

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 9 May 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Vincent Square	
<b>Subject of Report</b>	<b>31 Ponsonby Place, London, SW1P 4PS</b>		
<b>Proposal</b>	Alterations at main roof level including raising the roof height and installation of rooflights in connection with converting the third floor into habitable accommodation.		
<b>Agent</b>	Mr Christopher Smith		
<b>On behalf of</b>	Ms Pamela Spence		
<b>Registered Number</b>	16/10067/FULL	<b>Date amended/ completed</b>	20 October 2016
<b>Date Application Received</b>	20 October 2016		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Millbank		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

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

Planning permission is sought for alterations to the existing roof line and installation of new roof lights in connection with converting the third floor into habitable accommodation. This includes a change to the angles of both the front and rear roof slopes and includes a build up inside the parapet to the rear to allow raising the wall plate.

One comment has been received from a neighbouring owner/occupier in support of the application.

The main issue for consideration is the impact of the proposal in design and conservation terms, particularly the change in the roof height and roof profile on the character and appearance of the terrace and the local area.

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. Although the alterations would be visible at the rear in public views from John Islip Street and Cureton Street, they would not be 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 100019597

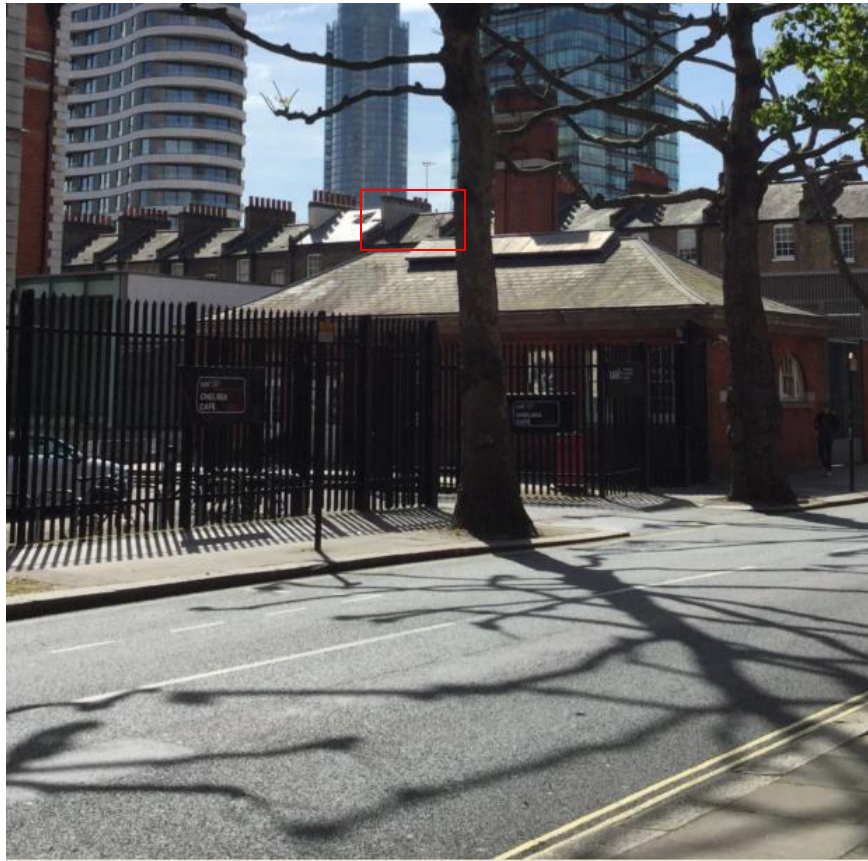
4. PHOTOGRAPHS



Front elevation no. 31 (in the context of the terrace)



Front elevation no. 31



**View of rear roof slope from John Islip Street**

## 5. CONSULTATIONS

WESTMINSTER SOCIETY: No objection

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 18

Total No. of replies: 1

No. of objections: 0

No. in support: 1

The neighbour supporting the application requests that the proposed rooflights have a non-reflective coating or similar that prevents the deflection of direct sunlight into the first and second floor windows of properties across the street.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The application site, 31 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

Permission was granted on 24 December 2013 for construction of a two storey infill extension to the rear (RN: 13/09659/FULL).

