

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 25 <sup>th</sup> April 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Lancaster Gate	
<b>Subject of Report</b>	<b>18 St Petersburg Place, London, W2 4LB</b>		
<b>Proposal</b>	Demolition of existing mews building at 32 St Petersburg Mews and construction of new mews building with link extension to 18 St Petersburg Place. Excavation of basement beneath 18 St Petersburg Place and part of the rear courtyard garden with associated landscaping plus associated alterations to rear façade of 18 St Petersburg Place.		
<b>Agent</b>	Mr Tom Sweetman		
<b>On behalf of</b>	Arsenal Limited		
<b>Registered Number</b>	16/10334/FULL	<b>Date amended/ completed</b>	11 April 2017
<b>Date Application Received</b>	28 October 2016		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Bayswater		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

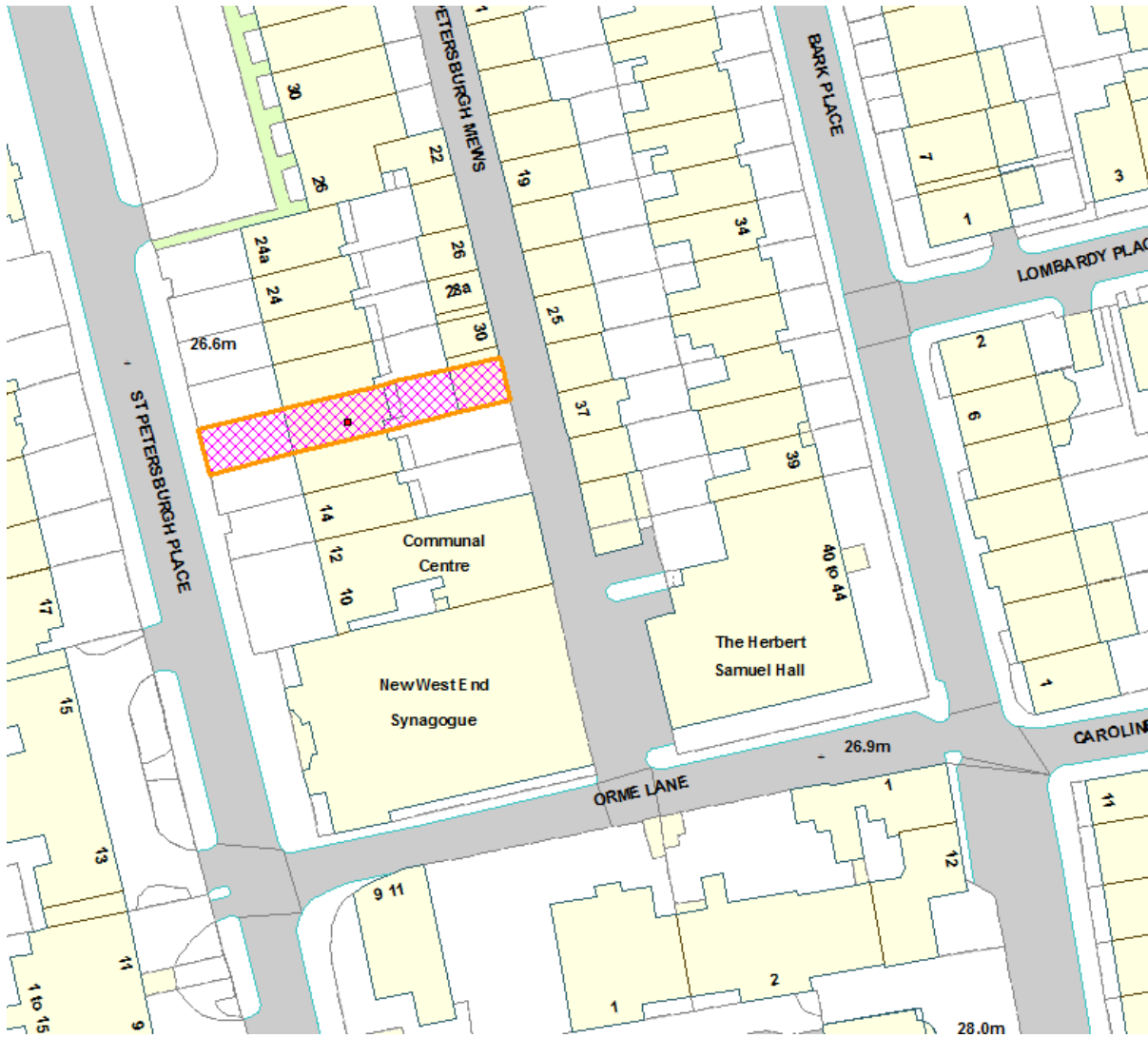
Permission is sought for the redevelopment of the existing 3-storey mews building involving the construction of a new mews building with link extension to the main house with accessible roof terrace, together with the excavation of a basement beneath the main house and part of its rear courtyard garden with associated landscaping and associated alterations to the rear façade of the main house.

