

|  |   |   |                  |
|--|---|---|------------------|
| <b>CITY OF WESTMINSTER</b>                 |   |   |                  |
| <b>PLANNING APPLICATIONS SUB COMMITTEE</b> | <b>Date</b><br>15 May 2018  | <b>Classification</b><br>For General Release      |                  |
| <b>Report of</b><br>Director of Planning   |   | <b>Ward(s) involved</b><br>Marylebone High Street |                  |
| <b>Subject of Report</b>                   | <b>D Block, Ossington Buildings, London, W1U 4BN,</b>   |   |                  |
| <b>Proposal</b>                            | Erection of rear single storey extension at ground floor level in connection with two existing ground floor flats, including a ground floor courtyard and a green roof. |   |                  |
| <b>Agent</b>                               | Howard de Walden Estate Ltd   |   |                  |
| <b>On behalf of</b>                        | Howard de Walden Estate Ltd   |   |                  |
| <b>Registered Number</b>                   | 18/01342/FULL   | <b>Date amended/ completed</b>                    | 15 February 2018 |
| <b>Date Application Received</b>           | 15 February 2018  |   |                  |
| <b>Historic Building Grade</b>             | Unlisted  |   |                  |
| <b>Conservation Area</b>                   | Harley Street   |   |                  |

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

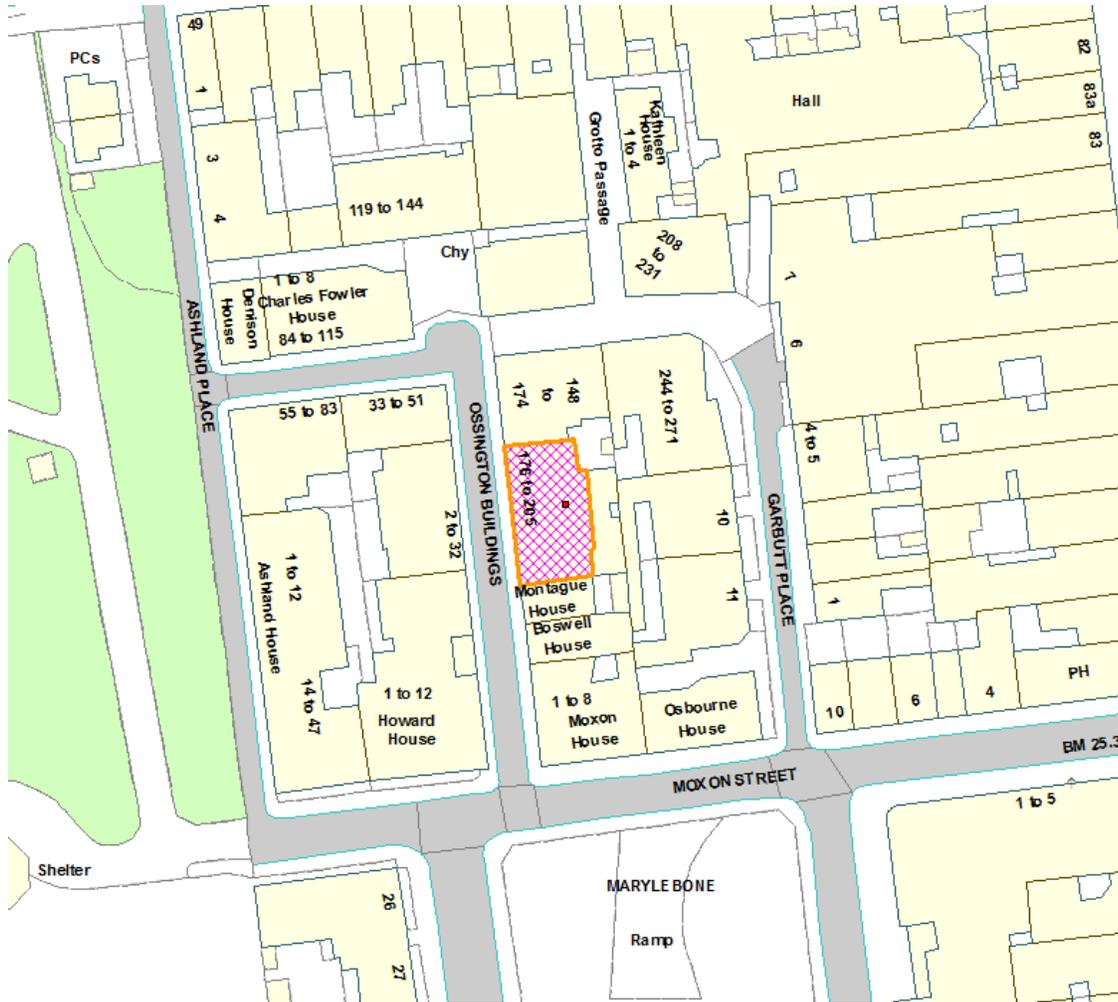
Ossington Buildings comprises a group of properties built as social housing, located within the Harley Street Conservation Area. Block D comprises ground and three upper floors, where there are two residential units per floor. Permission is sought for the erection of a single storey extension at rear ground floor level, which will increase the amount of residential floorspace for the two ground floor residential units.

