

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 3 April 2018	<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>	20 Ossington Street, London, W2 4LY		
<b>Proposal</b>	Lowering floor of front lightwell, relocation of front door from side to centre of front facade and replacement of existing doorway with window. Erection of sloping roof extension to rear at first floor level.		
<b>Agent</b>	Ariel Greis		
<b>On behalf of</b>	Mr & Mrs Morris		
<b>Registered Number</b>	17/10761/FULL	<b>Date amended/ completed</b>	5 December 2017
<b>Date Application Received</b>	5 December 2017		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Bayswater		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

The application site is a three-storey terrace dwellinghouse.

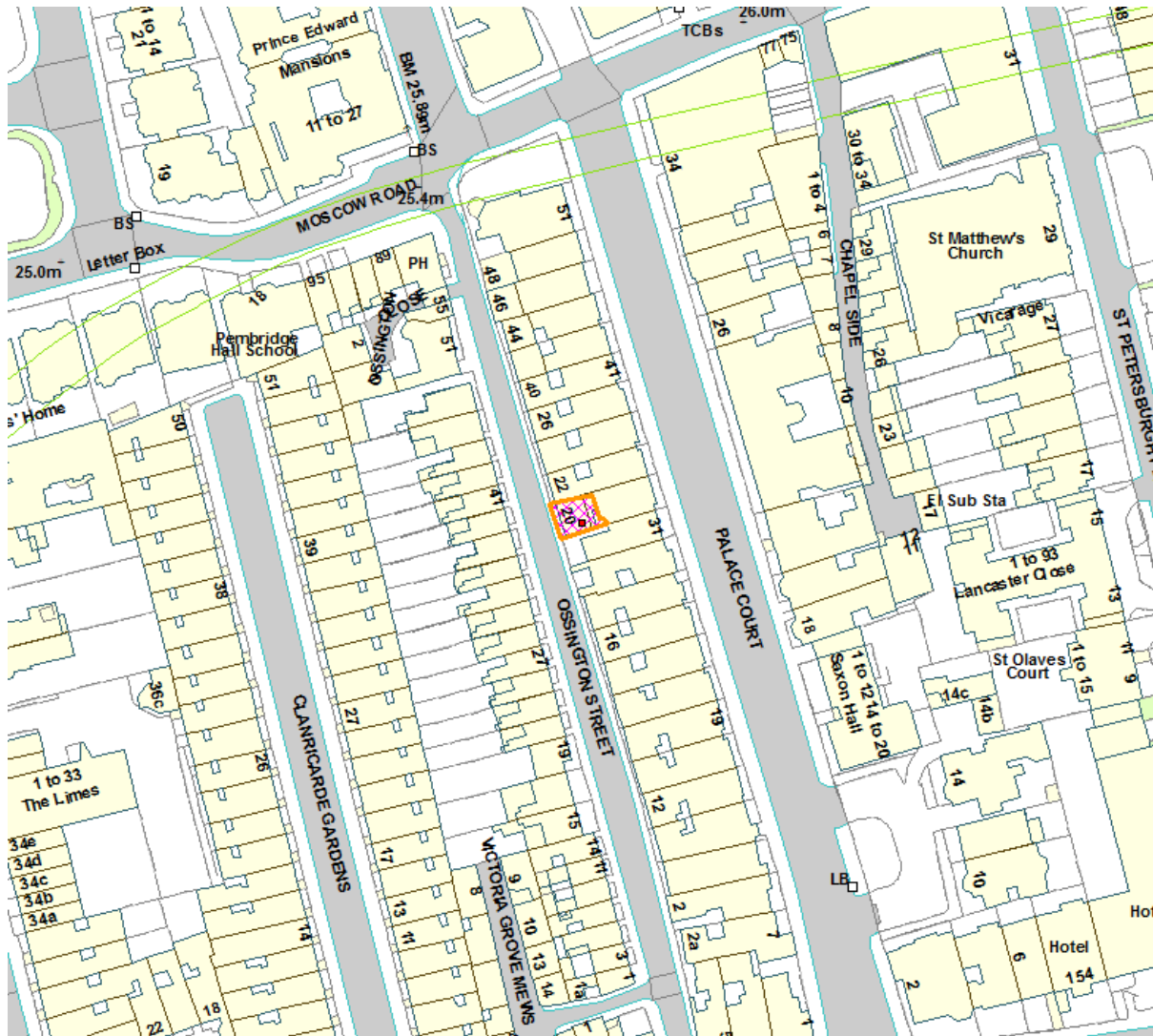
Planning permission is sought for an increase in depth of the front lightwell, the relocation of the front door from the side to the centre of the front facade and the installation of new sloping roof to the existing rear extension.

