEMENT/SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is an unlisted single family dwelling house, located within Paddington Green, outside of a designated conservation area. The building is the only detached dwelling within an area characterised by blocks of 6 storey flats, which are situated north east of the application site. Immediately south west is the Little Venice Sports Centre and immediately in front and to the rear are communal gardens. The building is accessed via a footpath from Hall Place, which runs behind the blocks of flats.

The building is a 3 bedroom dwelling of 2 storeys, comprising of ground and first floor levels. It has front and rear gardens with a detached garage. The building is of grey/brown stock brick with upvc cladding on the recessed sections of elevation and a flat roof. Matching brickwork forms a 2metre high boundary wall on 3no sides of the site, with the south west elevation fronting the access road.

6.2 Recent Relevant History

No recent history.

7. THE PROPOSAL

Permission is sought for a ground floor extension to the rear. The extension will be 3.3m deep and span the full width of the building; it will contain 2no sets of fully glazed sliding doors either side of a central pillar and have a flat roof with a rooflight, providing a terrace at first floor level. A roof extension, occupying the majority of the footprint of the building, with 2no terraces (one facing south west and one facing south east), is proposed, creating a second floor level containing a studio/study with a bathroom. It will be clad in timber with aluminium framed fenestration and have a flat roof, which is not proposed to be used as a terrace.

It is proposed to replace all the existing upvc cladding with timber cladding, which will also be used on the rear extension. All windows will be replaced with aluminium frames.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The extension of the Lodge to increase the amount of habitable space would be in accordance with policy H3 (E) of the UDP which states that proposals for extensions to existing housing will be acceptable in principle. Such extensions should not cause environmental or amenity problems and should be in keeping with the character of the building and area.

8.2 Townscape and Design

Alterations and extensions to listed buildings are permissible under UDP policy DES 5. The policy seeks to ensure the highest level of design and specifically states that permission will generally be granted for development which is confined to the rear of the existing building, does not visually dominate, is in scale and of a design which reflects the host building and the use of materials is consistent with that of the existing building.

The building is a modern structure, of a modern design and constructed using modern materials. In this context the principle of introducing timber cladding in replacement of the white upvc is not contentious in design terms. The material will be visually more subservient and will sit comfortably against the existing brickwork. In considering the replacement of the windows with aluminium frames, given the design of the core, this

alteration is considered to have a limited visual impact as it is a modern material which is typically slimmer than upvc and therefore will sit subtly against the brickwork.

The single storey rear extension is considered to comply with UDP policy DES 5. The extension is of a scale and detailed design which is in keeping with the host building and is not considered to visually dominate the building or its setting. Furthermore, due to the high boundary treatment the extension will not be highly visible in the public realm. A timber screen is proposed to be located above the boundary wall and this will aid in screening the development further. The use of horizontal timber cladding is acceptable as is the introduction of 2no sets of glazed doors.

Roof level alterations and extensions are permissible under UDP policy DES 6 subject to them being in sympathy with the existing buildings architectural character and where the form and detailing of the extension reflects the form, detailing and use of materials found on the existing building. Where buildings are completed compositions, their form makes a contribution to the local skyline or where the extension would be visually intrusive the policy states permission may be refused.

The existing building could be considered as a completed composition as it is a standalone building, consciously designed within a planned setting. Nevertheless the application as a whole seeks to enhance the appearance of the building by proposing extensions and alterations within a scheme for the building in its entirety. Therefore it could be argued that as the whole building will have a unified appearance there is the opportunity for an extension at roof level.

The extension will occupy the majority of the footprint of the building, be clad in vertical timber panelling with full height glazed doors leading out on to the 2no. terraces. The fenestration on the north east elevation will be obscured by the timber panelling. The existing building is located over a significant change in ground levels with the road on the south west side being at ground level and the open space on the north east side being higher than ground level, therefore the full height of the building with the roof extension will only be appreciated on approach from the north. Given the height of the surrounding blocks of flats and the sports centre, the resultant height of the building is not considered to be so uncharacteristic as to be harmful. Furthermore as it is interpreted as a solo building the resultant mass will not detract from its setting or be visually intrusive. The detailed design of the extension, seen in the context of the enhancement works to the building, is considered to be appropriate. The extension is therefore considered to be in accordance with UDP Policy DES 6.