The key issues are;

- \* The principle of the redevelopment of the mews building.
- \* The impact of the new mews building and other enlargements and alterations upon the character and appearance of the unlisted building of merit and the Bayswater Conservation Area.
- \* The impact of the new mews building and other enlargements and alterations upon the amenity of neighbouring residential occupiers.
- \* Compliance with the adopted basement policy CM28.1

Objections have been received from the South East Bayswater Residents Association, the Bayswater Residents Association and surrounding neighbours on a number of grounds including ; the principle of redevelopment of the mews building, design, residential amenity and compliance with the basement policy. Notwithstanding the objections raised, the proposal complies with the relevant policies within the City Plan and UDP and is therefore recommended favourably, subject to conditions.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS

**View down St Petersburg Mews, No. 32 in foreground**



Existing view from St Petersburg Mews looking north

**View from rear of 32 St Petersburg Mews looking at rear elevation of 18 St Petersburg Place and neighbours**



**View from lower ground level of 18 St Petersburg Place toward rear of mews building**



**View from first floor of existing mews building looking down to courtyard of 18 St Petersburg Place and No. 20 St Petersburg Place**



## 5. CONSULTATIONS

### SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

- \* Application is speculative overdevelopment.
- \* Supports detailed objections of neighbours, in particular of contravention with basement policy with regards to;
  - Exceeding 50% basement restriction.
  - Single storey basement only.
  - Leaving a margin of undeveloped land.

### BAYSWATER RESIDENTS ASSOCIATION

- \* Overdevelopment, refurbishment of mews building less disruptive.
- \* Facing materials of reconstructed mews building out of keeping with other mews houses.
- \* Basement exceeds 50% policy restriction.
- \* Narrow Mews location cause of disruption during construction.
- \* Support neighbours detailed objections.

### PLANT AND EQUIPMENT

No objection

### BUILDING CONTROL

- \* Construction Methodology reasonable.
- \* Plans do not comply with fire safety (approve document Part B).

### HIGHWAYS PLANNING

No objection, however car parking space too narrow and no details of bicycle parking.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 38

Total No. of replies: 25 (some multiple replies, total of 18 different addresses)

No. of objections: 18

No. in support: 0

### Design and townscape

- \* Basement does not comply with policy CM28.1 basement policy;
  - Mews house is a latter addition to site (post 1948), and therefore not part of the 'original building'. As a result existing basement beneath mews property has already used up half of the sites 'garden land' (defined in policy glossary as site curtilage minus envelope of original building) and therefore further basement incursions to the garden would breach the 50% limit set by the policy.
  - Proposed basement plant room constitutes double basement.
  - No margin of undeveloped land provided.
  - Insufficient vertical soil depth provided above basement to accommodate landscaping.

- \* In heritage terms, existing mews building of more interest than proposed building.
- \* Demolition of mews building unnecessary.
- \* Replacement mews building, by virtue of materials, not in keeping with character.
- \* Proposed glazed extensions to 18 St Petersburg Place not in keeping with historic character.
- \* Rooftop plant unacceptable and eyesore to surrounding properties.
- \* Mews house historically formed garden for 18 St Petersburg Place and contained two mature trees.

#### Amenity

- \* Second floor terrace to reconstructed mews building results in overlooking of mews properties to the rear and beyond to rear facades of properties on Bark Place. Obscure glazing therefore required.
- \* Rear facing windows on redeveloped mews building to be obscure glazed as per permission at No. 26 – 28 St Petersburg Mews
- \* High level terrace proposed to rear of St Petersburg Place results in overlooking.
- \* BRE report prepared by GIA inadequate. Data collated prior to site visit. Inaccurately shows roof of No 32 St Petersburg Mews. Identifies potential losses of light to Nos. 23, 25 and 29 St Petersburg Mews but fails to provide accurate figures.
- \* Extensive glazing and bronze cladding source of solar glare. Blackout blinds should be conditioned.
- \* Air conditioning plant should be housed internally, noise likely to disturb neighbours.
- \* Acoustic report prepared in relation to proposed rooftop plant fails to include survey data for environment between host buildings and mews properties.

