

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 9 May 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Vincent Square	
Subject of Report	29 Ponsonby Place SW1P 4PS		
Proposal	Alterations at main roof level including raising the roof height and installation of rooflights in connection with converting the third floor into habitable accommodation. (Retrospective application)		
Agent	Mrs. Catherine Hoyte		
On behalf of	Mr. & Ms. P. Shuttleworth & P. Harvey		
Registered Number	16/10795/FULL	Date amended/ completed	14 February 2017
Date Application Received	11 November 2016		
Historic Building Grade	Unlisted		
Conservation Area	Millbank		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

29 Ponsonby Place is an unlisted building of merit located in the Millbank Conservation Area.

Planning permission is sought for retention of a replacement roof raised by approx. 430mm from the original roof height, including a change in the angles of the roof slopes.

The main issue for consideration is the impact of the proposal in design and conservation terms, particularly the change in the roof height, including raising the height of the rear building wall and minor changes in the angles of the roof slopes.

Two comments have been received from neighbouring owners/occupiers in support of the application.

The Millbank Conservation Area Audit identifies this property as part of a terrace (No's 1-43) where roof extensions are unlikely to be acceptable. The roof alterations are visible in public views of the rear of the building from John Islip Street and Cureton Street but they are not visible in street level views of the front of the building along Ponsonby Place. This type of extension is considered to be the least visually intrusive way of achieving additional family accommodation and the application is accordingly considered acceptable in design and conservation terms subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and /or database rights 2013. All rights reserved License Number LA

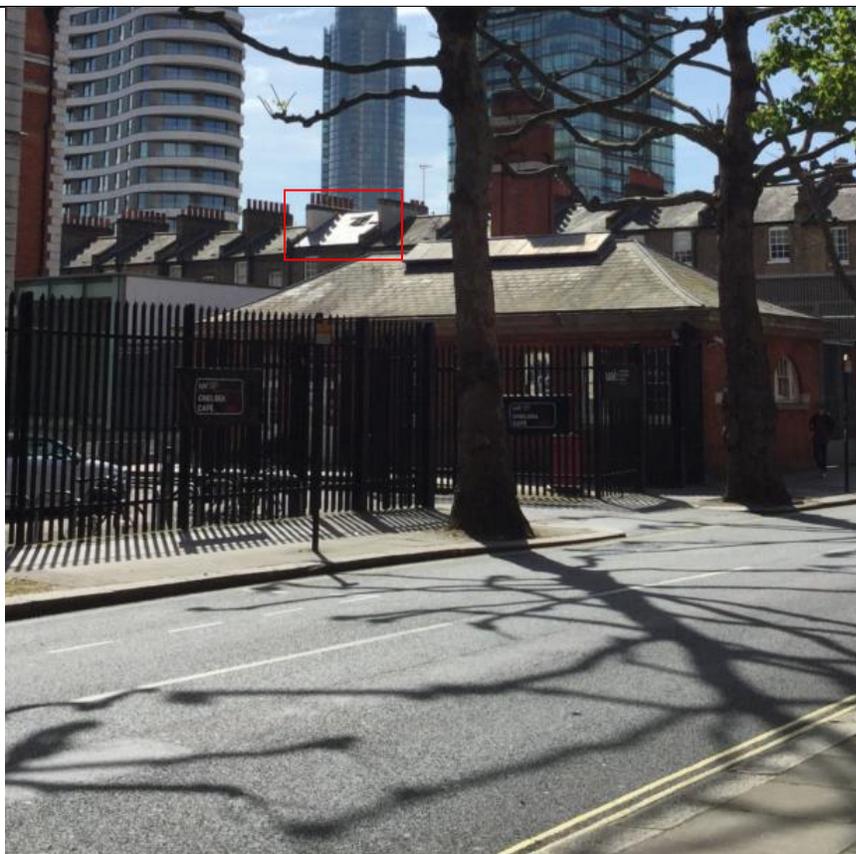
4 PHOTOGRAPHS



Front elevation no. 29 (in the context of the terrace)



Front elevation no. 29



View of rear roof slope

5 CONSULTATIONS

WESTMINSTER SOCIETY: No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 11

Total no. of replies: 2

No. of objections: 0

No. in support: 2

Two comments have been received in support of the application; one, from the adjoining neighbour who has submitted an application for similar works, refers to previous roof alterations in the local area and concludes that these do not result in harm to visual amenity; the other suggests that retention of the roof at the raised level would enhance visual amenity and not result in harm to the conservation area.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6 BACKGROUND INFORMATION

6.1 The Application Site

29 Ponsonby Place is an unlisted building of merit located in the Millbank Conservation Area. The building comprises lower ground, ground and two upper floors beneath a pitched roof and is in use as a single family dwelling.