8.3 Residential Amenity

Objections have been received to the application on the grounds of loss of privacy, light and views, and increased noise from the proposed terraces. The objections have been submitted by residents of the neighbouring flats in Churchfield House, Hethpool house and Compton House.

Privacy

The Lodge sits between the Paddington Sports Centre and three blocks of residential flats. There are three terrace's proposed as part of the extension, one at first floor level and two at second floor level.

The south west facing terrace at second floor level faces directly towards the side elevation of the Paddington Sports Centre, which does not feature windows in this elevation and as such will not increase overlooking.

The terraces at first and second floor level which face south east will provide oblique views towards Compton House. The closest flank wall of Compton House, is a blank brick wall, with the nearest windows set further away and behind elevated walkways which run along the front of the building at each floor level. There are also a number of trees and shrubs within the garden of the host building which provides some natural screening. Due to the distance between the buildings, the existing situation of walkways directly in front of the recessed windows and the natural screening, it is not considered that the lodge would result in an unacceptable increase in overlooking/loss of privacy for the neighbouring properties.

Sunlight and Daylight

The lodge does not sit directly in front of the neighbouring flats and the current height is significantly lower than that of the surrounding buildings. The increase in height is approximately 2.6 meters giving a total height of approximately 8 meters. Due to the location of the site in relation to the neighbouring flats it is not considered that the extension would significantly reduce the amount of light received by any neighbouring property, or increase overshadowing to the public space between the flats.

Additionally, while it is recognised that views of some trees and surrounding green space may be diminished refusal on these grounds could not be sustained as views cannot be protected.

Noise

As the house already benefits from gardens to the front and rear and given the large area of communal green space between the buildings which can be used by members of the public or residents, it is not considered that the additional terraces would give rise to a significant impact in terms of additional noise as to justify refusal.

Amenity Conclusion

The works are considered to be in accordance with policy ENV13 of the UDP and S29 of the City Plan and are therefore considered acceptable on amenity grounds.

8.4 Transportation/Parking

The proposal does not represent an increase in residential units or loss of parking as such the proposal is not contrary to TRANS23. Due to the size of the site both cycle and waste storage are achievable on site. The Highways Planning Manager has raised no objection to the extension. Concerns have been raised by the contract manager for the adjacent green space that vehicles park in the service road. It is not considered that the proposed works impact on such parking, which should be enforced in line with existing parking restrictions.

8.5 Economic Considerations

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

8.6 Access

Access to the site will remain the same as the current situation.

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.

The proposals are of insufficient scale to trigger the requirement for a CIL payment.

8.11 Environmental Impact Assessment

The development is of insufficient scale to trigger the submission of an Environmental Impact Assessment.

8.12 Other Issues

Several objections have been raised regarding the impacts of construction. These include concerns about dust, noise and the health of neighbouring residents, and the safety of a construction site with children living in the neighbouring buildings. In order to limit disturbance to neighbours, the standard working hours condition is recommended to ensure that building works are only undertaken during the day Monday – Friday, Saturday morning and not at all on Sundays and Bank Holidays. Given the works proposed, it is not considered that any further restrictions would be reasonable.

Concern has also been raised in relation to construction vehicles blocking access. It would not be possible to refuse permission on these grounds, which will need to be managed inline with existing parking restrictions.

A further objection was submitted on the grounds that they were informed of the application by a neighbour and not by a letter from the City Council. Letters were sent to the adjacent residential blocks, a site notice displayed in the street and an advert put into the local paper, which meets the Councils statutory requirements in relation to consultation.

