

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 22 May 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Knightsbridge And Belgravia	
<b>Subject of Report</b>	13 Caroline Terrace, London, SW1W 8JS		
<b>Proposal</b>	Enlargement of rear closet wing and infill extensions at rear ground and first floor level. Enclosing of area beneath the ground floor front entrance bridge with door and side panel and replacement of lightwell window at front lower ground floor level.		
<b>Agent</b>	Mr William Adams		
<b>On behalf of</b>	Mr & Mrs Hewitt		
<b>Registered Number</b>	17/10749/FULL	<b>Date amended/ completed</b>	12 February 2018
<b>Date Application Received</b>	4 December 2017		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Belgravia		

## 1. RECOMMENDATION

Grant conditional planning permission.

## 2. SUMMARY

No. 13 Caroline Terrace is an unlisted building of merit within the Belgravia Conservation Area. It is a mid-terrace property comprising basement, ground and two upper floors. The property is in residential use as a single-family dwelling.

Planning permission is sought to extend the building at the rear. It is proposed to extend the depth and height of the existing rear closet wing extension and to construct small infill extensions at ground and first floor levels. The application also proposes to enclose the area beneath the ground floor front entrance bridge with a door and side panel and to replace the front lightwell window with a traditional timber painted sash window. The scheme has been revised during the consideration of the application.

The occupier of the adjoining residential property at No. 14 Caroline Terrace has objected to the proposal on the grounds that the extension to the rear closet wing goes past the well-established rear building line. The objector considers this would be detrimental to the coherence of rest of the terrace

and would set a precedent for other properties to undertake similar extensions. The objector is also concerned about the amenity impact, including overshadowing, of their first floor habitable rooms.

Policy DES 5 (A) generally allows an extension to a building where 'it does not visually dominate the existing building' and 'if it is in scale with the existing building and its immediate surroundings.' Consequently, rear infill extensions should be subordinate to both the main house and the closet wing to allow the different stages of the development of the building to be read. Additionally, DES 5 considers that extensions should normally terminate at the penultimate storey of the existing building, excluding any roof storeys.

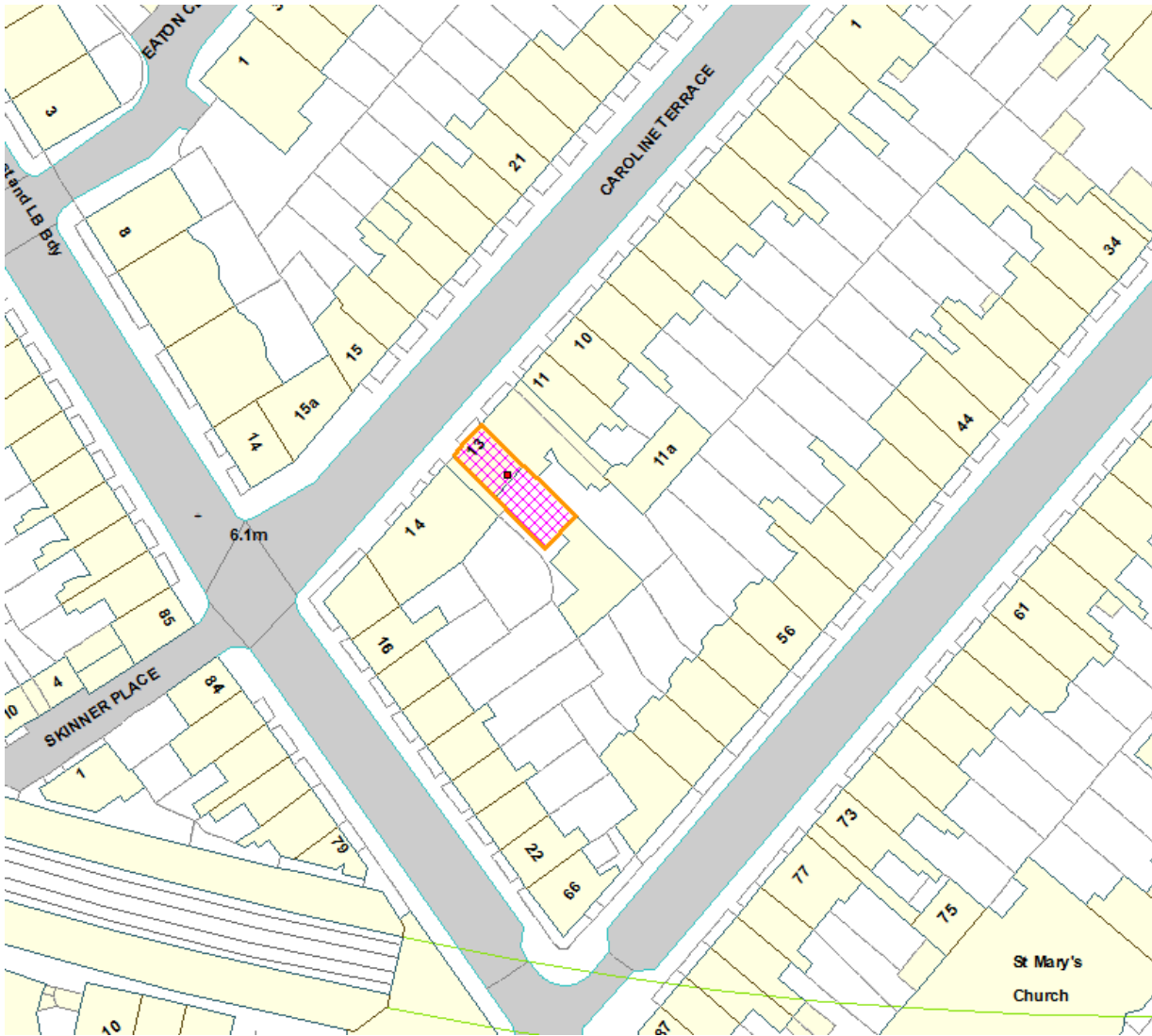
The proposal would extend the rear building line of the existing closet wing by approximately 0.9m at basement, ground and first floor levels. The overall height of the closet wing would also increase by approximately 3.4m which includes additional ceiling height at first floor and an additional storey at second floor level. Following revisions to the scheme the depth of the new second floor extension will be approximately 1.2m. (as originally submitted it was 2.4m). Raising the height of the closet wing to second floor level is considered necessary in policy terms in order to allow the proposed infill extensions at ground floor and first floor level to have a subordinate relationship to the closet wing. The ground and first floor infill extensions have a small set back so that they are subservient to the closet wing