An objection has been received from a neighbour concerning the potential impact of the rear sloping roof extension on the residential amenity as result of a loss of daylight/sunlight and an increase in noise pollution.

The key issue in the consideration of this application is the impact of the rear sloping roof extension on the amenity of the occupiers of 33 Palace Court.

The proposal is considered to accord with City Council's adopted policies in the City Plan (November 2016) and the Unitary Development Plan (UDP) (January 2007) in land use, design, and amenity terms. The application is therefore recommended for approval, subject to the conditions set out in the draft decision letter appended to this report.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



**Front Elevation Facing Ossington Street**



**Rear Elevation Viewed From South at a Right Angle**

## 5. CONSULTATIONS

### SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

### BAYSWATER RESIDENTS ASSOCIATION

Any response to be reported verbally.

### THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

Any response to be reported verbally.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 26

Total No. of replies: 1

No. of objections: 1

No. in support: 0

1 objection on the following grounds:

- The proposed sloping roof would cause the occupiers of neighbouring and adjoining properties to suffer a material loss of amenity as a result of a loss of daylight/sunlight.
- The proposal would cause the occupiers of neighbouring and adjoining properties to suffer a material loss of amenity as a result of noise and disturbance.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The application site is a three storey (two-storey plus mansard level) mid terraced dwellinghouse located on the east side of Ossington Street.

The building is not listed but lies within the Bayswater Conservation Area.

### 6.2 Recent Relevant History

None.

## 7. THE PROPOSAL

Permission is sought for the lowering of the floor level of the front lightwell, the relocation of the front door from the side to the centre of the front façade and the replacement of the existing doorway with a window. The works to the rear involve a sloping roof extension to an existing rear extension to facilitate an internal staircase.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The enlargement of the existing dwellinghouse is acceptable in principle in land use terms and would accord with Policy S14 of the City Plan (November 2016) and Policy H3 in the UDP (2007).

### **8.2 Townscape and Design**

The relevant policies for consideration of this case are DES 1, DES 5, DES 6, and DES 9 of the adopted UDP 2007, S25 and S28 of the adopted City Plan 2016.

The proposed roof extension uses slate tiles which match the existing properties. Due to its size, height, position, and materials, the proposed roof appears as a subservient addition to the original dwellinghouse and would not visually dominate the rear elevation.

The proposed lowering of the floor of the existing front lightwell will result in it matches the depth of the lightwell at No. 22 Ossington Street, the neighbouring property. This alteration is not considered to be contentious in design terms.

The proposal swaps the position of the front door and a window to the front (Ossington Street) elevation so that the proposed front door is positioned between two ground floor windows. The design of the proposed window matches the design of the existing ground floor window and the detailed design of the proposed front door is similar to the detailed design of other front doors within the streetscene. There are other examples within the street of front doors positioned centrally on the façade between two ground floor windows.

For the reasons stated above the proposals are considered to preserve and enhance the character of the Bayswater Conservation Area. The proposed works are therefore in accordance with policies DES 1, DES5, DES 6, DES 9 of the adopted UDP 2007, S25, S28 of the adopted City Plan Nov 2016.

### **8.3 Residential Amenity**

Policies ENV 13 of the UDP and S29 of the City Plan seek to protect residential amenity and environmental quality.