6.2 Recent Relevant History

Planning permission was granted on 17 June 2014 for a two storey infill extension at lower ground and ground floor levels, excavation to increase the head height at lower ground floor level by 500mm, conversion of the front vaults into habitable accommodation, construction of an extension to the front lightwell to provide a porch for the lobby underneath the entrance bridge and installation of two rooflights in the rear roof slope (RN: 14/03367/FULL). This work has been completed; however, alterations have also been completed at roof level even though no alterations to the roof profile/ridge height were approved as part of the 2014 application. There is an open enforcement investigation into the works (RN: 16/62769/H).

An enforcement file was also opened to investigate unauthorised roof alterations carried out at no. 39. However, as the alterations had been there for a substantial period of time it was not considered expedient to take further action.

7 THE PROPOSAL

The 2014 application did not refer to the raising of the roof; although rooflights were proposed (and approved) in the rear roof slope. The condition on site is that all of the original roof structure and finishes have been discarded and a new roof built. As built, the angles of the front and rear slopes of the new roof have changed minimally (by a degree or so), but the new roof has been raised from its pre-existing height. The wall plate for the front section of the roof has been seated a bit higher on the inside face of the parapet wall and the height of the rear building wall has been raised by approx. 375 mm, changing the

appearance from the rear. In addition, the rooflights as installed do not match the size or position of those approved.

Revised drawings have been submitted to require installation of a roof ridge detail using terra cotta tiles consistent with that on adjoining properties along the terrace and a condition is recommended to ensure the detail is installed per the revised drawings.

The new roof slates, which have been inspected on site, are hand cut natural slates. A condition is recommended to ensure that the roof slates are natural Welsh slates matching the submitted sample.

8 DETAILED CONSIDERATIONS

8.1 Land Use

The proposal increases the habitable residential floor space within the dwelling house which is supported under policies S14 of the City Plan and H3 of the UDP.

8.2 Townscape and Design

Policy S25 of the City Plan recognises the importance of Westminster's heritage, including preserving the character and appearance of its conservation areas. Policy S28 recognises the importance of good design. UDP policy DES 6 discusses that there are some buildings where roof extensions are not appropriate, including terraces or groups of buildings that have original unbroken or unaltered rooflines. DES 9 seeks to protect the character and appearance (visual amenity) of conservation areas.

The property is referred to in the Millbank Conservation Area Audit as an unlisted building of merit. The Audit refers to the terrace of which this property is a part (nos. 1-43) as having a consistent roofline, where roof extensions are unlikely to be acceptable. The consistency of the roofline and the lack of alterations to it (with the exceptions of this property and no. 39) is one of the key characteristics of this conservation area.

Although the roof alterations are visible in public views from John Islip Street and Cureton Street and in limited private views from locations on the Chelsea College of Art campus, they are not visible in street level views along Ponsonby Place. The proposals are justifiable only because they are not visible in street level views from the front.

This lack of visibility in the primary view, in combination with confirmation from the applicant's engineer that the separation between the properties complies with Building Regulations - so that no further applications proposing raising the party wall upstands and/or the chimney stacks will be required – leads officers to conclude that, on balance, the proposed works are acceptable in design and conservation area terms.

8.3 Residential Amenity

The works raise no amenity issues.

8.4 Economic Considerations

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

8.5 London Plan

This application raises no strategic issues.

8.6 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.

8.7 Planning Obligations

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

A CIL payment is not required by this development.

