

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 12 September 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Bryanston And Dorset Square	
Subject of Report	14 Wyndham Mews, London, W1H 2PN		
Proposal	Erection of ground floor rear extension and alterations at roof level.		
Agent	Mr Stephen Richter		
On behalf of	Mr Christopher Morrell		
Registered Number	17/01838/FULL	Date amended/ completed	3 March 2017
Date Application Received	1 March 2017		
Historic Building Grade	Unlisted		
Conservation Area	Portman Estate		

1. RECOMMENDATION

Grant conditional planning permission

2. SUMMARY

The application premises is a two storey mews building in use as a single family dwelling. Permission is sought for the erection of rear ground floor extension infilling a small courtyard area and removal of a water tank at roof level and repositioning of an access hatch at roof level.

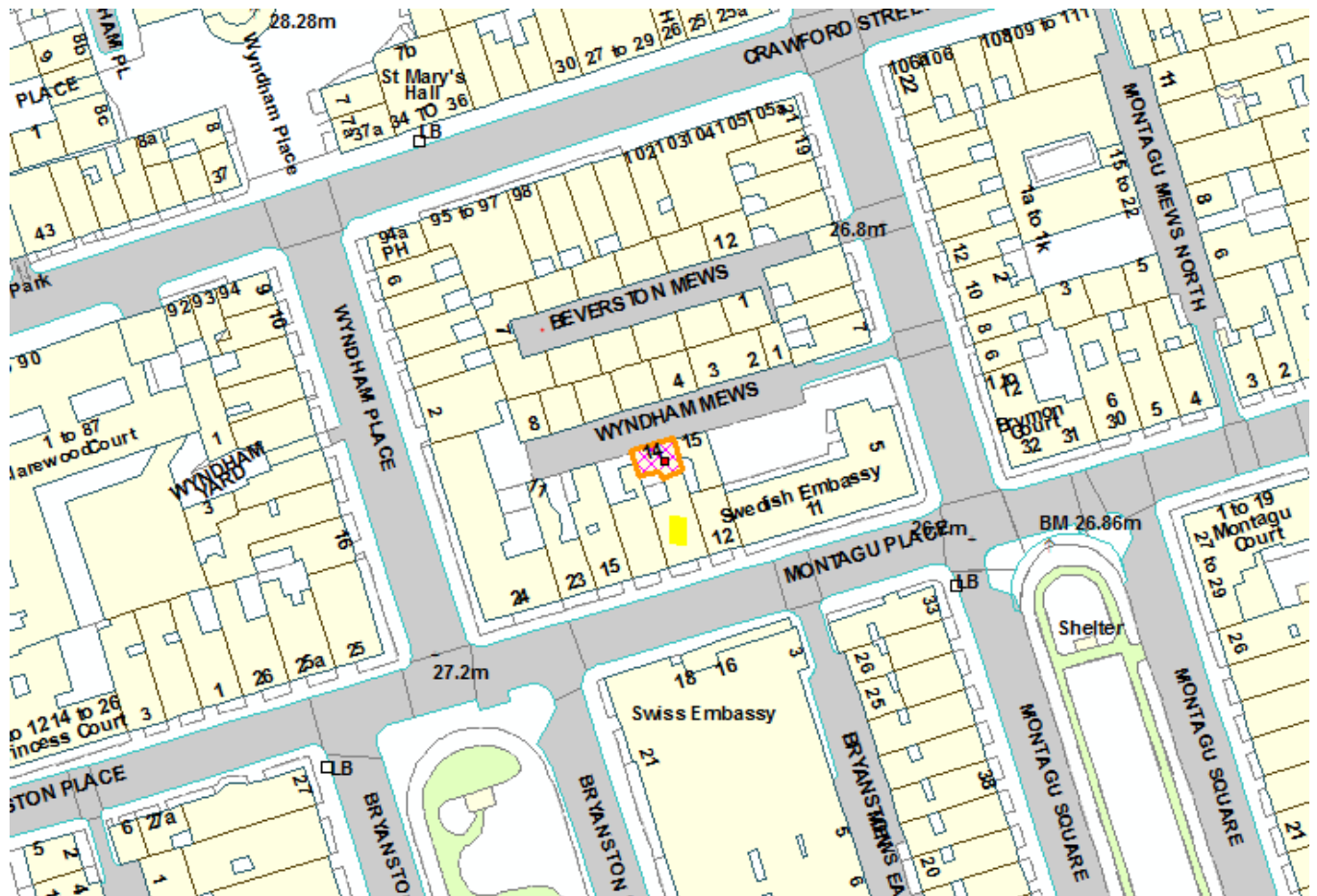
The key issues for consideration are:

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

The proposed extension would slope away from a rear boundary wall. Although this will result in the boundary wall being increased by 0.7m, it is a modest addition that would not have an adverse impact on the amenity of neighbouring residential properties situated at Montagu Place directly to the rear of the site. The extension will not be visible from street level views and is considered to be acceptable in design terms.

