

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 9 May 2017	Classification For General Release	
Addendum Report of Director of Planning		Ward(s) involved West End	
Subject of Report	17 Adam's Row, London, W1K 2LA		
Proposal	Demolition behind retained front facade and redevelopment to provide a building comprising new basement, ground and two upper floors, including rear extensions at ground and first floors, and 1st floor rear terrace, for use as a single family dwelling with two integral garages.		
Agent	De Matos Ryan		
On behalf of	Alexanders Ltd.		
Registered Number	16/12217/FULL	Date amended/ completed	11 January 2017
Date Application Received	22 December 2016		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

This application was reported to the Planning Applications Committee on 28 March 2017 when the Committee resolved to grant conditional permission. However, prior to issuing the decision notice, Officers became aware of an additional objection, received by the City Council on 23 February 2017, which was unfortunately not referred to in the Committee report.

This objection is made on behalf of the occupiers of 15 Adam's Row on the grounds that the scheme does not accord with the City Council's basement policy, that the demolition of the building behind the retained front façade is contrary to the Council's design policies and that there would be unacceptable disturbance and inconvenience to neighbouring properties during the course of construction.

All of these issues were explored in the previous report. Consequently, the application is, again, recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

8 Nov 2016, 15:32:49



5. CONSULTATIONS

No additional consultations

No. Consulted: 48

Total No. of replies: 4

No. of objections: 3 original objections including 2 letters from one neighbour and 1 additional objection (which is the subject of this report)

No. in support: 0

Additional comments received

- Development not in accordance with the City Council's basement policy;
- Neighbours not consulted prior to the submission of application;
- Demolition of the building contrary to the Council's design policies;
- Noise and inconvenience during building works;
- Applicant should be required to comply with Code of Construction Practice;
- Hours of building works should be limited to less than standard hours;
- Use of independent garages as integral parking within proposed house affects character of conservation area.

6. Detailed considerations

6.1 Basement Policy

Any basement developments need to be assessed against City Plan Policy CM28.1. As outlined in the original report, the site is located within the Core CAZ and the new basement will not extend beyond the footprint of the existing building.

The objector considers that the applicant has submitted an inadequate Construction Methodology Statement, and that full construction details should be agreed prior to the granting of any planning permission. They are also concerned that the applicant has failed to submit a proforma Appendix A of the Code of Construction Practice (CoCP) which requires them to sign up to the new CoCP.

As detailed in the original committee report, the Construction Methodology Statement (CMS) will not be approved as part of this application and conditions will not be imposed requiring the works to be carried out in accordance with it. However, the CMS includes sufficient information for the Building Control Officer to confirm that the proposed construction methodology is acceptable and this is as far as this matter can reasonably be taken as part of the consideration of the planning application. The applicant has provided a signed document confirming that they would adhere to the CoCP, and this is controlled by condition.

It is regrettable that the applicant did not consult the objector prior to the submission of the planning application, as encouraged to by the City Council's

basement development policy CM28. However, permission could not be withheld on these grounds. Full neighbour consultation was undertaken by the City Council

6.2 Design and Townscape

The proposals involve the demolition of 17 Adam's Row, retaining the existing front façade. The front roof slope is to be rebuilt in facsimile, reusing the cupola. The chimney stacks to the party walls are to be retained, with the exception of a single, centrally located, chimney which would be demolished and not replaced. By retaining the front façade, the development will retain the key elements of the building.

The rear elevation is to be rebuilt to include small extensions at ground and first floor levels. The rear roof slope will have a revised window arrangement. The existing large and small dormers would be replaced with a single, central, dormer with rooflights on either side. New bi-folding doors will allow access onto a replacement first floor terrace.

The objector is concerned that the proposals are contrary to adopted design policies. However it is considered that the proposal will not cause harm either to the character of the mews or to the setting of neighbouring listed building to the rear of the site. The scheme is considered acceptable in this context, particularly taking into account the large scale of the buildings to the rear and the enclosed nature of the site. The development is of an appropriately high quality which outweighs the less than substantial harm caused by the redevelopment of the unlisted building behind the retained front facade.

6.3 Use of garages

The objector also refers to UDP policy DES9(E), which specifically relates to the impact of changes of use within conservation areas. It is not considered that the use of independent garages, as garages which are integral to the proposed dwellinghouse, would adversely affect the character of the conservation area.