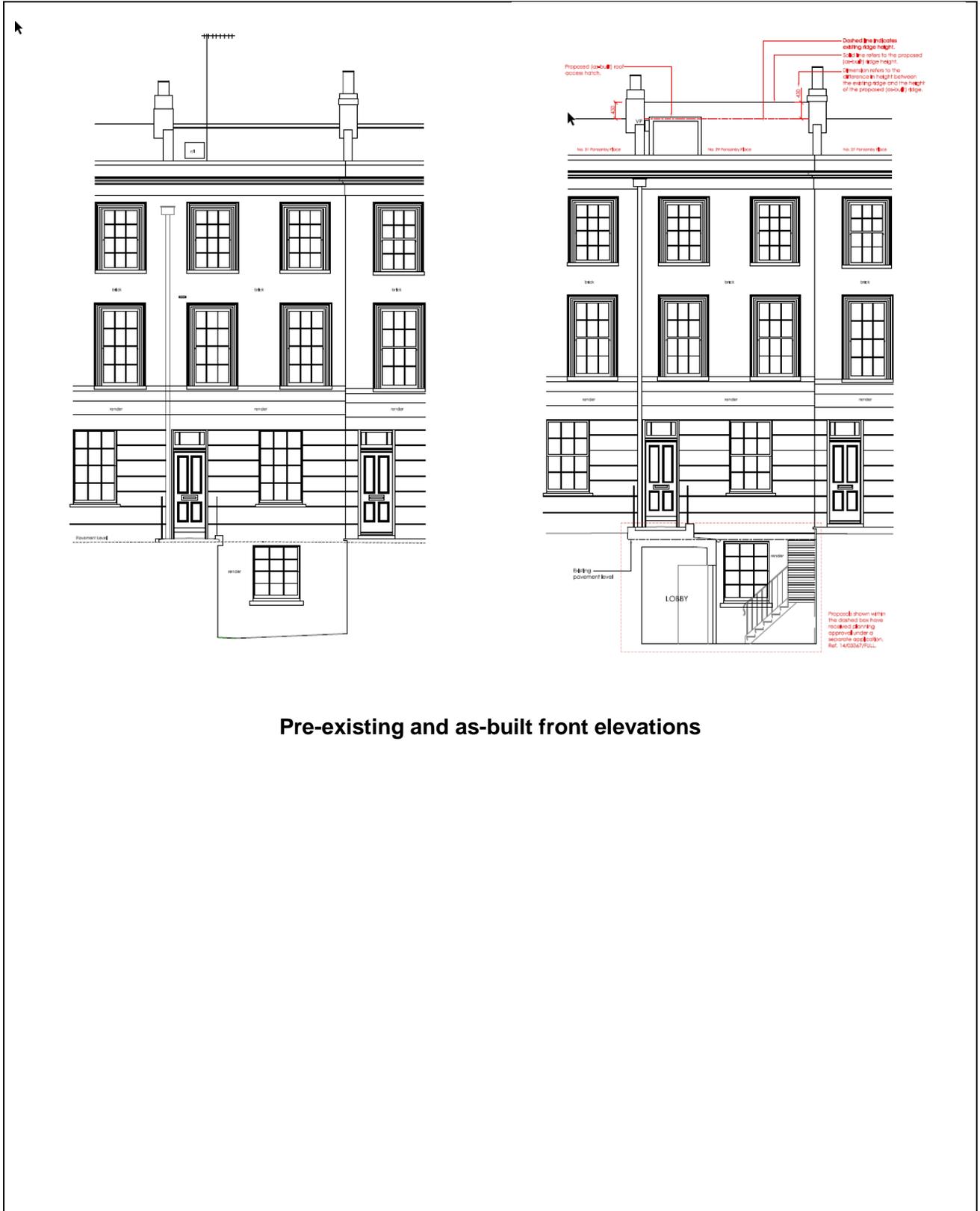
9 BACKGROUND PAPERS

1. Application form.
2. Response from Westminster Society dated 29 November 2016.
3. Letter from occupier of 31 Ponsonby Place dated 25 November 2016.
4. Letter from occupier of 14 Ponsonby Place dated 4 February 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: AMANDA JACKSON BY EMAIL AT ajackson@westminster.gov.uk