The scheme proposed is considered to be in scale with the existing building and its immediate surroundings. The extended closet wing is not considered to be detrimental to the coherence of the rest of the terrace as the main rear building line of the application site is already different to the main rear building line of the next door property at No. 11. Overall the proposals are considered acceptable in design and conservation area terms. A condition is recommended requiring works to the rear closet wing to be undertaken at the same time as the infill extensions and completed in full, in order that the proposed works would maintain an appropriate and proportional relationship to the main house, in accordance with Policy DES 5. The proposals are therefore considered to comply with S28 of the City Plan and DES 1, DES 5 and DES 9 of the UDP.

The objector's property has an external terrace at rear first floor level. This will be affected by the proposed extension to the closet wing at first and second floor level. However as the terrace will continue to enjoy an unencumbered view in all other directions it is not considered that the reduced outlook from the terrace will be so harmful as to warrant a refusal. In addition the objector's windows are not considered to be detrimentally affected by the proposal in terms of outlook and, given their south-easterly aspect, it is not considered that the habitable rooms will suffer overshadowing sufficient to merit a refusal of planning permission on these grounds.

Although the objector maintains their objection to the revised scheme, at their request a condition is recommended to prevent the use of the roof of the closet wing at first floor level for sitting out or for any other purpose in order not to compromise their privacy. Accordingly, with the proposed condition the proposals are not considered to lead to overlooking, sense of enclosure, privacy or loss of light issues sufficient to merit a refusal of permission on these grounds and are considered acceptable in amenity terms compliant with S29 of the City Plan and ENV13 of the UDP.

### 3. LOCATION PLAN



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**4. PHOTOGRAPHS**



**Front of Application Property**



Rear of Application Property. The objector's property at No.14 is to the left.

## 5. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION  
No response.

BELGRAVIA NEIGHBOURHOOD FORUM  
No response.