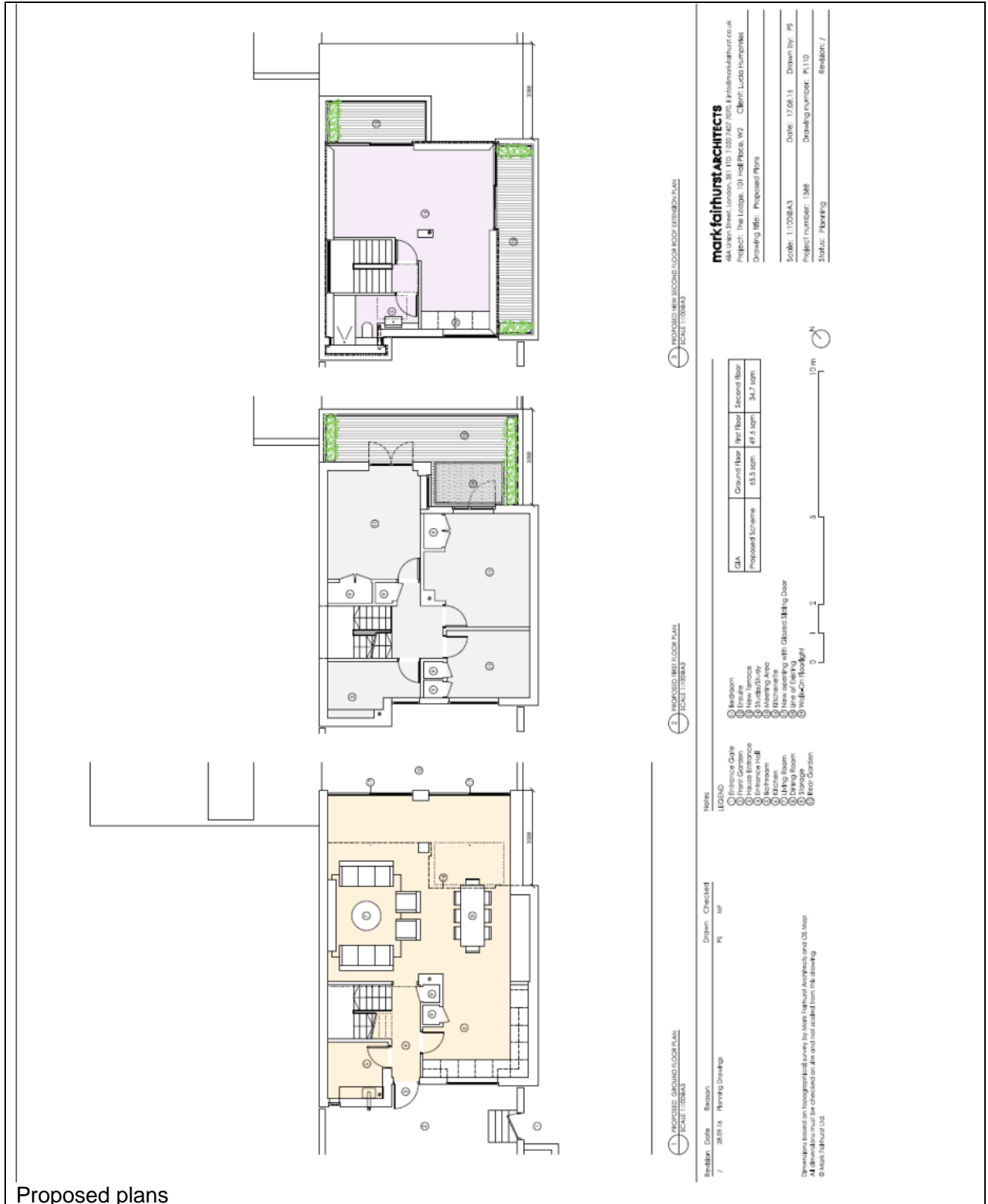
9. BACKGROUND PAPERS

1. Application form
2. Letter from the Paddington and Waterways & Maida Vale Society, dated 17 November 2016.
3. Memorandum from the Highways Planning Manager, dated 25 October 2016.
4. Email chain from Contract Manager (Green Spaces) and Director of Community Services, dating 8 & 9 February 2017.
5. Letter from occupier of 4 Churchfield House, Hall Place, dated 11 November 2016
6. Letter from occupier of 5 Churchfield house, hall place, dated 9 November 2016
7. Letter from occupier of 12 Hethpool House, Hall Place, dated 10 November 2016
8. Letter from occupier of 18 Hethpool house hall place, London, dated 10 November 2016