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



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





5. CONSULTATIONS

MARYLEBONE ASSOCIATION:

Concerns regarding the party wall being raised. Requested that in the absence of a daylight sunlight report the applicant should provide diagrams/drawings to support the argument that the scheme does not adversely impact on amenity.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 14

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:

- Increased sense of enclosure
- Loss of outlook
- Loss of light
- Increase dampness by any gutter from proposed extension

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

No 14 Wyndham Mews is a two storey mews house situated to the north of larger residential buildings at Montagu Place. The application premises is directly to the rear of No. 13 Montagu Place; both properties have small open courtyards separated by a rear boundary party wall.

The building is not listed but is located within the Portman Estate Conservation Area.

6.2 Recent Relevant History

None relevant

7. THE PROPOSAL

Permission is sought for the erection of a rear ground floor extension infilling a small open rear courtyard. The application involves the removal of metal railings ontop of the existing rear boundary wall that separates 14 Wyndham Mews and No 13 Montagu Place and raising the height of the boundary wall by 0.7m. The

proposed extension has a glazed pitched roof that would sit behind the boundary wall sloping up to the rear building line.

The proposal also includes minor alterations at roof level; removing a water tank and repositioning a roof access hatch.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The increase in residential floorspace accords with policies in the UDP and City Plan and is considered acceptable in land use terms.

8.2 Townscape and Design

The mews building is a modern re-build. The proposed small rear addition will not be visible from street level views, and would only be seen from a limited number residential flats on Montagu Place at the rear. The proposed infilling of an existing small rear courtyard would not detract from the appearance of the Mews building and would not be harmful to the wider Portman Estate Conservation Area. The works are considered acceptable in design terms in accordance with adopted Unitary Development Plan policies DES 1; DES 9; and City Plan policies S 25 and S 28.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

As summarised in the consultation section of this report four objections have been received from neighbouring residents that the extension would result in a loss of light, and outlook and increased sense of enclosure. Three of these objections are from the occupants of residential flats at No 13 Montagu Place which is situated directly to the rear of the application premises and a single objection has been received from a resident at No 14 Montagu Place to the south west of the site.

In addition to the specific objections from the neighbours the Marylebone Association commented that the applicant should demonstrate that there would be no adverse impact on daylight and sunlight to neighbouring properties.

The application as initially submitted did not include a daylight and sunlight report. Further to Marylebone Associations comments a report has now been submitted which assesses five windows at a lower ground and ground floor and 1st floors at No 13 Montagu Place (although referenced as ground, 1st and 2nd floors). These

are the closest windows to the application premises. The lower ground and ground floor of No 13 Montagu Place is a maisonette which has bedrooms on the lower floor with living room windows above. These windows do not face within 90 degrees of due south and do not receive direct sunlight. With regards daylight the report shows that in case of all the windows assessed the existing vertical sky component is low there will be no change to the existing position. There is therefore no breach in Building Research Establishment (BRE) guidelines. Increasing the boundary wall and the extension would not have an adverse impact on daylight.

The rear aspect of No 13 Montagu Place is enclosed and has a constrained outlook. The proposed would be noticeable at the windows of the lower ground floor bedrooms. However any impact would be very minor and there would be no material sense of enclosure and no loss of amenity.

8.4 Transportation/Parking

This application raises no transportation issues.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The access arrangements to the mews dwelling will remain unchanged.

8.7 Other UDP/Westminster Policy Considerations

None relevant

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

Structural issues

With regards to structural impact, an objection has been received that the works could result in drainage problems. Works to the boundary wall would be subject to a party wall agreement. Furthermore this issue is a matter dealt with under building regulations and permission could not reasonably be withheld for this reason.