#### Construction Impact

- \* How will construction related impacts on surrounding residents be monitored, for example engines idling, vibration risks, overflow of work materials, vehicles sticking to identified routes etc...
- \* Orme Lane closed from January 2017, proposed vehicular route via Orme Lane not therefore practical.
- \* Largest vehicle (rigid lorry carrying maximum 10 tonne load) not suitable for cobbled lane which has 7.5 tonne road restriction, risk to subterranean railway bridge.
- \* Details relating to offloading spoil to smaller vehicle to act as intermediary between site and larger vehicle parked elsewhere not contained within construction management plan despite discussions between architect and residents prior to application.
- \* Designation of St Petersburg Mews as main point for accessing construction site inappropriate given narrow width of mews, and will result in congestion and disruption to residents on St Petersburg Mews.
- \* Suspension of parking spaces.
- \* Air and noise pollution during construction, and smoking cigarettes on Mews.
- \* Scaffolding oversailing narrow Mews road.
- \* Construction vehicles would obstruct security cameras for Synagogue.
- \* Inappropriate access route, heavy lorries cause damage to neighbouring properties.
- \* No details of turning circles for vehicles.
- \* Large delivery vehicles unlikely to be able to use Orme Lane egress.
- \* No timescale provided as to duration of development.

\* Development likely to clash with others taking place in same period at 2 Orme Square and 34 Bark Place.

\* Access for emergency vehicle impeded.

Other

\* Speculative application – applicants not residents of address.

\* Providing greater linkage between main and mews house prevents future separation and use as two separate family sized dwellings.

\* Historic title deeds contain restrictive covenants that prevent development of site as proposed.

\* Front garden owned by 20 St Petersburg Place and not part of property.

\* Statements regarding existing garden depth in comparison to neighbours garden incorrect.

\* Pre application consultation between architect and neighbours revealed concern for proposals and notes in Design and Access Statement inaccurate.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

This application site comprises of 18 St Petersburg Place, a five storey unlisted building of merit and its rear 3-storey mews house, No. 32 St Petersburg Mews. The buildings are located within the Bayswater Conservation Area. The house and its mews are a single planning unit with the mews ancillary to the use of the main house as a single family dwelling house.

### **6.2 Recent Relevant History**

07/02619/FULL (32 St Petersburg Mews)

Creation of basement under house, removal of balcony and stairs to rear elevation and replacement with Juliet balcony.

Granted 13.07.2007

## **7. THE PROPOSAL**

The proposal involves, the demolition of the existing 3 storey mews building at 32 St Petersburg Mews and the construction of new 4 storey mews building with a link extension to the main house at 18 St Petersburg Place, and the excavation of a basement beneath the main house at 18 St Petersburg Place and part of its rear courtyard garden, with associated landscaping and associated alterations to rear façade of the main house at 18 St Petersburg Place.

The proposal has been amended during the course of the application and the originally proposed roof top plant to the main house and the first floor rear balcony have now been omitted from the proposal on officers advice.



## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The Mews house and host building are established as a single dwelling. The proposed development would retain the use of these buildings as a single dwellinghouse. The principle of providing additional floorspace to enlarge the existing residential dwellinghouse is acceptable in land use terms and would accord with policy H3 in the Unitary Development Plan (UDP).

### 8.2 Townscape and Design

#### Demolition existing mews building

The existing mews building forms a pair with No. 30 St Petersburg Mews constructed in the 1960's. Their overall proportions and appearance, in term of width, height and elevation design treatment, with ground floor garage, lend these buildings a neutral character in terms of their contribution toward the character of the Mews and Conservation Area. As for the street in general, this section has a varied character in terms of elevation design treatment and materials, although there is a consistency in terms of scale and general proportionality of fenestration. On this basis, the demolition of No. 32 could be considered acceptable subject to the replacement building being of sufficient design quality in relation to the conservation area context.

#### Proposed development

The reconstructed mews building would occupy the same plot as the existing mews building it replaces with the addition of a lower ground floor rear projection to it. It would be two storeys in height plus a setback second floor, retaining the existing basement level granted planning permission 13.07.2007, comprising a total of four floors. The elevation design treatment facing St Petersburg Mews is considered appropriate, respecting the general proportions found in neighbouring buildings in terms of materiality (brick façade), fenestration and ground floor garage. Objections have been received in relation to the bronze cladding; however its application within the overall elevation design treatment is not objectionable given the varied character of the mews. Further details including samples will be secured through condition. As such subject to details of materials the reconstruction of the mews building is considered acceptable and accords with policies S25 and S28 of our City Plan and policies DES1, DES5, DES 9 of our UDP.

Other alterations are confined to the rear elevation of St Petersburg Place and the central courtyard between the two buildings, principally in connection with providing a link between St Petersburg Place and the reconstructed Mews building and a proposed basement beneath No. 18 St Petersburg Place and part of the rear courtyard area.

The proposed 'link extension' connecting the buildings takes the form of a single storey lower ground floor extension along the boundary with No. 16 St Petersburg Place, spanning approximately a third of the sites width. It connects with a proposed lower ground floor projection to the reconstructed mews building. These single storey enlargements form a perimeter around a central landscaped area. Their elevations facing the internal courtyard are glazed, with the roof treated with decking and functioning as a

raised terrace. Glazed balustrades are proposed on the perimeter of the terrace. In addition to this, the existing closet wing to 18 St Petersburg Place is altered by way of installation of a minimal single glazed element spanning lower ground to ground level.