6.4 Impact of construction works

The previous report considers the impact of the proposed construction works, including noise disturbance, hours of building works, and potential damage to party walls.

The additional objection refers to potential disturbance caused by the development, including from noise, vibration and construction traffic. The objector also consider that the hours of building work should be restricted beyond standard hours (0800 to 1800 on Monday to Fridays and from 0800 to 1300 on Saturday). However, it is not considered that any further restrictions could be justified.

The new Code of Construction Practice arrangements provide the Council with greater monitoring powers for the construction period, with the aim of reducing

construction-related impacts on the locality. The applicant will comply with these arrangements, which should ensure that construction impact is minimised as far as possible. This could involve the negotiation of additional quiet working times.

7. BACKGROUND PAPERS

1. Report to the Planning Applications Committee 28 March 2017 and committee minute
2. Letter on behalf of the occupier of 15 Adam's Row, dated 21 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: SARA SPURRIER BY EMAIL AT sspurrier@westminster.gov.uk

DRAFT DECISION LETTER

Address: 17 Adams Row, London, W1K 2LA,

Proposal: Demolition behind retained front facade and redevelopment to provide a building comprising new basement, ground and two upper floors, including rear extensions at ground and first floors, and 1st floor rear terrace, for use as a single family dwelling with two integral garages.

Reference: 16/12217/FULL

Plan Nos: 590_A_DRW_10_010 REV PL5, 590_A_DRW_10_011 REV PL2,
590_A_DRW_10_110 REV PL4, 590_A_DRW_10_111 REV PL3,
590_A_DRW_10_210 REV PL4

Case Officer: Shaun Retzback

Direct Tel. No. 020 7641 6027

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: between 08.00 and 18.00 Monday to Friday; between 08.00 and 13.00 on Saturday; and not at all on Sundays, bank holidays and public holidays. You must carry out piling, excavation and demolition work only: between 08.00 and 18.00 Monday to Friday; and , onot 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 this part of the Mayfair 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 All new outside rainwater and soil pipes must be made out of metal and painted black. (C27HA)

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 Mayfair 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 tiles must be stored and reused on the rebuilt roof.

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

- 6 The existing cupola must be carefully dismantled, securely stored, and then replaced on the new roof structure.

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 Mayfair 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)

- 7 The existing garage doors must be securely stored during building work and reinstated in their current positions.

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 Mayfair 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)

- 8 You must apply to us for approval of drawings at 1:5 and 1:20 of the following parts of the development - all new windows and doors. 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 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 Mayfair 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)

- 9 The chimneys surmounting each of the party walls must be retained on site and carefully protected during the course of construction.

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 Mayfair 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)

- 10 Prior to the commencement of any demolition or construction on site the applicant shall submit an approval of details application to the City Council as local planning authority comprising 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. Commencement of any demolition or construction cannot take place until the City Council as local planning authority has issued its approval of such an application (C11CB)

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 11 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise,

at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include:; (a) A schedule of all plant and equipment that formed part of this application;; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;; (c) Manufacturer specifications of sound emissions in octave or third octave detail;; (d) The location of most affected noise sensitive receptor location and the most affected window of it;; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;; (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

As set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(2) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 12 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 13 You must provide each cycle parking space shown on the approved drawings prior to occupation. Thereafter the cycle spaces must be retained and the space used for no other purpose without the prior written consent of the local planning authority.

Reason:

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

- 14 You must use the parking, access, loading, unloading and manoeuvring areas shown on the approved plans only for those purposes. (C23AA)

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016) and STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007. (R23AC)

- 15 You must provide the waste store shown on drawing 590_A_DRW_10_010 REV PL5 before anyone moves into the property. You must clearly mark it and make it available at all times to everyone using the property. You must store waste inside the property and only put it outside just before it is going to be collected. You must not use the waste store for any other purpose. (C14DC)

Reason:

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

- 16 You must apply to us for approval of detailed drawings showing the following removal of plant and vents from the scheme. Notwithstanding as detailed on plan numbers; 590_A_DRW_10_011 REV PL2, 590_A_DRW_10_110 REV PL4, 590_A_DRW_10_111 REV PL3, 590_A_DRW_10_210 REV PL4 you must not commence works on this part of the property until we have approved what you have sent us. You must then carry out the work according to the approved drawings.