The key issues for consideration are:

- the impact of the extension on the character and appearance of the conservation area; and
- the impact of the extension on surrounding residential amenity.

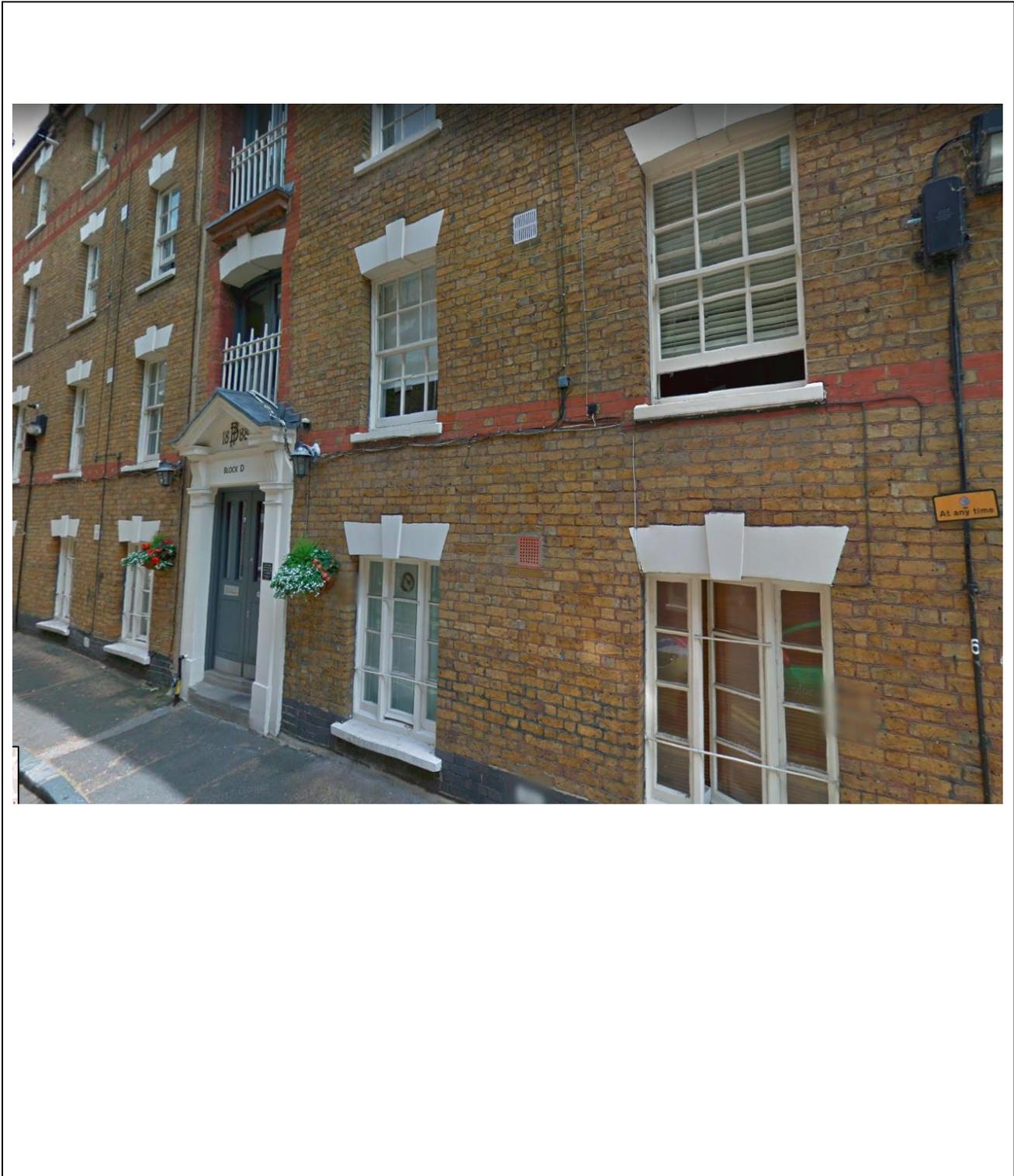
The proposed extension is considered acceptable in design and amenity ground and is considered to comply with the policies in the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan) and is therefore recommended for approval.