These alterations represent a substantial re design of the rear courtyard area to facilitate internal connectivity between the two buildings. In terms of the overall scale and massing of lower ground floor extensions referred to as the 'link extension', given that they are limited to a single storey only at lower ground level, and retain an open landscaped courtyard area, the massing remains subservient to the main buildings and is not objectionable on these grounds.

In terms of detailed design, an extensive amount of glazing is proposed; within the closet wing to 18 St Petersburg Place and side elevations to the lower ground floor 'link extension' and associated glazed balustrades. This would have a striking appearance in relation to the host building 18 St Petersburg Place that has more traditional fenestration on its upper levels. Notwithstanding this, given the works are confined to lower ground and ground level with existing high boundary walls either side being retained, views of these alterations will be limited. In addition the structural glazed approach, with minimal window sections, means the glazing will not conflict with the established proportions of the host building. Details of glazing, including glazed balustrades will be sought through planning condition including samples. As such, objections received on grounds of design are not sustainable and the works are considered to comply with policies S25 and S28 of our City Plan and policies DES1, DES5 and DES 9 of our UDP.

The application had originally proposed the installation of 4 Mitsubishi outdoor air conditioning units with louvered screen to the roof of 18 St Petersburg Place. Following advice from Officers that this would be unsightly in the wider townscape, in particular from the flats opposite on St Petersburg Place, these were removed from the proposals.

### **Basement**

The proposed basement is located beneath the main house of 18 St Petersburg Place and part of its rear garden courtyard. Also at courtyard garden level the new mews house would have a larger footprint than existing extending into the garden, although notably this does not require excavation due to the level changes within the site. It has been considered in relation to the Basement Supplementary Planning Document (SPD), adopted October 2014, and the Basement Revision to the City Plan, Policy CM28.1.

Objections have been received from neighbouring residents on grounds that where the proposed basement extends into part of the rear garden (courtyard) area, this would result in more than 50% of the "garden land" being developed as a basement if considered in conjunction with the existing basement constructed beneath the mews building around 10 years ago. This is not however a correct interpretation of the policy. The "garden land" for the purpose of the policy is the central courtyard area between the two buildings only, and does not include the curtilage of the mews building as suggested. It is acknowledged the mews building was constructed after 18 St Petersburg Place, however it is an 'original building' in its own right and therefore not "garden land" as suggested. As such, in relation to the central courtyard area only, the basement occupies less than 50% of it and is therefore compliant with this part of the policy.

Other basement considerations are set out as follows;

Both the mews house and main house have existing and original basement/lower ground floor levels respectively, albeit at different levels. No further excavation is proposed beneath the mews house, just an extension of its footprint into the courtyard garden when it is rebuilt, which would not require further excavation as it is at courtyard garden level.

The basement proposed is single storey beneath the main house and part of the rear courtyard garden. Representations refer to a double storey basement however the proposed basement is located beneath an original lower ground level to 18 St Petersburgh Place so is not a two storey basement, whilst the link extension is a single storey lower ground floor extension and not considered as basement development.

The basement is predominantly proposed beneath existing lower ground floor of the main house of 18 St Petersburgh Place, with only a minor projection below the rear courtyard garden area to provide for a plant room. There would be no external manifestations of the basement. In terms of landscaping and drainage, the central courtyard area retained adjacent to the link extension would feature raised plant beds that incorporate vertical soil depth to enable meaningful planting to take hold pursuant to the policy... As such on the condition of further details of planting being secured through planning condition the proposed basement, with respect to its size, design and location, would comply with basement policy CM28.1 of the City Plan.

### **8.3 Residential Amenity**

#### **Privacy**

Objections have been received from occupiers of surrounding properties on grounds of increased overlooking and loss of privacy as a result of; the second floor and terrace of the Mews building, rear facing windows within the mews property, terrace on the roof of the lower ground floor extensions, and first floor balcony to rear of 18 St Petersburgh Place.

The proposed second floor to the Mews building is set back from the mews frontage. It accommodates a bedroom with en suite bathroom, and has a set of double doors that lead onto a small terrace. Given it is set back from the Mews building line, it respects the established relationship between facing habitable room windows on the Mews and would not therefore amount to material harm, whilst the separation of approximately 20m from the proposed second floor to the rear facades of properties on Bark Place would not cause material harm upon neighbours privacy in this location.