9. Letter from occupier of 23 Hethpool house hall place, London, dated 10 November 2016
10. Letter from occupier of 36 Hethpool House, Hall Place, dated 11 November 2016
11. Letter from occupier of 16 Crompton house, Hall place, dated 9 November 2016
12. Letter from occupier of 18 Crompton House, Hall Place, dated 11 November 2016
13. Letter from occupier of 23 Crompton House, Hall place, dated 11 November 2016
14. Letter from occupier of 24 Crompton House, Hall Place, both dated 11 November 2016
15. Letter from occupier of 29 Crompton House, Hall Place, dated 11 November 2016

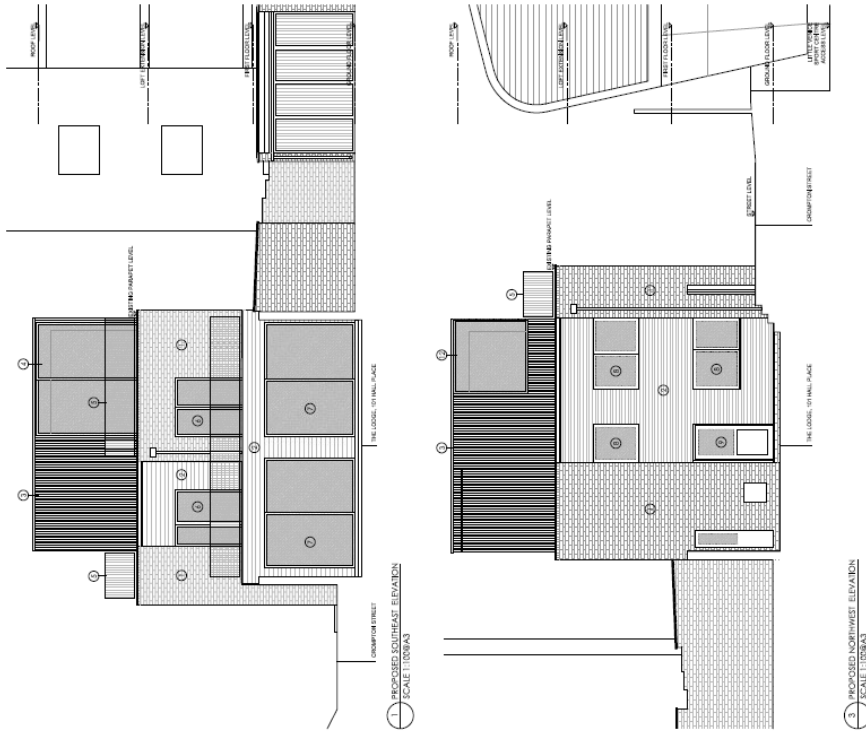
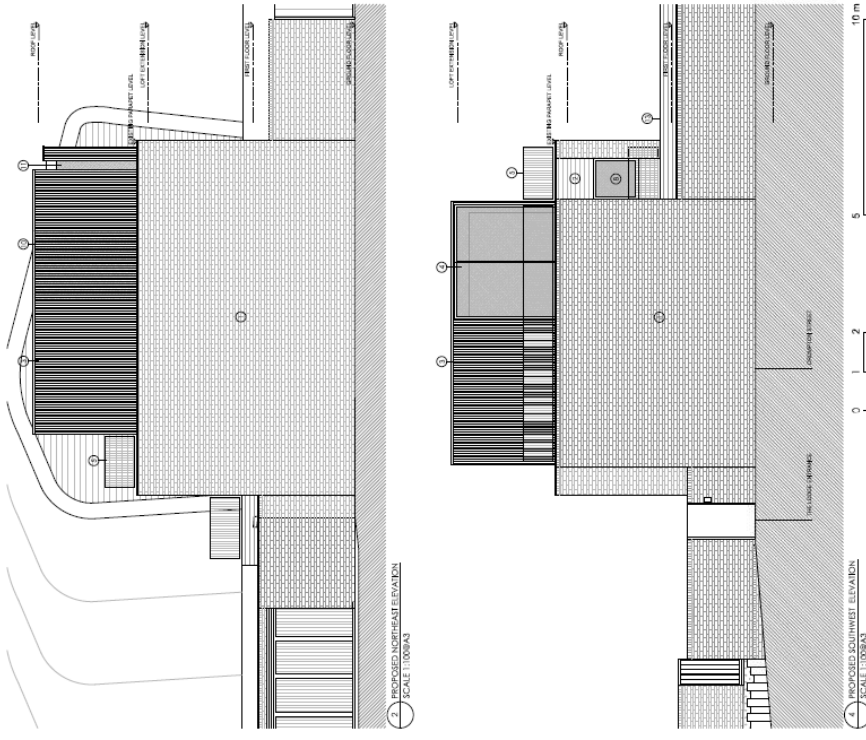
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: RUPERT HANDLEY BY EMAIL AT rhandley@westminster.gov.uk