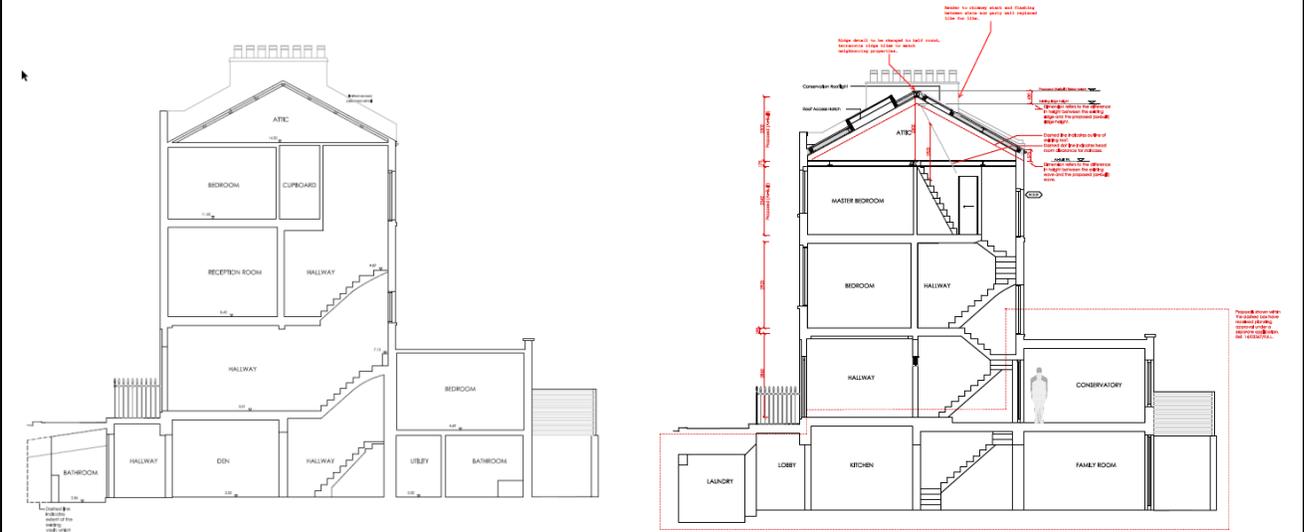
10 KEY DRAWINGS



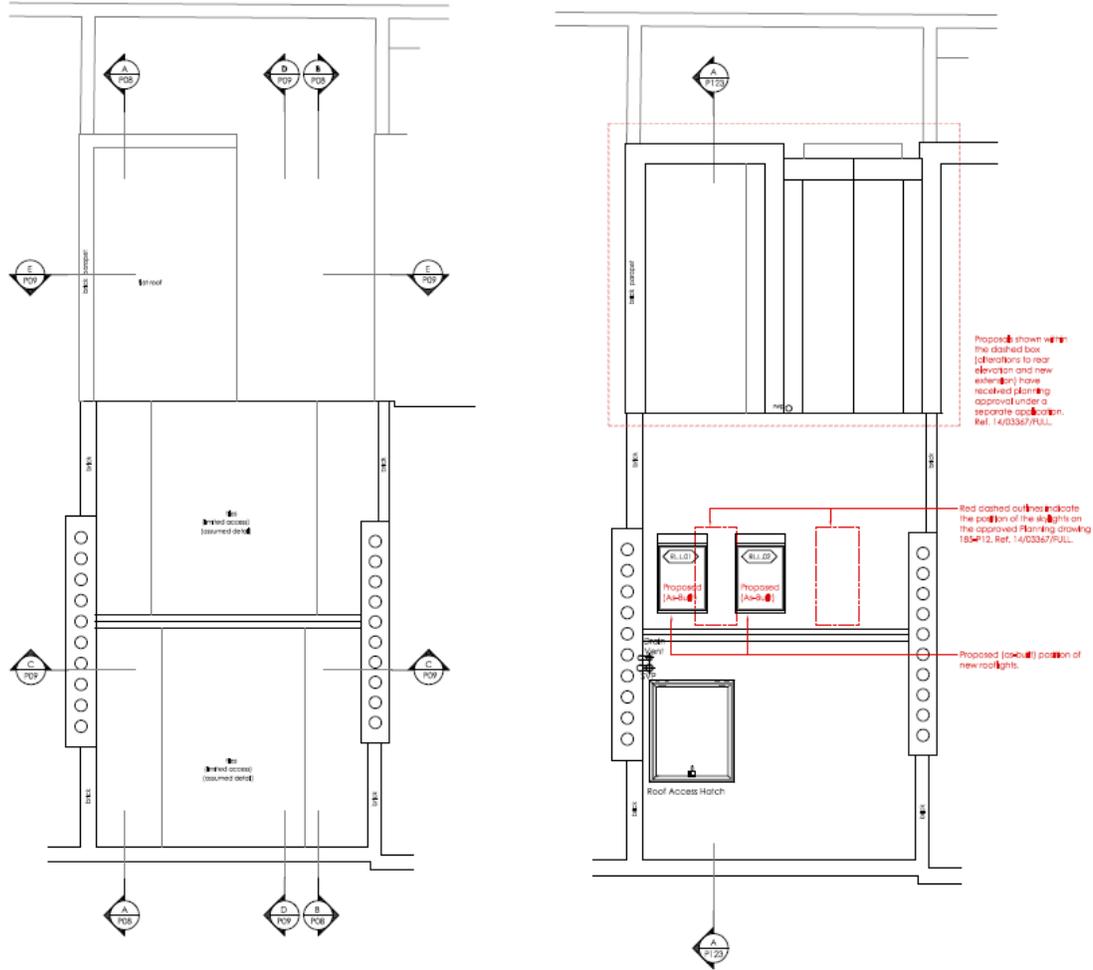
Pre-existing and as-built front elevations



Pre-existing and as-built rear elevations



Pre-existing and as-built sections A-A



Pre-existing and as-built roof plans

DRAFT DECISION LETTER

Address: 29 Ponsonby Place, London, SW1P 4PS

Proposal: Retrospective application to retain the replaced and raised roof as built (raised by 430mm).

Reference: 16/10795/FULL

Plan Nos: 185-P01 A; 185-P02 A; 185-P05 C; 185-P06 B; 185-P07 B; 185-P08 D; 185-P121 B; 185-P122 B; 185-P123 C

Case Officer: Allison Borden

Direct Tel. No. 020 7641 5668

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 (July 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 this part of the Millbank Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 Within three months of the date of this decision you must change the ridge detail to half round, terra cotta ridge tiles to match the material and detailed design of the neighbouring properties. You must then maintain it in that materials and colour.

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 Millbank Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 The roof shall be finished in natural Welsh slate (from the Cwt-y-Bugail quarry).

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 Millbank 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)

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 (July 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, 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.

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.