### 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

Comments that the drawings should include building height lines.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 38;

Total No. of replies: 2 (from the same resident) raising objections on the following grounds:

#### Amenity

- Loss of daylight and sunlight
- Loss of privacy
- Increased noise from courtyard

#### Land Use

- Extension to existing residential flats will not add to the housing market in the area;

#### Design

- Extension has no architectural merit

#### Other

- Reduce saleability of adjoining properties

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

Block D, Ossington Buildings comprises ground and three upper floors; there are two residential flats per floor (eight in total). The application relates to the ground floor flats, which both comprise two bedrooms. There is a large ground floor courtyard to the rear of the properties, which is enclosed by high boundary walls. The courtyard is overlooked by the surrounding properties; all the flats in Block D can access this courtyard.

The building is not listed but it is located in the Harley Street Conservation Area.

### 6.2 Recent Relevant History

None relevant.

## 7. THE PROPOSAL

Permission is sought for the erection of a single storey extension at rear ground floor level to provide additional floorspace for the two residential flats at ground floor level. The proposal results in a total increase in residential floorspace of 34.1sqm, divided between the two flats.

The proposed extension will extend to the rear boundary wall, but will be set back from the side boundary walls.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

The proposal results in the enlargement of two existing residential units at ground floor level. An objection has been received on the grounds that the extension to existing residential properties will not add to the housing stock and will only increase the rateable value for the applicants.

UDP Policy H3 states that proposals for extensions to existing housing will be acceptable in principle, therefore the proposals are considered acceptable. The rateable value private residential units is not a planning matter, therefore permission cannot reasonably be withheld on these grounds and the objection is not sustainable.

### **8.2 Townscape and Design**

Ossington Buildings comprises a group of properties built as social housing and they are a good example of this type of accommodation. The buildings are attractively detailed and make a positive contribution to the character and appearance of the surrounding conservation area.

Block D has a rear yard area at ground floor level which is part of its original design and this feature is common to other properties in the group. The rear façade of Block D is symmetrical and has a slightly projecting central section, which it is proposed to extend over the full depth of the yard at ground floor level. This will leave two smaller lightwells to the north and south.

The design of the extension is simple and modern with a living roof over the southern half and a flush-glazed rooflight in a single-ply membrane roof to the north. The remaining areas of lightwell are to be paved with York stone.

In design and heritage asset terms the proposed extension is subordinate to the main building and its surroundings, and its detailed design suits the historic character and appearance of the building. However, the proposed sliding doors in the rear of the existing building (which replace an existing sash window) are not acceptable because their inappropriate design and materials of construction would detract from the existing building. The existing sash window must be retained.

For the reasons set out above, the objection received relating to the design of the extension in heritage asset terms is not considered to justify refusal of permission, provided that the sash window of the existing building is retained. Subject to this amendment, which may be secured by condition, the development will maintain the character and appearance of the conservation area and accord with UDP policies DES 1, DES 5 and DES 9.

### **8.3 Residential Amenity**

An objection has been received from an adjoining residential property on the grounds that the proposed extension will result in a loss of daylight/sunlight, loss of privacy and the use of the courtyard will increase noise levels in the area. The objector's property is a single family dwelling, and benefits from a courtyard at ground floor level on the boundary with the application site, but there are no direct views from the application site to the objector's property due to the high boundary wall.