Reason:

Because these would harm the appearance of the building, and would not meet S25 or S28, or both, of Westminster's City Plan (November 2016) and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R26HC)

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 Every year in the UK, about 70 people are killed and around 4,000 are seriously injured as a result of falling from height. You should carefully consider the following., * Window cleaning - where possible, install windows that can be cleaned safely from within the building., * Internal atria - design these spaces so that glazing can be safely cleaned and maintained., * Lighting - ensure luminaires can be safely accessed for replacement., * Roof plant - provide safe access including walkways and roof edge protection where necessary (but these may need further planning permission)., More guidance can be found on the Health and Safety Executive website at www.hse.gov.uk/falls/index.htm., , Note: Window cleaning cradles and tracking should blend in as much as possible with the appearance of the building when not in use. If you decide to use equipment not shown in your drawings which will affect the appearance of the building, you will need to apply separately for planning permission. (I80CB)
- 3 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. (I54AA)
- 4 Please contact our Cleansing section on 020 7641 7962 about your arrangements for storing and collecting waste. (I08AA)
- 5 The term 'clearly mark' in condition 15 means marked by a permanent wall notice or floor markings, or both. (I88AA)

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.

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 March 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved West End	
Subject of Report	17 Adams Row, London, W1K 2LA,		
Proposal	Demolition behind retained front facade and redevelopment to provide a building comprising new basement, ground and two upper floors, including rear extensions at ground and first floors, and 1st floor rear terrace, for use as a single family dwelling with two integral garages.		
Agent	De Matos Ryan		
On behalf of	Alexanders Ltd.		
Registered Number	16/12217/FULL	Date amended/ completed	11 January 2017
Date Application Received	22 December 2016		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The application premises comprises two garages at part ground part and part lower ground floor levels with residential flats at both 1st and 2nd floors. Adams Row is situated to the south of Grosvenor Square within the Mayfair Conservation Area.

Permission is sought for redevelopment behind a retained front façade to provide a new building comprising basement, ground and two upper floors for use as a 5 x bedroom single dwellinghouse.

The key issues for consideration are:

- The impact on residential amenity.
- The impact on the townscape and the character and appearance of the Mayfair Conservation Area.

The new building will not result in a material increase in bulk and mass and would not adversely impact on the amenity of neighbouring residents. The scheme is also considered to be acceptable in design terms and would preserve the character and appearance of the Mayfair Conservation Area. The application accords with adopted policies in the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan), accordingly the application is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

8 Nov 2016, 15:32:49



27 Sep 2016, 14:15:30



27 Sep 2016, 14:15:32



5. CONSULTATIONS

COUNCILLOR ROBERTS:

Objection to potential noise disturbance from construction, comment that the premise overlooks bedrooms to flats at 18 Mount Street. The Mews properties are part of the charm of the conservation area and are not significantly altered at both front and rear, which should be continued.

RESIDENTS SOCIETY OF MAYFAIR AND ST JAMES'S:

Any response to be reported verbally

BUILDING CONTROL:

No objection, comment that the structural method statement is acceptable.

ENVIRONMENTAL HEALTH:

No objection, subject to conditions

HIGHWAYS PLANNING MANAGER:

No objection, subject to conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 48

Total No. of replies: 4

No. of objections: 4

No. in support: 0

4 letters of objection raising some or all of the following issues:

- Noise and disturbance nuisance during construction works.
- Potential structural damage

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

No 17 Adams Row comprises part lower ground, ground and two upper floors. The ground and lower ground floor are garages currently used as storage space, with a 1x2 bedroom flat on each of the 1st and 2nd floors. The building is not listed but is located within the Mayfair Conservation Area and the Core Central Activities Zone (CAZ).

The surrounding area is mixed use in character comprising commercial offices, residential, retail, and restaurant uses.

6.2 Recent Relevant History

None relevant

7. THE PROPOSAL

Permission is sought to redevelop the existing mews building behind a retained front façade. The rebuilt property which will include a new basement, would comprise basement, ground and two upper floors for use a single 5 x bedroom house with integral garages.