THE BELGRAVIA SOCIETY  
No response.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 4  
Total No. of replies: 2  
No. of objections: 2  
No. in support: 0

Two letters of objection received from the occupier of the adjoining property at No. 14 on the following grounds:

Design - concerned that the extensions would breach the established building line and would set a precedent for other properties to do the same

Amenity – concerned that the extension would extend beyond the existing building line which would have a negative impact on the enjoyment of the property by overshadowing the first floor habitable room windows.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

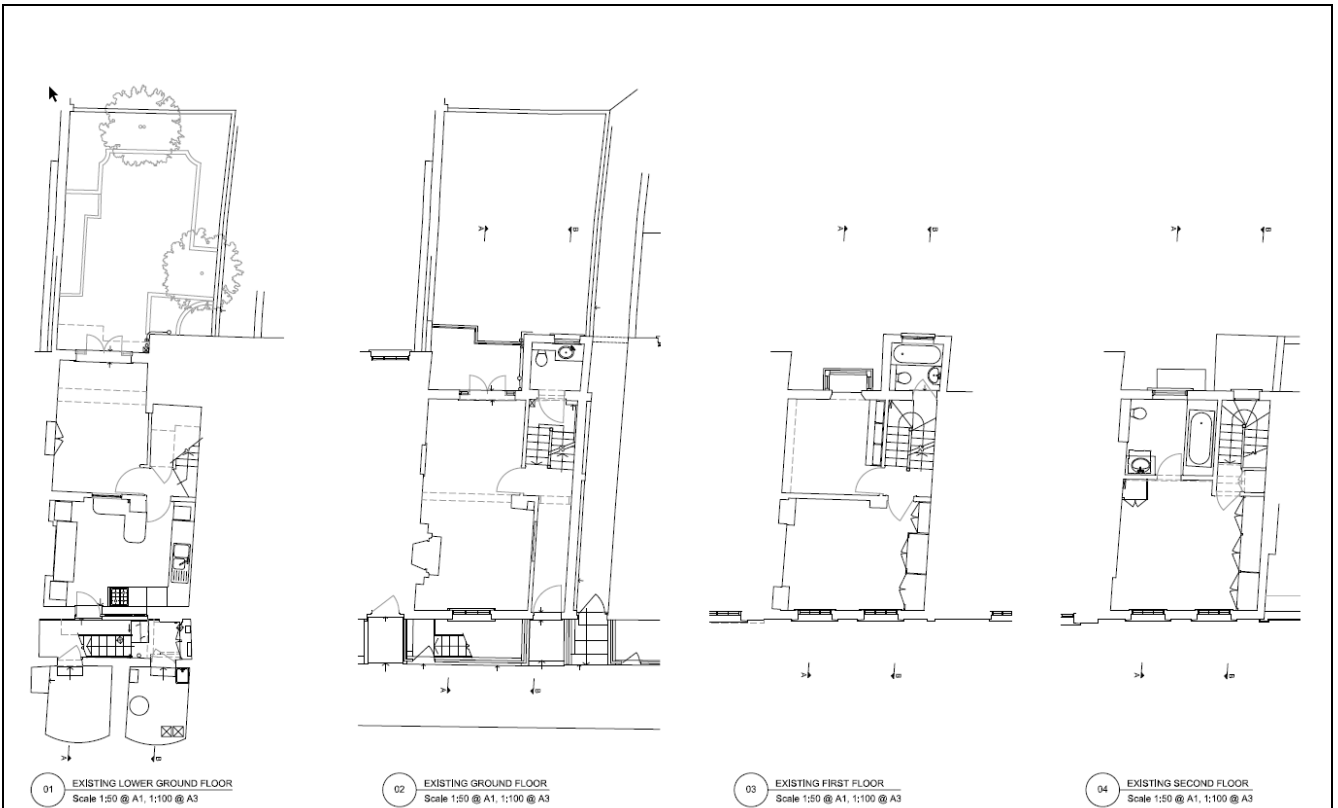
## 6. BACKGROUND PAPERS

1. Application form
2. Letter from occupier of 14 Caroline Terrace dated 5 March 2018 and 27 December 2017.

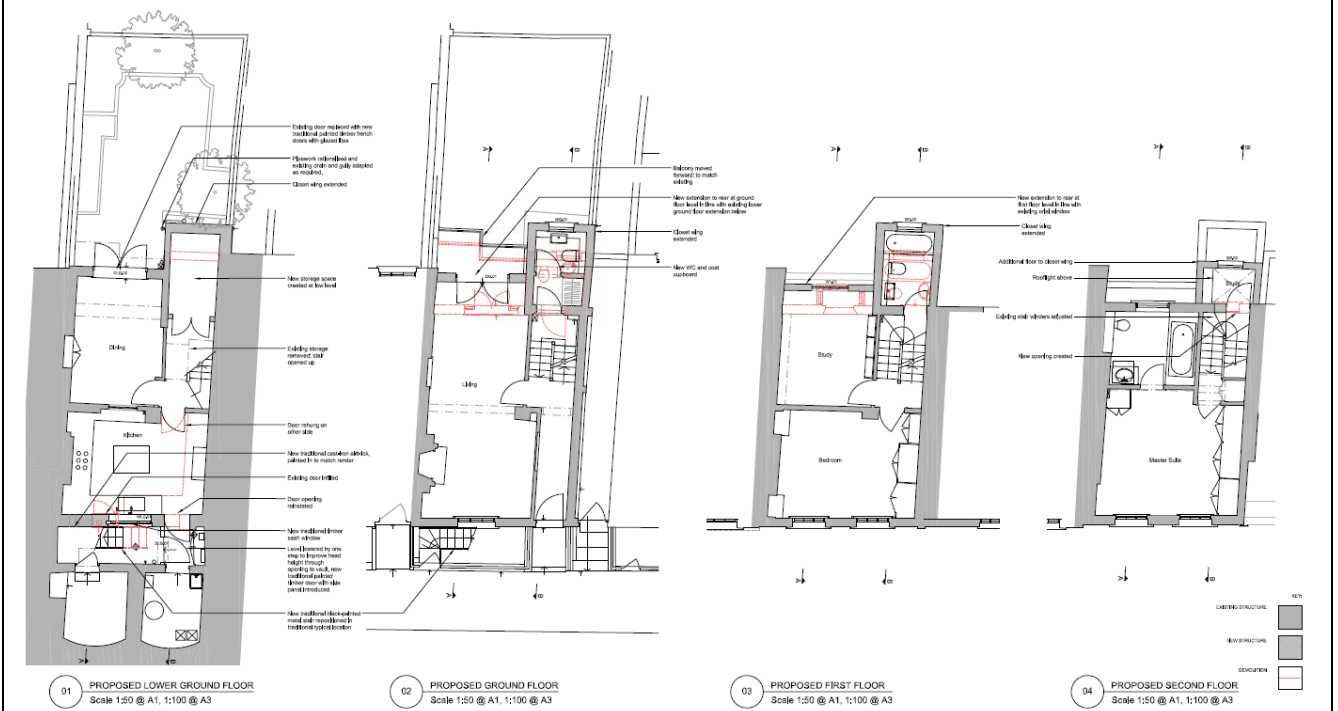
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: **MATTHEW MASON** BY EMAIL AT [mmason@westminster.gov.uk](mailto:mmason@westminster.gov.uk)