The proposed extension will not extend to the full footprint of the existing courtyard. It will be set back from the side boundary walls (which are approximately 2.7m high) by 2.4m. The extension will be slightly higher than the boundary walls (by approximately 700mm), but as the extension is set back, it is extremely unlikely to have an adverse impact on daylight and sunlight to the neighbouring ground floor windows. Windows on upper floors of neighbouring buildings will not be affected as they will look down onto the roof of the extension.

New windows are proposed to the north and south elevation of the extension. To the north, high level windows are proposed to protect privacy to other residential windows in Ossington Buildings. To the south, new doors will lead out onto a courtyard from the living spaces and a bedroom. As stated above (paragraph 8.3) the new doors leading from the living space are not acceptable in design terms. One set of new doors will face onto the existing boundary walls and therefore there will be no direct views to other residential windows. On this basis, it is not considered that there will be a loss of privacy as a result of the extension or new doors.

The existing courtyard extends along the whole length of Ossington Buildings, and there are no planning controls on how this can operate. The proposed courtyard will be smaller than the existing courtyard and therefore its use has less potential to create a noise nuisance than the existing situation.

### **8.4 Transportation/Parking**

There are no highways implications.

### **8.5 Economic Considerations**

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

### **8.6 Access**

Access to the flats via the ground floor entrance 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.

## 8.11 Environmental Impact Assessment

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

## 8.12 Other Issues

### Biodiversity

A green roof is proposed over part of the new roof; this is welcomed and a condition is recommended to secure a variety of species and to ensure it remains in situ.

### Submitted drawings

The Marylebone Association has commented that the drawings should include building height lines, to clarify the height of the extension relative to the boundary walls. However, the submitted drawings are scaled (enabling heights to be measured) and given the small scale nature of the proposals, the drawings are considered to be adequate.

## 9. BACKGROUND PAPERS

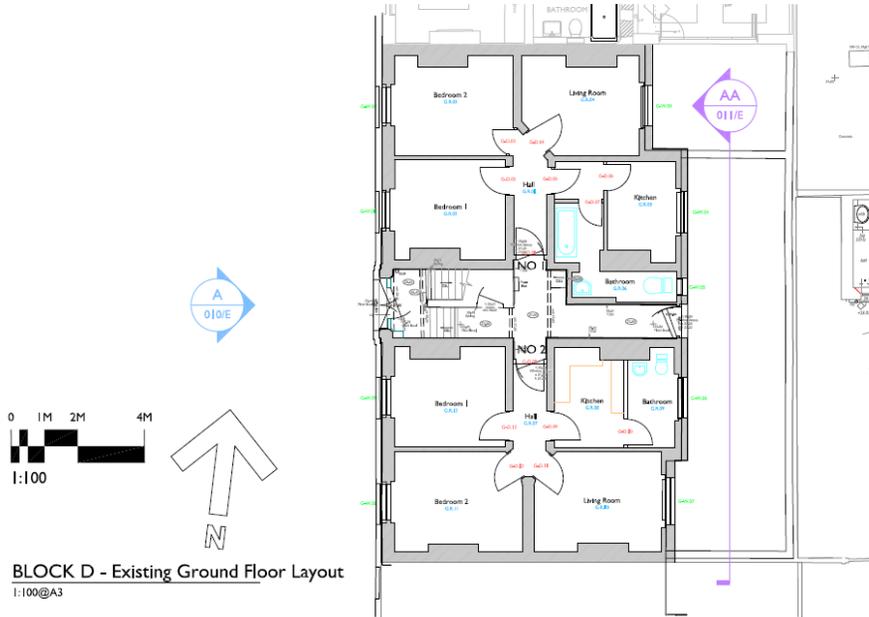
1. Application form
2. Response from Marylebone Association, dated 26 March 2018
3. Letters from occupier of Montagu House, Ossington Buildings, dated 11 March 2018 and 17 March 2018