#### **Overlooking**

Other than a roof light, the proposal does not add any additional fenestration to the rear elevation of the property. The proposed roof light would not facilitate direct overlooking and is not considered to worsen the current overlooking from the existing side elevation windows of the application site that face onto the rear courtyard.

#### **Sunlight/daylight and Sense of enclosure**

To the rear of the application site is a narrow courtyard. The windows of No. 31 Palace Court and No. 33 Palace Court face into this courtyard within close proximity to the proposed rear sloping roof extension.

The window most effected by the proposed rear extension is a basement level window serving a bedroom at No. 33 Palace Court which faces directly onto the rear wall of the existing ground floor rear extension on the application site. The proposed roof extension would rise one storey above this extension, sloping up at an angle from behind the existing parapet.

In order to assess the proposal, the Planning Officer visited this basement level. The site visit took place at midday and it was clear that the daylight levels within the room served by the window were very low due to the close proximity of the buildings surrounding the lightwell. The proposed extension would be within the shadow of these existing buildings and therefore it is not considered that it would materially worsen the situation.

The extension would potentially increase the sense enclosure experienced by the occupiers the basement level flat at No. 33 Palace Court when looking out of this window. However, as this window is already enclosed within a small lightwell, it is considered that on balance the proposal would not materially worsen the existing situation to such an extent as to justify a refusal of permission. It should be noted that this bedroom is served by an additional window, and due to its orientation, the sense of enclosure from this window would not be materially different.

The proposed roof is set back at a minimum distance of 1.9 metres from the ground floor rear elevation window of No. 33 Palace Court. The height of the proposed roof extension only reaches approximately half the height of this window and the extension slopes away from this window and therefore this window would not be significantly affected by the proposal.

There are two basement level windows at No. 31 Palace Court but due to their position in relation to the proposed roof extension, it is considered that the extension's impact on these windows would be less in terms of daylight and sunlight and sense of enclosure than the impact on the basement window at No. 33 Palace Court.

### **Noise**

The proposed rear extension will accommodate an internal staircase and it is not considered that this would result in the occupiers of neighbouring properties suffering a material loss of amenity as a result of increased noise and disturbance. It is recommended that a condition is attached to any permission restricting the hours that demolition and construction work can take place on the application site.

For these reasons, the proposed works are considered to be acceptable in amenity terms and in accordance with ENV 13 of the UDP and S29 of the City Plan.

## **8.4 Transportation/Parking**

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

### **8.5 Economic Considerations**

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

### **8.6 Access**

The accessibility of the building would remain unchanged by the proposals.

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

None.

### **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.

### **8.11 Environmental Impact Assessment**

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

### **8.12 Other Issues**

None.