### 7. KEY DRAWINGS



### Existing Floor Plans



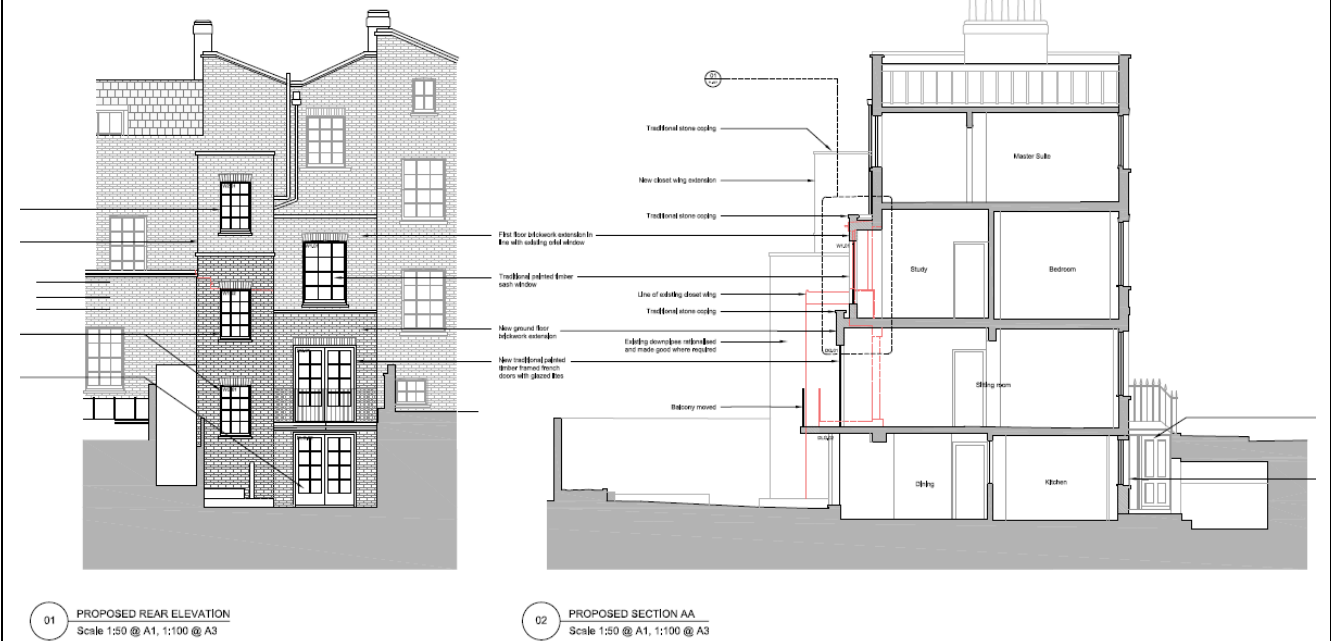
### Proposed Floor Plans



01 EXISTING REAR ELEVATION  
Scale 1:50 @ A1, 1:100 @ A3

02 EXISTING SECTION AA  
Scale 1:50 @ A1, 1:100 @ A3

**Existing Rear Elevation and Section through Infill Extension**

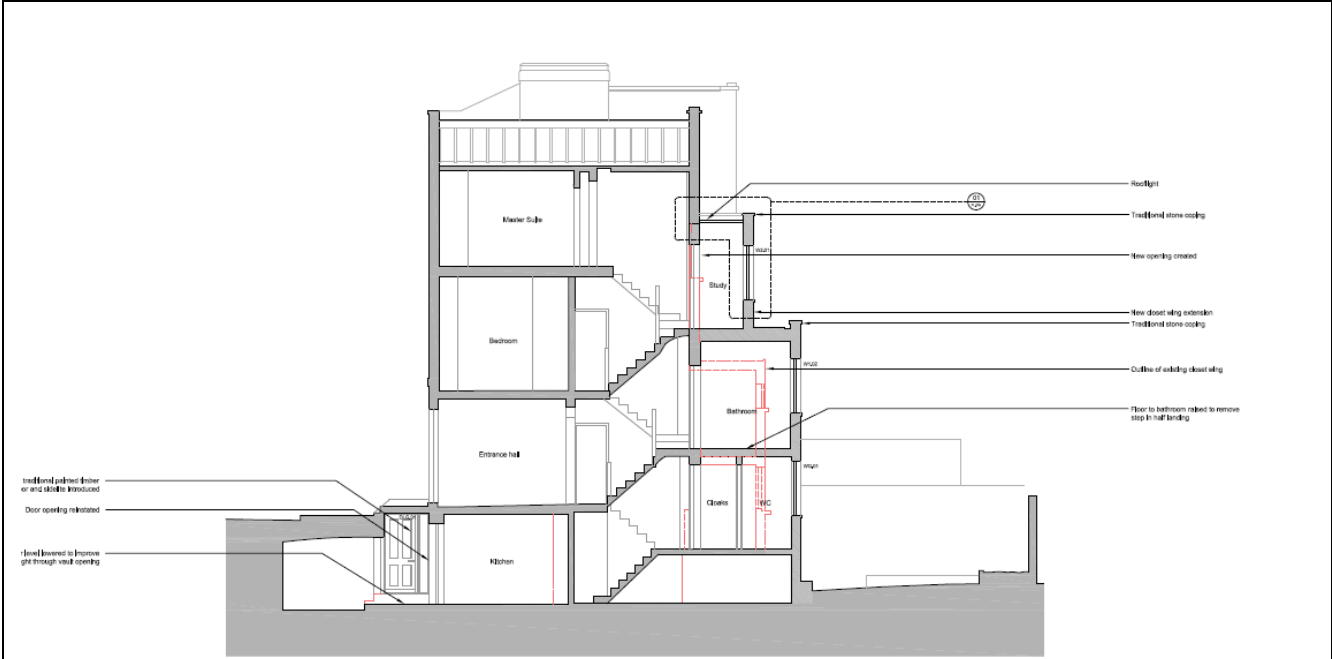


01 PROPOSED REAR ELEVATION  
Scale 1:50 @ A1, 1:100 @ A3

02 PROPOSED SECTION AA  
Scale 1:50 @ A1, 1:100 @ A3

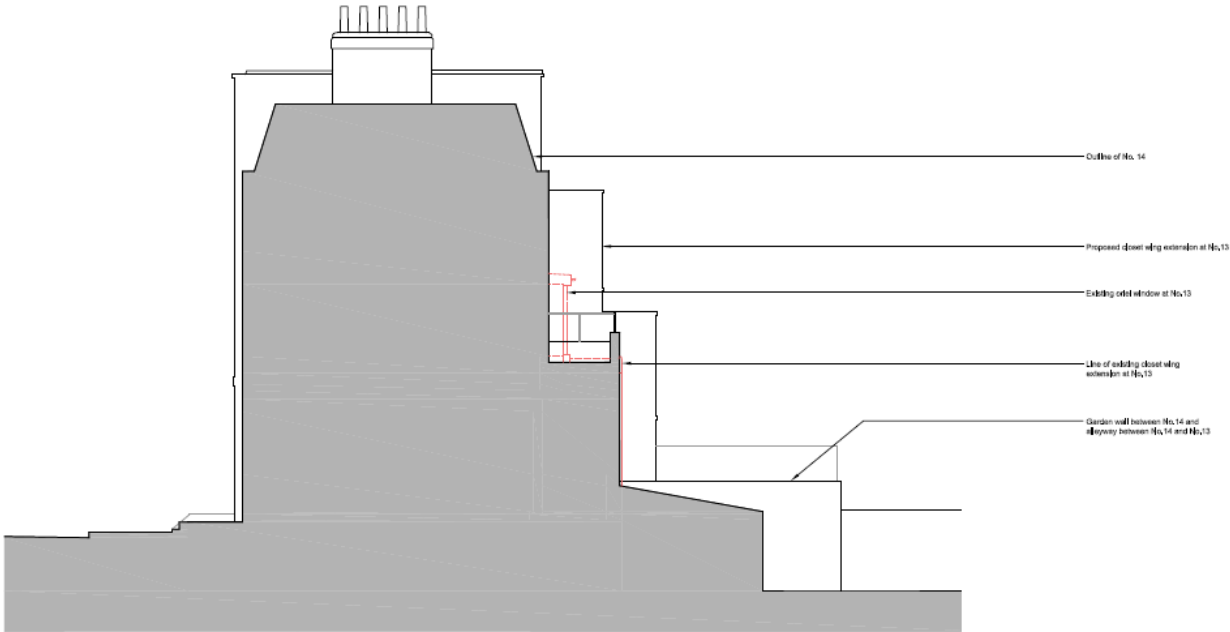
**Proposed Rear Elevation and Section through Infill Extension**





01 PROPOSED SECTION BB  
Scale 1:50 @ A1, 1:100 @ A3

**Proposed Section through Closet Wing Extension**



01 PROPOSED SECTION CC  
Scale 1:50 @ A1, 1:100 @ A3



**Proposed Section showing Extension viewed against Outline of No. 14**

**DRAFT DECISION LETTER**

**Address:** 13 Caroline Terrace, London, SW1W 8JS,

**Proposal:** Enlargement of rear closet wing and infill extensions at rear ground and first floor level. Enclosing of area beneath the ground floor front entrance bridge with door and side panel and replacement of lightwell window at front lower ground floor level.

**Plan Nos:** EX.SLP; PH.001; EX.001; EX.004; EX.005; EX.006; PL.001 Rev. A; PL.004; PL.005 Rev. A; PL.006 Rev. A; PL.007 Rev. A; PL.021; PL.022; PL.023; PL.024; PL.025; PL.026 Rev. A; PL.027.

**Case Officer:** Sebastian Knox **Direct Tel. No.** 020 7641 4208

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

- 1 The development hereby permitted shall be carried out in accordance with the drawings and commitments listed on this decision letter, and any drawings approved subsequently by the Council or any other local planning authority pursuant to any conditions on this decision letter.

Reason:

In order to avoid any 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 Sunday, 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 Saturday, Sunday, bank holidays and public holidays.

Noisy work must not take place outside the above hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 permit 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 residents. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and NV 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 Belgravia 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 use the roof of the closet wing at first floor level for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

**Reason:**

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 5 The works of enlargement to the rear closet wing hereby approved must be undertaken at the same time as the infill extensions and must be completed in full.

**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 Belgravia 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.