With regard to the views afforded to the rear from the mews property, toward the rear courtyards of 18 St Petersburgh Place and adjoining properties, neighbours have requested that any permission include conditions requiring glazing be obscured with restrictors as per planning permission granted for the redevelopment of the Mews property two doors down at Nos. 26 – 28 St Petersburgh Mews (03/05882/FULL). In the case of the No. 26 – 28 St Petersburgh Mews, the condition was imposed to protect the amenity of occupiers of No. 22 St Petersburgh Place who were different to those in the directly facing mews property. This is not the case in this application, as 18 St Petersburgh Place and 32 St Petersburgh Mews form a single dwelling. Notwithstanding this, given the significant increase in glazing to the rear façade of the proposed mews building and existing obscure

glazing within the existing mews building, it is considered necessary to impose conditions to require that windows within this façade be obscure glazed and fitted with restrictors.

With regard to the terraces proposed on the roof of the lower ground floor link extension, objectors have requested these be enclosed with screening 1.8m in height. The existing party walls provide adequate screening for these terraces whilst the proposed staircase to raised ground floor level includes a glazed balustrade and planting along its perimeter to restrict views. This is considered acceptable and sufficient as a means of safeguarding neighbouring amenity, subject to details of planting and screening that will be secured by condition.

The scheme originally proposed a first floor terrace to the roof of the closet wing of 18 St Petersburg Place. Following advice from Officers that this would unduly impact the amenity of neighbours, this has been removed from the proposals.

Other concerns raised relate to light pollution and glare as a result of the extensive use of glazing on the rear façade and linkage extension and the use of bronze cladding on the proposed mews house. With respect to the glazing, these concerns are acknowledged and it is recommended a condition is attached to obtain approval of details for measures to reduce light spill from the glazed rear façade, side elevation of extensions and fenestration on the rear façade of the Mews building.

### **Sunlight and Daylight/Sense of Enclosure**

The submitted daylight and sunlight report measures the impact of the proposed development, namely the reconstructed mews house, with respect to nearest affected windows. The report has been prepared in accordance with the methodologies prescribed by the Building Research Establishment (BRE) guidelines using the Vertical Sky Component (VSC) and the No Sky Line (NSL). The findings of the report are that none of the buildings assessed, including those nearest to the development (23, 25 and 29 St Petersburg Mews) will see alterations to their Daylight or Sunlight outside of the BRE guidelines as a result of the proposed development. As such objections raised in relation to the impacts upon daylight and sunlight are not sustainable.

With regards to sense of enclosure, the second floor of the Mews property is set back from the eaves and is no higher than the existing ridge line so is not considered to result in material harm in this respect.

## **8.4 Transportation/Parking**

The reconstructed mews property would retain a single garage space in accordance with the objectives of UDP policy TRANS23. Highways planning have recommended its width be no less than 2.8m as opposed to the 2.4m proposed in order comfortably function as a garage. The garage however utilises a partial open plan adjacent to the passenger door side which would allow access to parked vehicles so is therefore not objectionable. Highways planning requests for details of dedicated bicycle parking are not considered necessary given the property has adequate space to store bicycles.

## **8.5 Economic Considerations**

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

## **8.6 Access**

## **8.7 Other UDP/Westminster Policy Considerations**

### **Updates to City Plan**

The Basement Revision and Mixed Use Revision to the City Plan were submitted to the Secretary of State in December 2015 and were adopted in July 2016, with subsequent revisions to the City Plan adopted November 2016. They are material planning considerations that full weight will be attached to in the determination of planning applications.

The implications of the revisions to the City Plan for the development subject of this report are outlined elsewhere in the report.

### **Basement structural issues**

With regard to basement structural impact, some concerns have been raised from adjoining occupiers in relation to potential risk of damages upon their property as a result of basement works and the reconstruction of the Mews property. To address this and the requirements of the basement SPD and policy, the applicant has provided a structural engineer's report explaining the likely methodology of excavation and underpinning. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

Building Control officers have reviewed the submitted details and note that the scheme proposed by the Engineer is reasonable, with detailed construction matters concerning soil profiles and final design for retaining walls to be dealt with through the Building Regulations process with the benefit of a soil investigation. This level of detail is considered acceptable for planning purposes, whilst detailed matters of engineering techniques, and whether these secure the structural integrity of the development and neighbouring buildings during the course of construction, are controlled through other statutory codes and regulations as cited above. To go further would be to act beyond the bounds of planning control. Accordingly should permission be granted, the Construction Methodology will not be approved, nor will conditions be imposed requiring the works to be carried out in accordance with it.

As such it is considered that the construction methodology and appendices have provided sufficient consideration of structural issues at this stage and this is as far as this matter can reasonably be taken as part of the consideration of the planning application.

### **Construction impact**

Concerns from adjoining occupiers have been expressed regarding construction related impacts and details contained within the submitted Construction Management Plan (CMP). These are set out in the consultation section of this report. The submission of a CMP is no longer a requirement through planning for schemes such as this, in accordance

with the adopted basement policy CM28.1. This policy instead requires applicants to supply a signed proforma to sign up to the requirements of the City Council's Code of Construction Practice. This requires the submission of a CMP in consultation with Environmental Health in due course and also a financial contribution to enable greater monitoring powers on behalf of the City Council during construction. Pursuant to this, a signed proforma has been supplied.