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

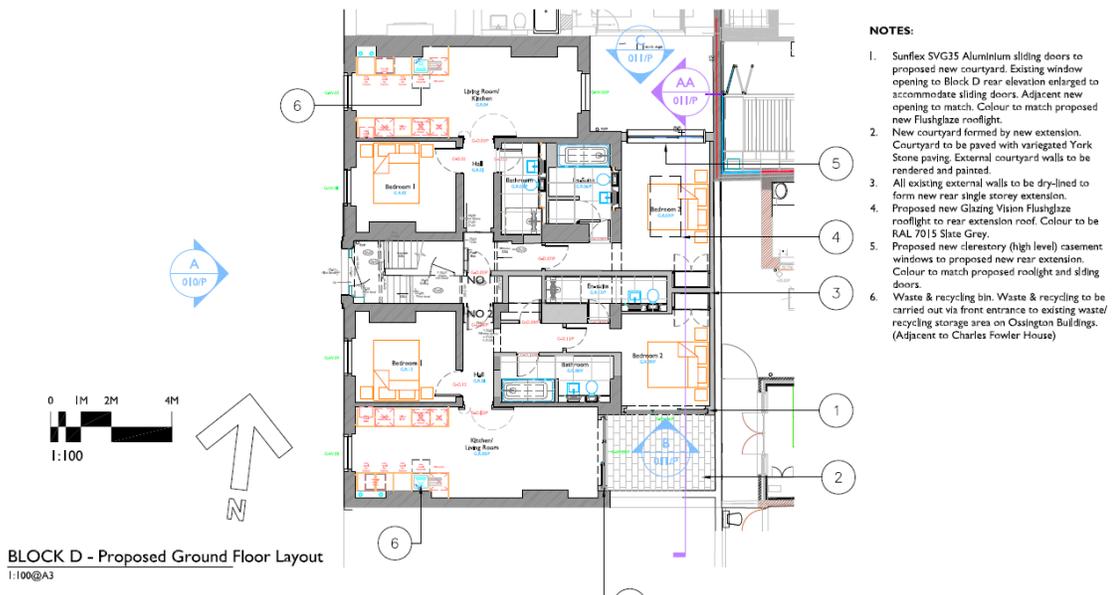
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: PAUL QUAYLE BY EMAIL AT [pquayle@westminster.gov.uk](mailto:pquayle@westminster.gov.uk)

### 10. KEY DRAWINGS

#### Existing ground floor



#### Proposed ground floor



## Existing rear elevation

0 1M 2M 4M  
1:100



AA BLOCK D - Section AA (Block D & E Part Rear Elevation)  
1:100@A3

## Proposed rear elevation

**NOTES:**

1. Sunflex SVG35 Aluminium sliding doors to proposed new courtyard. Existing window opening to Block D rear elevation enlarged to accommodate sliding doors. Adjacent new opening to match. Colour to match proposed new Flushglaze rooflight. Special brick soldier course above to match existing soldier courses to existing windows.
2. New courtyard formed by new extension. Courtyard to be paved with variegated York Stone paving. External courtyard walls to be rendered and painted.
3. All existing external walls to be dry-lined to form new rear single storey extension. All new & existing external walls to be capped with once weathered coping stone.
4. Proposed new Glazing Vision Flushglaze rooflight to rear extension roof. Colour to be RAL 7015 Slate Grey.
5. Proposed new clerestory (high level) casement windows to proposed new rear extension. Colour to match proposed rooflight and sliding doors. Special brick soldier course above to match existing soldier courses to existing windows.
6. Proposed new green roof to southern part of the proposed new extension.

0 1M 2M 4M  
1:100



AA BLOCK D - Section AA (Block D & E Part Rear Elevation)  
1:100@A3

**DRAFT DECISION LETTER**

**Address:** D Block, Ossington Buildings, London, W1U 4BN,

**Proposal:** Erection of rear single storey extension at ground floor level in connection with two existing ground floor flats, including a ground floor courtyard and a green roof.

**Reference:** 18/01342/FULL

**Plan Nos:** XM025/001/P, XM025/002/P, XM025/011/P, XM025/012/P

**Case Officer:** Helen MacKenzie **Direct Tel. No.** 020 7641 2921

**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 You must provide the following bio-diversity features before you start to use any part of the development, as set out in your application: living green roof. You must not remove any of these features. (C43FA)

## Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 4 You must apply to us for approval of detailed drawings and a bio-diversity management plan in relation to the living green roof to include construction method, layout, species and maintenance regime. You must not commence works on the relevant part of the development until we have approved what you have sent us. You must carry out this work according to the approved details and thereafter retain and maintain in accordance with the approved management plan.

## Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 5 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 Harley Street 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 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 Harley Street 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 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

**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 Harley Street 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 detailed drawings showing the following alteration(s) to the scheme: the retention of the existing sash window at rear ground floor level in flat no. 2 (the southern flat). You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

**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 Harley Street 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.