10. KEY DRAWINGS



Proposed elevations



markfaithurstarchitects
 48A Urban Street, London, SE1 1UD, T: 020 7427 7072, E: info@markfaithurst.co.uk
 Project: The Lodge, 01 Hall Place, W2 Client: Lucio Humphries
 Drawing title: Proposed Elevations
 Scale: 1:1000/BA3 Date: 28.09.16 Drawn by: PS
 Project number: 1386 Drawing number: PL132
 Status: Planning Revision: /



- NOTES**
- 1 Existing Brick Cladding
 - 2 Proposed Horizontal Timber Cladding
 - 3 Proposed Vertical Timber Cladding
 - 4 Proposed Timber Screening/Wall
 - 5 Proposed Timber Cladding
 - 6 Proposed Metal Cladding
 - 7 Proposed Door to Terrace
 - 8 Proposed Sliding Doors
 - 9 Proposed New Entrance Door
 - 10 Proposed Fixed Window Behind Operable Timber Screen Panel

| Revision | Date | Reason | Drawn | Checked |
|----------|----------|-------------------|-------|---------|
| / | 28.09.16 | Planning Drawings | PS | MR |

Dimensions based on topographical survey by Mark Faithurst Architects and OS Map
 All dimensions must be checked on site and not scaled from this drawing
 © Mark Faithurst Ltd.

Proposed visuals



Proposed Front Elevation view from St. Mary's Garden North Gate



Proposed Massing view from St. Mary's Garden Park

DRAFT DECISION LETTER

Address: The Lodge , 101 Hall Place, London, W2 1NQ

Proposal: Erection of an extension to ground floor with terrace above, erection of roof extension with terraces at second floor level. Alterations to windows and doors. Widening of existing garage door.

Plan Nos: 1388_PL100; 1388_PL102; 1388_PL103; 1388_PL104; 1388_PL105; 1388_PL110; 1388_PL120; 1388_PL130; 1388_PL131; 1388_PL132; 1388_PL133; 1388_RP00_160823.

Case Officer: Max Jones

Direct Tel. No. 020 7641 1861

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

- 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

- 4 You must not use the main roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

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.
- 2 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.
- 3 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)

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.