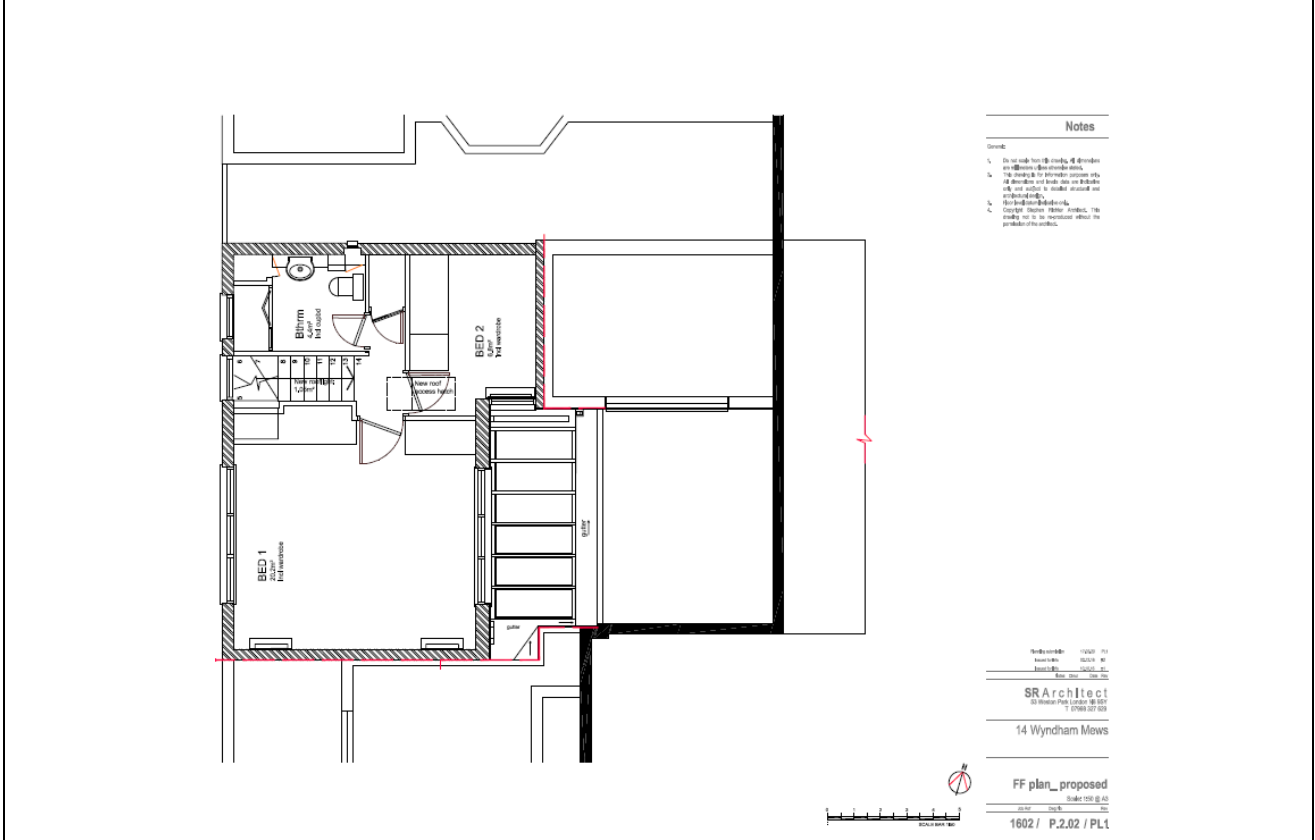
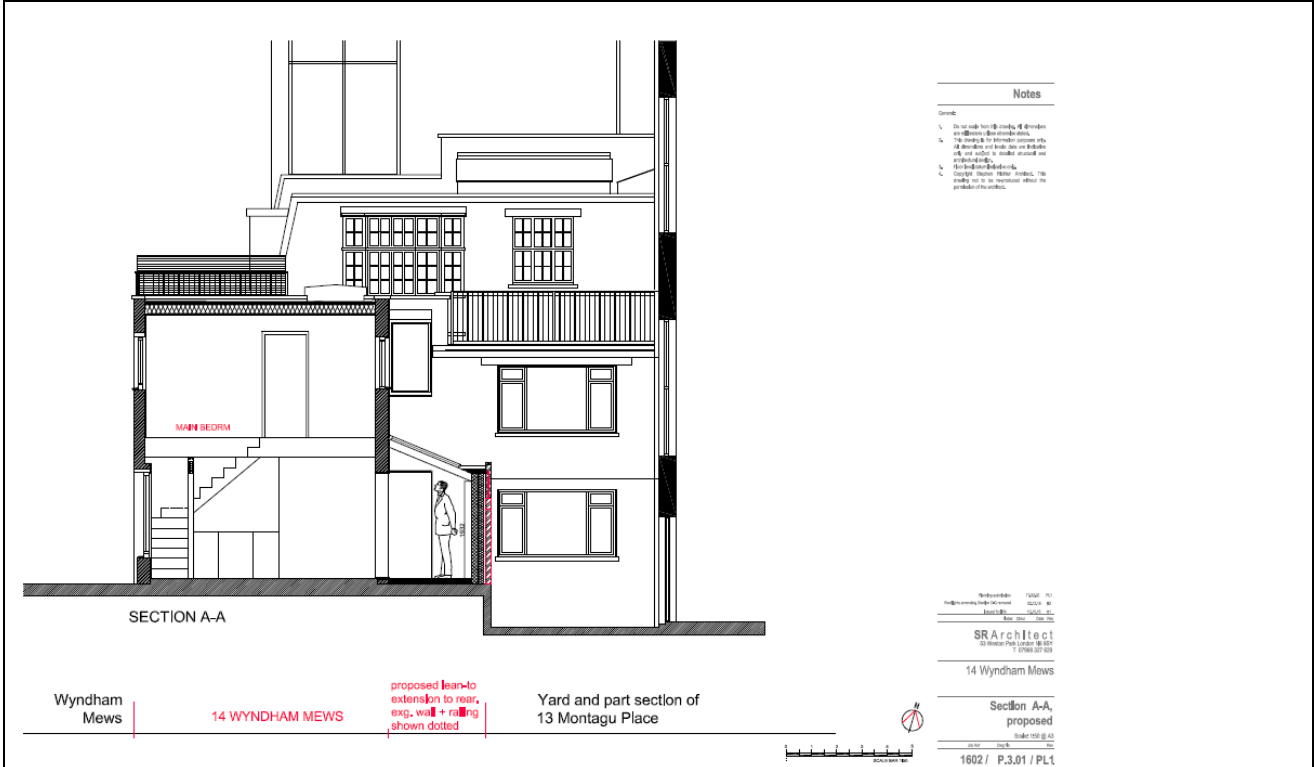
9. BACKGROUND PAPERS