A CMP has been provided none the less and provides details of vehicular arrangements during construction, scheduling of deliveries and collections, and working practices. Concerns raised are acknowledged, however these detailed matters are to be dealt with through the approval of the CMP in consultation with Environmental Health. A condition of this permission requires that evidence of compliance with the Council's Code of Construction Practice be submitted for approval by the City Council prior to the commencement of any demolition or construction on site. As such given the application is accompanied by a signed pro forma, and a CMP which is for information purposes only, the application is considered to have provided an acceptable level of consideration of construction related impacts at this stage.

### **Sustainability**

Policy S28 of the City Plan requires applicants to demonstrate how their scheme incorporates elements of sustainable design through the submission of an Environmental Performance Statement. The submitted energy statement provides details of fabric standards for new building elements and other energy efficient measures such as mechanical ventilation and low energy lightbulbs. Notwithstanding the omission of the mechanical ventilation as set out above, this is considered acceptable at this stage with detailed specifications to be dealt in accordance with the Building Regulations.

### **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 development is liable to pay Westminster's and the Mayor's Community Infrastructure Levy (CIL). Based on the applicant's floorspace figures, the estimated CIL payment would be £36,000 for Westminster's CIL (£400 per square metre in the Residential Core Area), and £4,500 for the Mayor's CIL (£50 per square metre in Zone 1). It should be noted though that this amount is provisional and may be subject to relief or exemptions that may apply in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

### **8.11 Other Issues**

A number of points have been raised by neighbours which are not material planning considerations and fall outside of the remit of planning controls. These consist of; historic restrictive covenants contained within original title deeds, submission of application by a developer as opposed to a residential occupier and the identified site curtilage at the property frontage falling under different ownership from the applicant.

Concerns have been raised with regards to the weight of construction vehicles and their impact upon the tube line located beneath the north end of St Petersburg Mews. These are construction related details which will need to be supplied as part of discharging a condition of this permission to demonstrate compliance with the City Council's Code of Construction Practice.

### **Plant**

The application documents include an acoustic report prepared in relation to the proposed rooftop plant. These have been reviewed by the City Councils Environmental Health Officers whom raise no objections on noise and vibration grounds. Notwithstanding this, following advice from Officers, the rooftop plant has been removed from this proposal due to its impact on the townscape.

## **9. BACKGROUND PAPERS**

1. Application form.
2. Letter Bayswater Residents Association, dated 11 December 2016.
3. Letter from South East Bayswater Association, dated 12 December 2016.
4. Memo from Highways Planning, dated 29 November 2016.
5. Memo from Building Control, dated 10 April 2017.
6. Memo from Environmental Health, dated 10 April 2017.
7. Letter from occupier of 2 St Petersburg Mews, London, dated 9 December 2016
8. Letter from occupier of 2A St Petersburg Mews, London, dated 12 December 2016.
9. Letter from occupier of 3 St Petersburg Mews, London, dated 9 December 2016.
10. Letter from occupier of 6 St Petersburg Mews, London, dated 8 December 2016.
11. Letter from occupier of 19 St Petersburg Mews, London, dated 25 November 2016.
12. Letters (x2) from occupier of 24a St Petersburg Place, London, dated 1 December 2016.
13. Letter from occupier of Flat 3, 30-32 St. Petersburg Place, London, dated 5 December 2016.
14. Letter from occupier of 32 St. Petersburg Place, London, dated 6 December 2016.
15. Letters (x2) from occupiers of 33 Bark Place, London, dated 9 December 2016.
16. Letters (x4) from occupiers of 38 Bark Place and 31 St Petersburg Mews London, dated 29 November 2016, 09 December 2016, 10 December 2016.
17. Letter from occupier of 39 Bark Place and 33 St Petersburg Mews, London, dated 8 December 2016.
18. Letter from occupier of 3 Caroline Place, London, dated 6 December 2016.
19. Letter from occupier of 4 Caroline Place, London, dated 8 December 2016.
20. Letters (x2) from the occupier of 25 Caroline Place dated 6 December 2016.
21. Letter from occupier of 26 Caroline Place, London, dated 6 December 2016.
22. Letters (x2) from occupiers of 64 Porchester Terrace, London, dated 30 November 2016, 4 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: SAMUEL GERSTEIN EMAIL AT <a href="mailto:sgerstein@westminster.gov.uk">sgerstein@westminster.gov.uk</a>
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10. KEY DRAWINGS

Existing floor plans and Existing Section AA/18 St Petersburg Place Rear Elevation below