The scheme would result in an increase of 49.3 m² (new basement). There is no increase in height, the proposal includes small extensions at rear ground and first floor levels. No change is proposed to the front fenestration in the retained front façade. At the rear two asymmetrical dormers will be replaced by a single central dormer window and rooflights.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The lawful use of the 1st and 2nd floors is residential, comprising flats 2 x flats. The scheme would result in the provision of a single 5 x bedroom house.

Policy S14 of the adopted City Plan 2016 seeks to optimise residential as such residential is protected both in terms of both units and floorspace. An exception to the policy is where flats are behind combined to create a family sized unit, which is the case in this instance. The proposal is therefore in accordance with policy. The additional residential floorspace is welcomed. The proposed house accords with The Mayor of London's housing standards and would provide a good standard of accommodation.

8.2 Townscape and Design

Background

17 Adams Row is an unlisted building in the Mayfair conservation area. It forms part of a terrace with 12-20 Adams Row, and was built as stabling to service the new shops in Mount Street in 1896. It is considered to make a positive contribution to the character and appearance of the conservation area. The Adams Row buildings would have been among the last purpose built stables to be constructed in Westminster, before stables were replaced in new developments by garaging for motor cars.

The Adams Row buildings, with the exception of the adjacent no.16, which was rebuilt in 1960, have stable doors at ground floor level with gabled red brick

facades above. Each roof features a louvred cupola, presumably to provide fresh air to the ground floor stabling.

The fronts of the buildings form a highly consistent terrace, notwithstanding the insertion of no.16. At the rear the buildings are less consistent. The rear roof slopes have had a variety of windows and rooflights added. Nos. 12 to 15 all have a large rear dormers taking up the majority of the rear roofslope. Nos. 17 to 19 have matching large and small rear dormers, though no 19 is much altered. No 20 is not consistent. The lower floors are mostly concealed behind the party wall with Mount Street buildings.

The significance of the buildings exists mostly in their front elevations, including roof covering and cupola. These make a considerable contribution to the character of the Mayfair conservation area, and the protection of the front elevation is key. While the rear elevation does also have some degree of significance, particularly in the arrangement of large and small dormers, this is limited because:
visibility is limited;
the rear of the terrace has limited consistency;
the rear elevations are modest in design, with little decorative detail.

Principle of Demolition

Councillor Roberts has commented that the Adams Row mews houses are part of the charm of the Mayfair conservation area and have not been altered much at the rear as well as the front and that this should continue.

The proposals involve the demolition of 17 Adams Row, retaining the existing front façade. The front roof slope is to be rebuilt in facsimile, reusing the cupola. The chimney stacks to the party walls are to be retained, with only a single centrally located chimney to be demolished and not rebuilt. By retaining the front façade the scheme will retain the key elements of the building which is considered to be acceptable in design terms.

The rear elevation is to be rebuilt including small extensions at ground and first floor levels. The rear roof slope will have a revised arrangement of windows. The existing large and small dormers are to be replaced with a single central dormer with rooflights either side. New bi-folding doors will allow access onto an existing 1st floor terrace.

Impact on the new building on the conservation area.

The key issue at the rear is the loss of the large and small dormer in the rear roof slope. The other changes to the rear elevation are considered to have less impact on the appearance of the building because of the height of the rear party wall, which rises almost to eaves level.

The current arrangement of dormers does have some charm, its asymmetry is a deliberate device, repeated at no 18 next door. It is not however considered that

there is sufficient consistency of rear dormer arrangements along Adams Row for this to form a reason to resist the loss of the dormers. The proposed arrangement of windows and rooflights is considered to be sufficiently traditional for this, relatively sensitive, context.

A markedly modern central dormer was originally proposed, along with a frameless glass opening to the rear terrace. Both these elements have been redesigned in more traditional materials and design to better reflect the style and period of the host building. These elements are now considered to be acceptable.

The proposal will not cause harm to the character of the mews and setting of neighbouring listed building to the rear. The scheme is considered acceptable in this context, particularly taking into account the large scale of the buildings to the rear and the enclosed nature of the site and is of an appropriately high quality to outweigh the less than substantial harm caused by the redevelopment of the unlisted building.