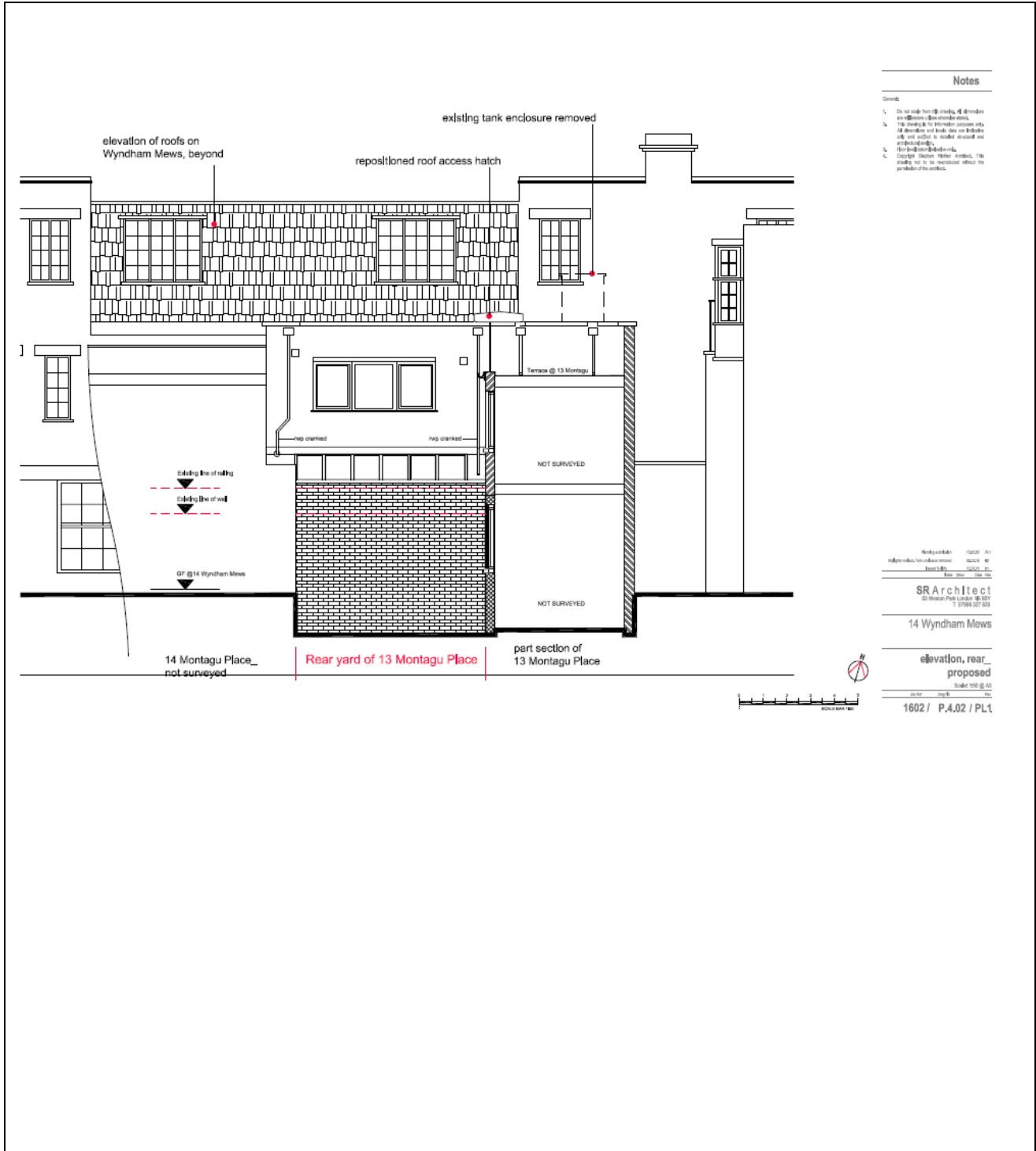
1. Application form
2. Response from Marylebone Association, dated 13 March 2017
3. Letter from occupier of Flat D, 13 Montagu Place, dated 29 March 2017
4. Letter from occupier of 13 Montagu Place, London, dated 29 March 2017
5. Letter from occupier of Flat 3, 14 Montagu Place, London, dated 10 June 2017
6. Letter from occupier of 13 Montagu Place, London, dated 29 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