Works have recently been completed at the adjoining property, 29 Ponsonby Place, including a two storey infill extension at the rear and installation of two rooflights in the rear roof slope. Alterations to raise the roof of no. 29 have also been carried out and are the subject of enforcement investigation and a retrospective planning application (16/10795/FULL).

A enforcement file was opened to investigate roof alterations carried out at no. 39. However, although the works were unlawful, as they have been there for a substantial period of time it was not felt expedient to take further action.

## 7. THE PROPOSAL

Planning permission is sought for alterations to the existing roof line and installation of new roof lights in connection with converting the third floor into habitable accommodation. This includes increasing the ridge height by approx. 543mm a change to the angles of both the front and rear roof slopes. The build-up of approx. 560mm at the rear of the roof to accommodate this will be inside the parapet allowing the eave height and top of the parapet to remain the same as existing.

The proposals originally included large fully openable rooflights at the front and rear slopes. On officer's advice, the rooflights have been reduced in size and changed to conservation style rooflights.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The proposal increases the habitable residential floorspace 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 identifies 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 exception of nos. 29 and 39) is one of the key characteristics of this conservation area.

Although the changes to the roof would be 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, the proposals are justifiable only because they would not be visible in street level views from the front.

Although officers initially had concerns with relation to the detailed design of the proposed rooflights, the architect has confirmed that they would be conservation rooflights and a condition is recommended to ensure this.

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 would be acceptable in design and conservation area terms.

### **8.3 Residential Amenity**

A neighbour on the opposite side of the street who is supportive of the application has asked that the roof lights be finished with a non-reflective coating to prevent reflection of sunlight into first and second floor windows of properties opposite. Given the angle of pitch of the roof slope and the height of the existing parapet wall, the new rooflights are unlikely to be visible from the windows of properties opposite.

### **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.

### **9. BACKGROUND PAPERS**

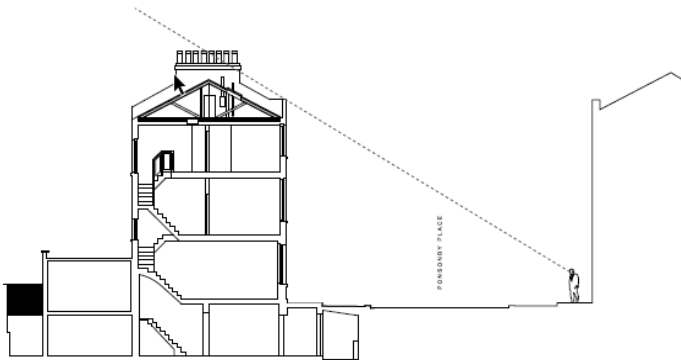
1. Application form.
2. Response from Westminster Society dated 1 November 2016.
3. Letter from occupier of 18 Ponsonby Place dated 1 November 2016.

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

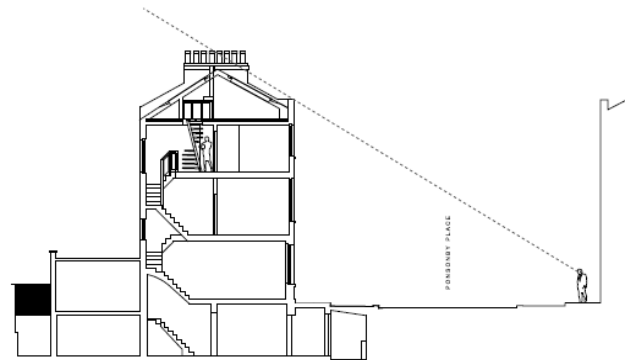
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: AMANDA JACKSON BY EMAIL AT [ajackson@westminster.gov.uk](mailto:ajackson@westminster.gov.uk)