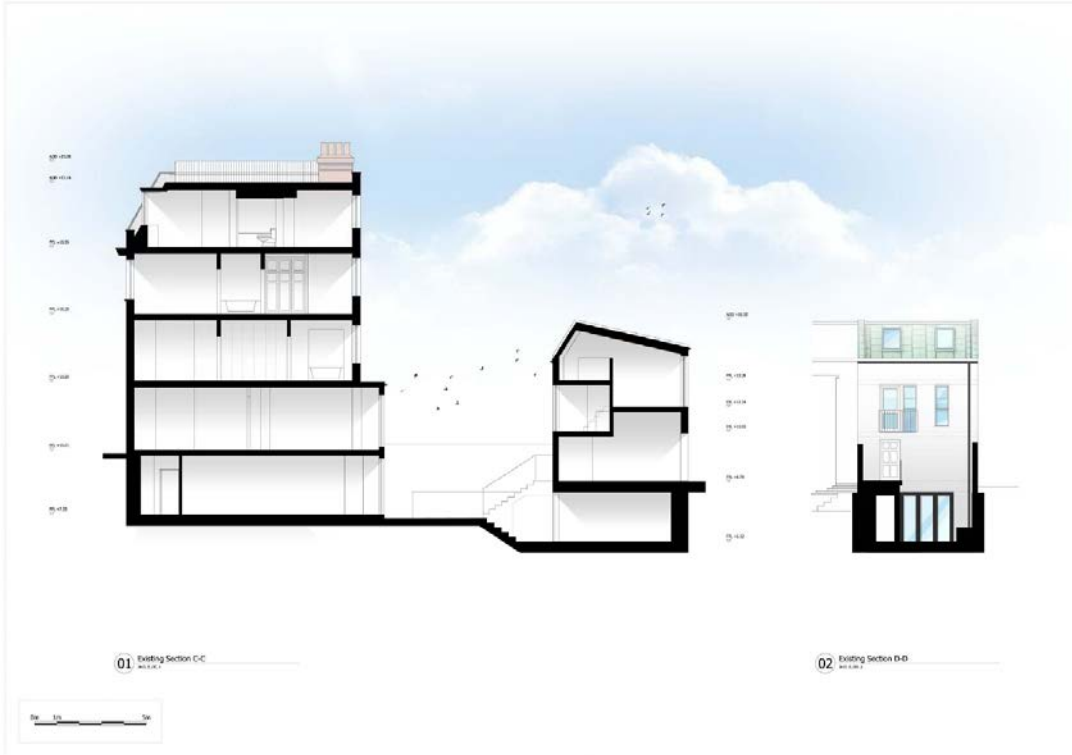


SQUIRE & PARTNERS Existing Plans | 1:1250A3 | JA12\_P\_AL\_001 | Reissued for Planning Check RB Rev A | 04/11/16 | 14057 - 18 St Petersburg Place, London, W2



SQUIRE & PARTNERS Existing Section AA BB | 1:1250A3 | JA12\_S\_AAB0\_001 | Reissued for Planning Check RB Rev A | 04/11/16 | 14057 - 18 St Petersburg Place, London, W2

**Existing Section CC/ 32 St Petersburg Mews Elevation and Existing 32 St Petersburg Mews elevation below**



SQUIRE & PARTNERS

Existing Section CC DD | 1:1250A3 | A12\_5\_CDD0\_001 | Reissued for Planning Check RB Rev A | 04/11/16 | 14057 - 18 St Petersburg Place, London, W2



**Proposed floor plans and proposed Section AA/ 18 St Petersburg Place Rear Elevation below**



SQUIRE & PARTNERS

Proposed Plans | 1:1250A3 | 0200\_P\_AL\_001 | Reissued for Planning Check RB Rev B | 10/04/17 | 14057 - 18 St Petersburg Place, London, W2



SQUIRE & PARTNERS

Proposed Section AAB0 | 1:1250A3 | 0200\_S\_AAB0\_001 | Reissued for Planning Check RB Rev B | 10/04/17 | 14057 - 18 St Petersburg Place, London, W2

**Proposed section CC/ 32 St Petersburg Mews rear elevation and proposed 32 St Petersburg Mews Elevation below**



SQUIRE & PARTNERS Proposed Section CC DD | 1:125QA3 | 0200\_S\_CCDD\_001 | Reissued for Planning Check RB Rev B | 10/04/17 | 14057 - 18 St Petersburg Place, London, W2