Notes

- General
1. Do not scale from this drawing. All dimensions are given in millimeters. Round up to the next millimeter.
 2. The drawings are for information purposes only. All dimensions and levels shall be verified on site and used to construct accurate and complete drawings.
 3. All dimensions are given in millimeters.
 4. Complete names of streets, streets, etc. shall be given to be mentioned about the position of the building.

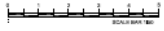
Project Number: 1602 / P1
 Design/Drawn: SR Architect
 Date: 2020 / 01 / 01

SR Architect
 20 Wyndham Place London E14 6DF
 T: 07988 327 623

14 Wyndham Mews

elevation, rear_
 proposed

Scale: 1:50 @ A3
 Date: 2020 / 01 / 01
 1602 / P.4.02 / PL1



DRAFT DECISION LETTER

Address: 14 Wyndham Mews, London, W1H 2PN

Proposal: Erection of ground floor rear extension.

Reference: 17/01838/FULL

Plan Nos: P.4.01 REV PL1, P.4.02 REV PL1, P.3.01 REV PL1, P.2.03 REV PL1, P.2.02 REV PL1, P.2.01 REV PL1, Daylight and sunlight report ref: 59123/IM/DTO/cs

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:
- o between 08.00 and 18.00 Monday to Friday; ,
 - o between 08.00 and 13.00 on Saturday; and ,
 - o not at all on Sundays, bank holidays and public holidays. , ,
- You must carry out piling, excavation and demolition work only: ,
- o between 08.00 and 18.00 Monday to Friday; and ,
 - o not at all on Saturdays, Sundays, bank holidays and public holidays.
- Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 All new work to the outside of the building must match existing original work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the drawings we have approved or are required by conditions to this permission. (C26AA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and

appearance of this part of the Portman Estate 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 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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 Portman Estate 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 You must apply to us for approval of materials of the following parts of the development; lean-to. You must not start work until we have approved what you have sent us.

You must then carry out the work according to these approved plans. (C26CB)

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 Portman Estate 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 (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 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 3 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more

information please contact the Considerate Constructors Scheme directly on 0800 783 1423, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

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.