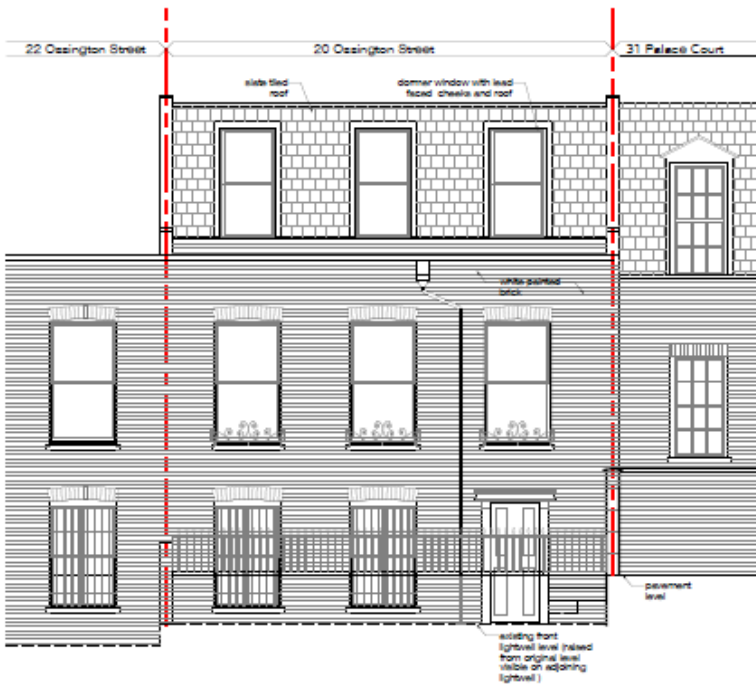
## **9. BACKGROUND PAPERS**

1. Application form
2. Letter from occupier of 33 Palace court, Basement, dated 20 February 2018

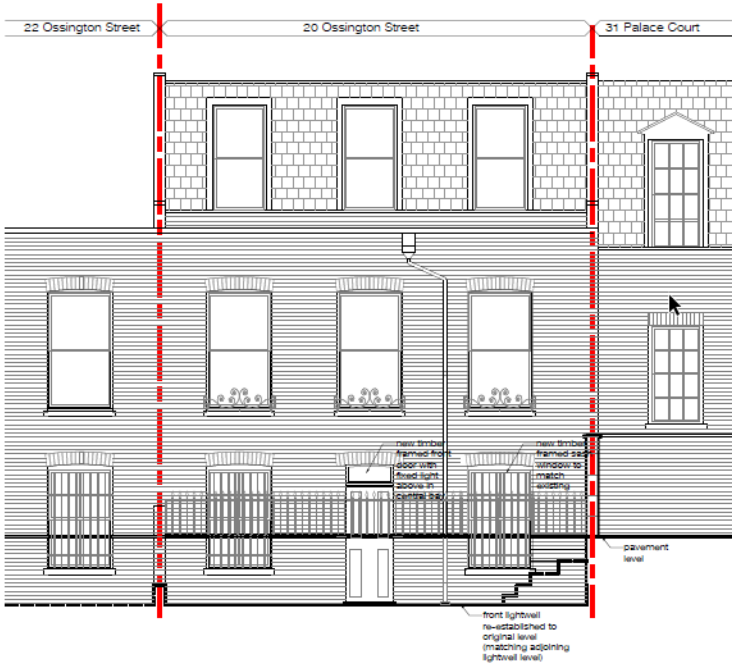
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