8.3 Residential Amenity (Daylight/ sunlight/ sense of enclosure/ privacy)

With the exception of the new basement which will not extend beyond the footprint of the existing building and the small rear ground and first floor extensions, which are contained below the height of a rear boundary wall, the proposed rebuilt mews house is within the envelope of the existing building. A daylight and sunlight report has been submitted in support of the application which assesses the impact of the development on No's 20-22 Mount Row located directly to the rear. The main roof of the proposed building will follow the height and pitch of the existing building and the rear extensions are set below the boundary wall separating the buildings. As such, the scheme would have no material impact on daylight, sunlight or sense of enclosure to No 20-22 Mount Street or any of the surrounding nearby properties.

Councillor Roberts comments that the existing mews building overlooks bedrooms of residential properties on Mount Street. Although as stated the scheme would result in the re-arrangement windows at the rear of the building this would not result in any increased overlooking. The present arrangement of a large and single dormer window will be amended to a single central dormer window and rooflights. The new central dormer window will serve a staircase. New bi folding doors allowing access onto an existing terrace are below the existing rear boundary wall. The proposed changes to the rear fenestration detailing would not result in a loss of privacy. The development will not result in a loss of amenity to residents and accords with policies ENV 13 of the UDP and S29 of Westminster's City Plan.

8.4 Transportation/Parking

The existing garages provide 3 off street car parking spaces. The scheme will retain the garages which will be integral with the mews house and would result in

the provision of two car parking spaces and two cycle parking spaces. The Highways Planning has confirmed that this is acceptable. It is recommended that the car parking and cycle parking spaces are secured by condition.

8.5 Economic Considerations

The economic benefits associated with the development are welcomed.

8.6 Access

The access arrangements to the mews dwelling will remain unchanged.

8.7 Other UDP/Westminster Policy Considerations

Plant

The application includes plant which will be positioned internally within the roof of the property. An acoustic report has been submitted in support of the application which has been assessed by Environmental Health team who raise no objection. This aspect of the application is considered acceptable subject to the imposition of the normal noise conditions.

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 proposal is not CIL-liable.

8.11 Environmental Impact Assessment

The scheme is of insufficient scale to require an Environmental Impact Assessment.

8.12 Other Issues

Basement

Basement developments need to be assessed against City Plan Policy CM28.1. The new basement will not extend beyond the footprint of the existing building to

this residential building situated with the Core CAZ. The proposed basement complies with the criteria as set out in the policy and is considered to be acceptable in principle.

Structural issues

With regards to structural impact, objections have been received from adjoining occupiers in relation to potential structural damage as a result of the building works particularly from the construction of the basement. The application includes the submission of a structural engineer's report and supporting geotechnical survey explaining the likely methodology of excavation. 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.

The level of analysis and detail submitted with the application is substantial and has been prepared by a suitably qualified Structural Engineer. Building Control officers have reviewed the submitted details and raised no concerns. Whilst this satisfies the policy for the purposes of determining this planning application, 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.

The site is not a surface water flood risk hotspot.

Construction impact

Objections have been received from adjoining occupiers that the development would result in nuisance from construction works, including problems associated with vehicles accessing the site, noise disturbance, hours of building works, and potential damage to party walls. Policy CM28.1 of the City Plan requires the applicant to supply a signed pro-forma setting out an obligation on behalf of the applicant to undertake the works in accordance with the Councils Code of Construction Practice. This is a provision of the adopted basement policy revision to provide the Council with greater monitoring powers for the construction period and details of construction practices; with the aim of reducing construction related impacts on the locality. The applicant has agreed that they will adhere to the City council's Code of Construction Practice. It is recommended that this is secured by condition. This should successfully ensure that construction should not result in a

loss of amenity to residents. On this basis permission could not reasonably be withheld due to the potential impact of construction works.

9. BACKGROUND PAPERS

3. Application form
4. E-mail from Councillor Roberts, dated 28 January 2017
5. Letter from occupier of 16 Adams Row, London, dated 9 February 2017
6. Letter from occupier of 18 Adams Row, London, dated 6 February 2017
7. Letter from occupier of 18 Adams Row, London, dated 9 February 2017
8. Email from District Surveyor dated 20 March 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: MIKE WALTON BY EMAIL AT mwalton@westminster.gov.uk

10. KEY DRAWINGS