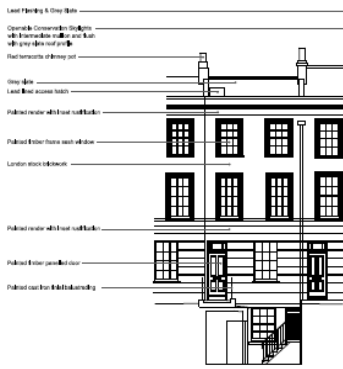
10. KEY DRAWINGS



EXISTING Section AA



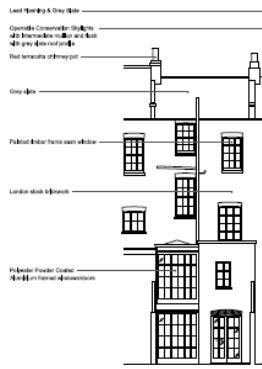
PROPOSED Section AA



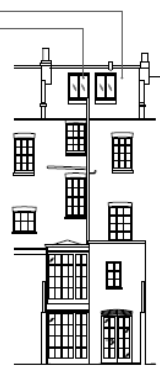
EXISTING North Elevation (Priority View)



PROPOSED North Elevation (Priority View)

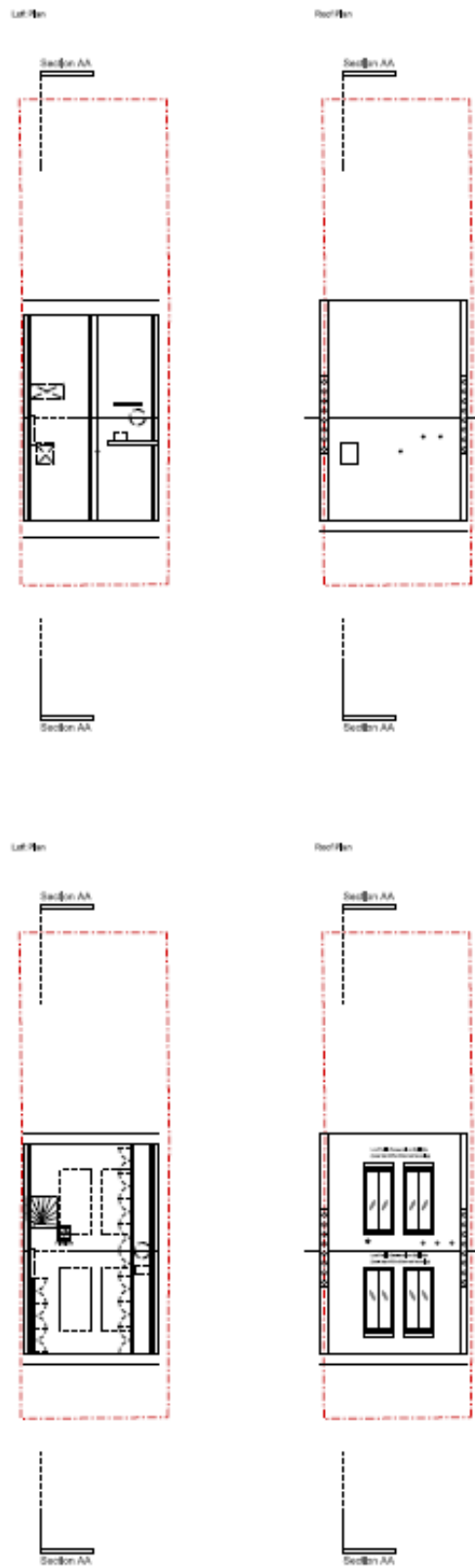


EXISTING East Elevation



PROPOSED East Elevation

Existing and Proposed Sections and Elevations



Existing and Proposed Loft Plans and Roof Plans

**DRAFT DECISION LETTER**

**Address:** 31 Ponsonby Place, London, SW1P 4PS

**Proposal:** Alterations to the existing roof line and installation of new roof lights in connection with converting the third floor into habitable accommodation.

**Reference:** 16/10067/FULL

**Plan Nos:** 0173-00-0100; 0173-00-0101; 0173-03-0200 REV 05; 0173-03-0201 REV 06

**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 The roof must be finished in natural slate.

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 lights shall be conservation roof lights.

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.