**KEY DRAWINGS**

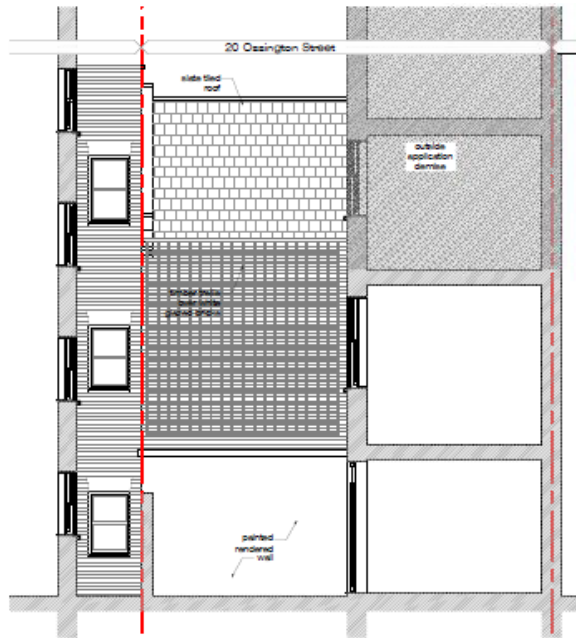


Existing Front Elevation

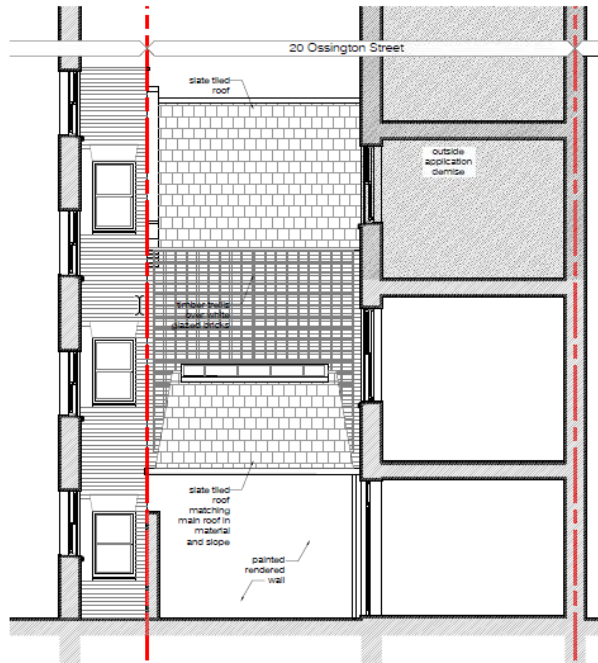


Proposed Front Elevation

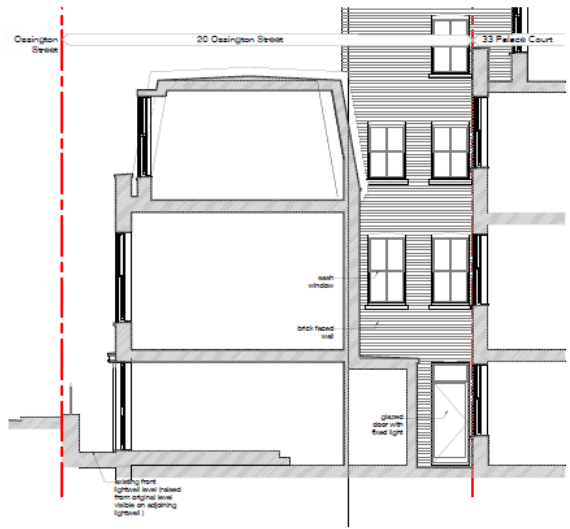




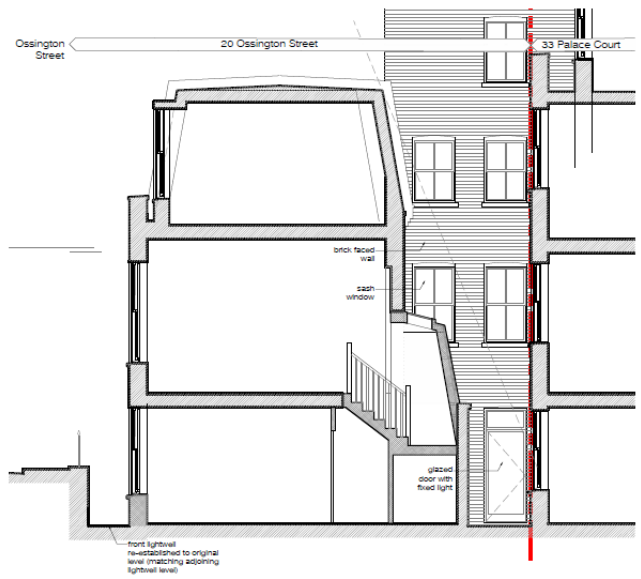
Existing Rear Elevation



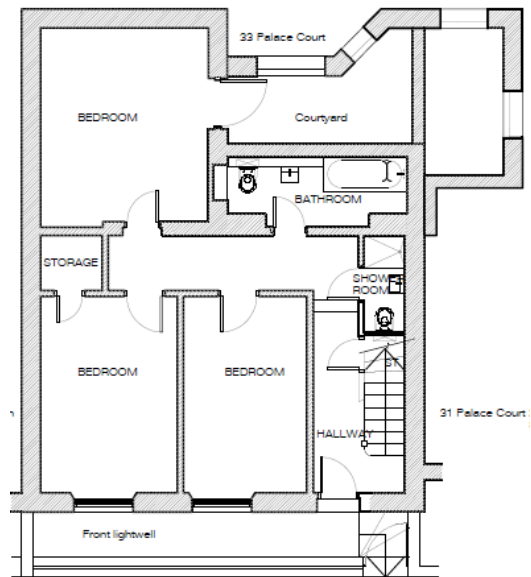
Proposed Rear Elevation



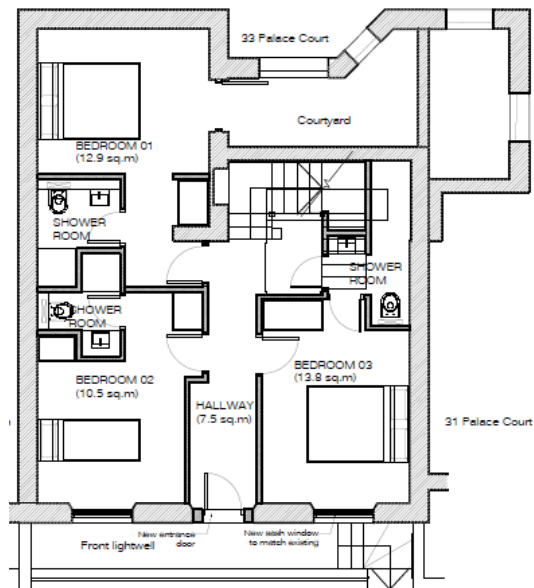
Existing Side Elevation



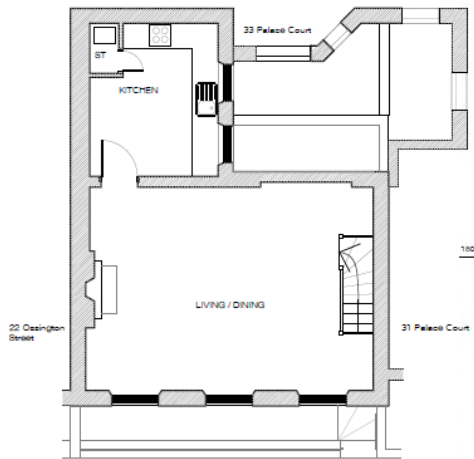
Proposed Side Elevation



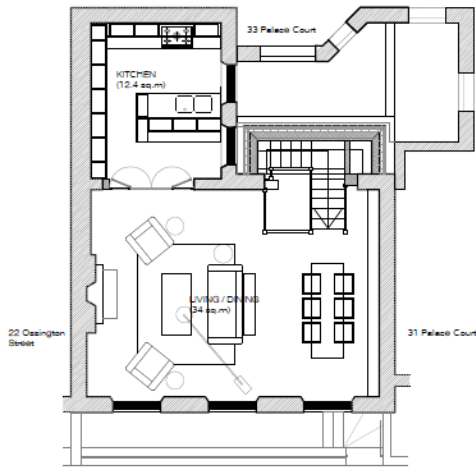
Existing Ground Floor Plans



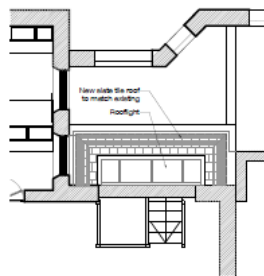
Proposed Ground Floor Plans



Existing First Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

**DRAFT DECISION LETTER**

**Address:** 20 Ossington Street, London, W2 4LY

**Proposal:** Lowering floor of front lightwell, relocation of front door from side to centre of front facade and replacement of existing doorway with window. Erection of sloping roof extension to rear at first floor level.

**Reference:** 17/10761/FULL

**Plan Nos:** APL-01, APL-02, APL-03, APL-04, APL-05

**Case Officer:** William Philps

**Direct Tel. No.** 020 7641 3993

**Recommended Condition(s) and Reason(s)**

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents 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 in the interests of proper planning.

- 2 Except for piling, excavation and foundation work, you must carry out any building work which can be heard at the boundary of the property between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 18.00 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 in this instance set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV of our Urban 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 to all details shown on the drawings we have approved or are required by conditions to this permission. (S26AA)

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)

**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.

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.