### Existing and proposed 32 St Petersburg Mews visual

7.5 Perspectives of Existing and Proposed



Existing view from St Petersburg Mews looking north



Proposed view from St Petersburg Mews looking north

**DRAFT DECISION LETTER**

- Address:** 18 St Petersburg Place, London, W2 4LB,
- Proposal:** Demolition of existing mews building at 32 St Petersburg Mews and construction of new mews building with link extension to 18 St Petersburg Place. Excavation of basement beneath 18 St Petersburg Place and part of the rear courtyard garden with associated landscaping plus associated alterations to rear façade of 18 St Petersburg Place.
- Plan Nos:** G100\_P\_00\_001 Rev A, G100\_XP\_RF\_003 Rev A, G100\_XP\_00\_003 Rev A, JA12\_P\_AL\_001 Rev A, JA12\_S\_AABB\_001 Rev A, JA12\_S\_CCDD\_001 Rev A, JA12\_B1\_E\_01\_002 Rev A, JA12\_B2\_E\_01\_002 Rev A, JA12\_D\_RF\_001, G100\_P\_RF\_003 Rev B, G100\_P\_00\_003 Rev A, G200\_P\_AL\_001 Rev B, G200\_S\_AABB\_001 Rev B, G200\_S\_CCDD\_001 Rev B, G200\_B1\_E\_01\_002 Rev B, G200\_B2\_E\_01\_002 Rev A, G200\_D\_RF\_001 Rev A, Energy Report prepared by Parsons Brickerhoff, Cover letter prepared by DP9 dated 28 October 2016, Daylight/Sunlight Report prepared by GIA, Design and Access Statement prepared by Squire & Partners, Acoustic Planning Report prepared by WSP

*For information only*

Basement Drainage Strategy (SUDS Report) prepared by Robert Bird Group,  
Construction Management Plan (incorporating CTMP) prepared by Arcadis

**Case Officer:** Samuel Gerstein **Direct Tel. No.** 020 7641 4273

**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 You must not carry out demolition work unless it is part of the complete development of the site. You must carry out the demolition and development without interruption and according to the drawings we have approved. (C29BB)

Reason:

To maintain the character of the Bayswater Conservation Area as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 9 (B) of our Unitary Development Plan that we adopted in January 2007 and Section 74(3) of the Planning (Listed Buildings and Conservation Areas) Act 1990. (R29AC)

- 4 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing and a sample of the bronze cladding. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample.

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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan November 2016 and DES 1, DES 4, DES 9 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must apply to us for approval of detailed drawings of the following parts of the development:

- (a) All windows and external doors, including details of fixed glazing.
- (b) Brickwork detailing.
- (c) Glazed balustrade to roof terrace on link extension.

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 detailed drawings. (C26DB)

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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 4 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26DD)

- 6 You must apply to us for approval of a sample of the roof materials for the mews house. 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 this sample. (C26DB)

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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan November 2016 and DES 1, DES 4, DES 9 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 7 In relation to No 32 St Petersburg Mews, you must not form any windows or other openings (other than those shown on the plans) in the outside walls of the building or erect any extensions without our permission. This is despite the provisions of Classes A, B and C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (as amended) (or any order that may replace it). (C21EB)

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)

- 8 You must apply to us for approval of details of the following parts of the development - measures to reduce light spill from rear fenestration of the proposed mews house and from the double storey glazed facade to St Petersburg Place, and from the glazed facades to the lower ground floor single storey extensions. 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 details and retain them thereafter.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 9 You must not put clear glass in the windows at first and second floor level in the rear elevation of the reconstructed mews building which look out towards No. 18 St Petersburg Place and you must fix them with restrictors. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work until we have approved the sample. You must then install the type of glass we have approved and must not change it without our permission.

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 10 Prior to the commencement of any demolition or construction on site the applicant shall provide evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to comply with the code and requirements contained therein. (C11CA)



**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)

- 11 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 and details of permeable surfacing in the rear garden. 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 the first planting season of completing the development (or within any other time limit we agree to in writing).

If you remove any trees that form part of the landscaping scheme that we approve, or find that they are dying, severely damaged or diseased within five year of planting them, you must replace them with trees of a similar size and species. (C30CB)

**Reason:**

To improve the appearance of the development, to make sure that it contributes to the character and appearance of this part of the Bayswater Conservation Area, and to improve its contribution to biodiversity and the local environment. This is as set out in S25, S28 and S38 of Westminster's City Plan (November 2016) and ENV 16, ENV 17, DES 1 (A) and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R30CD)

- 12 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 Bayswater 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)

- 13 You must provide a minimum of 1m soil depth (plus minimum 200mm drainage layer) and adequate overall soil volume above the top cover of the basement as shown on the drawings hereby approved. The soil depth and soil volume above the basement must thereafter be retained as approved.

**Reason:**

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38, CM28.1 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.

**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 With reference to condition 10 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). You are urged therefore to give this your early attention.
- 3 You are advised that should any external mechanical plant equipment be required, an application for planning permission will be required.
- 4 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: [www.westminster.gov.uk/cil](http://www.westminster.gov.uk/cil)

Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form** **immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**

CIL forms are available from the planning on the planning portal:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

Forms can be submitted to [CIL@Westminster.gov.uk](mailto:CIL@Westminster.gov.uk)

**Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.**