

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 31 July 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved St James's	
Subject of Report	32 Maunsel Street, London, SW1P 2QN		
Proposal	Erection of first floor rear extension.		
Agent	T Space Architects		
On behalf of	Cllr Rachael Robathan		
Registered Number	18/04857/FULL	Date amended/ completed	11 June 2018
Date Application Received	11 June 2018		
Historic Building Grade	Unlisted		
Conservation Area	Vincent Square		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

32 Maunsel Street is an unlisted but historic building of merit within the Vincent Square Conservation Area. It is a small mid-terraced house laid out over three above-ground storeys, and dates from the street's first development around 1823

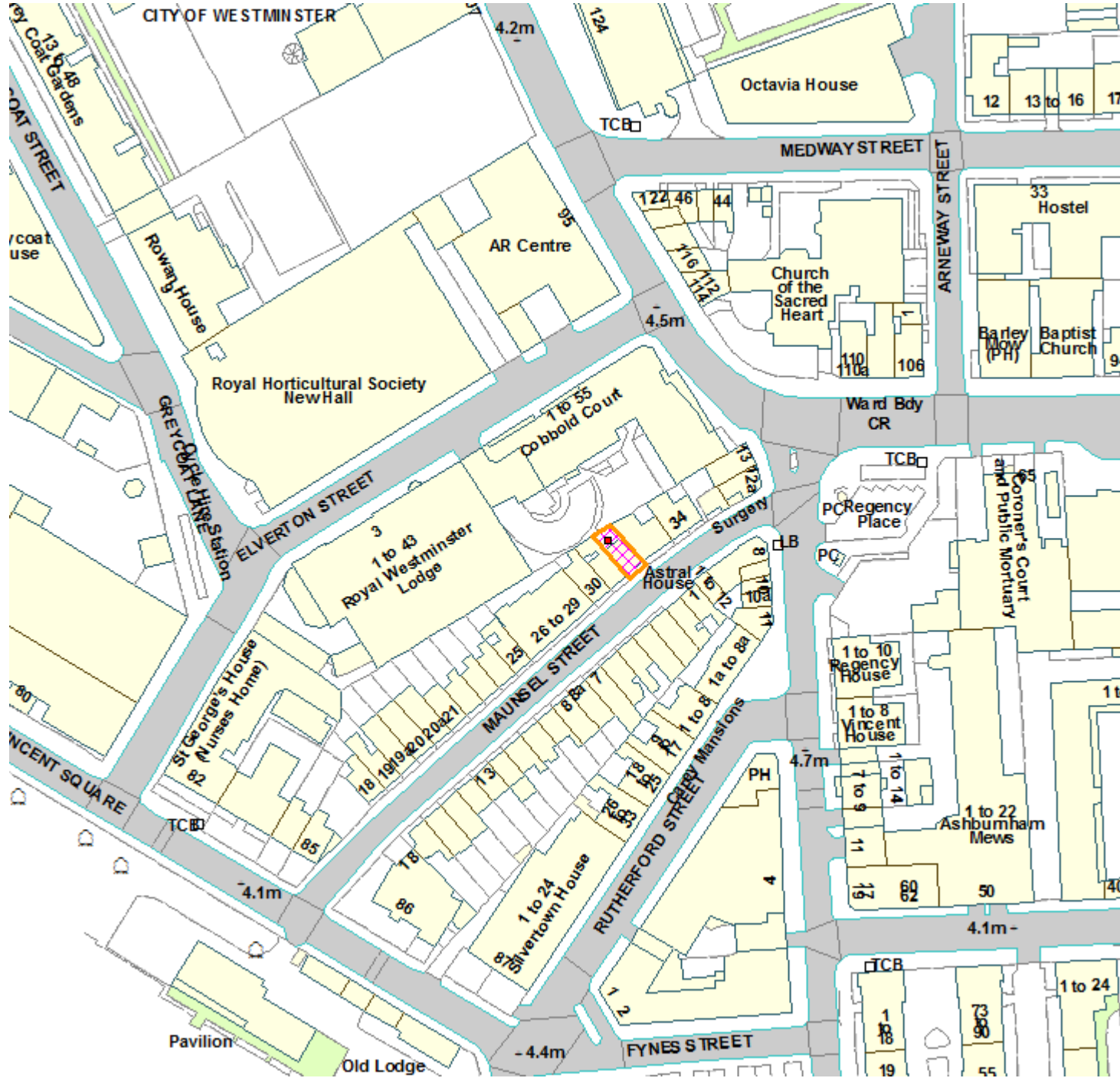
Planning permission is sought for the erection of a first floor rear extension to enlarge this single family dwelling house.

The key issues in the determination of this case are:

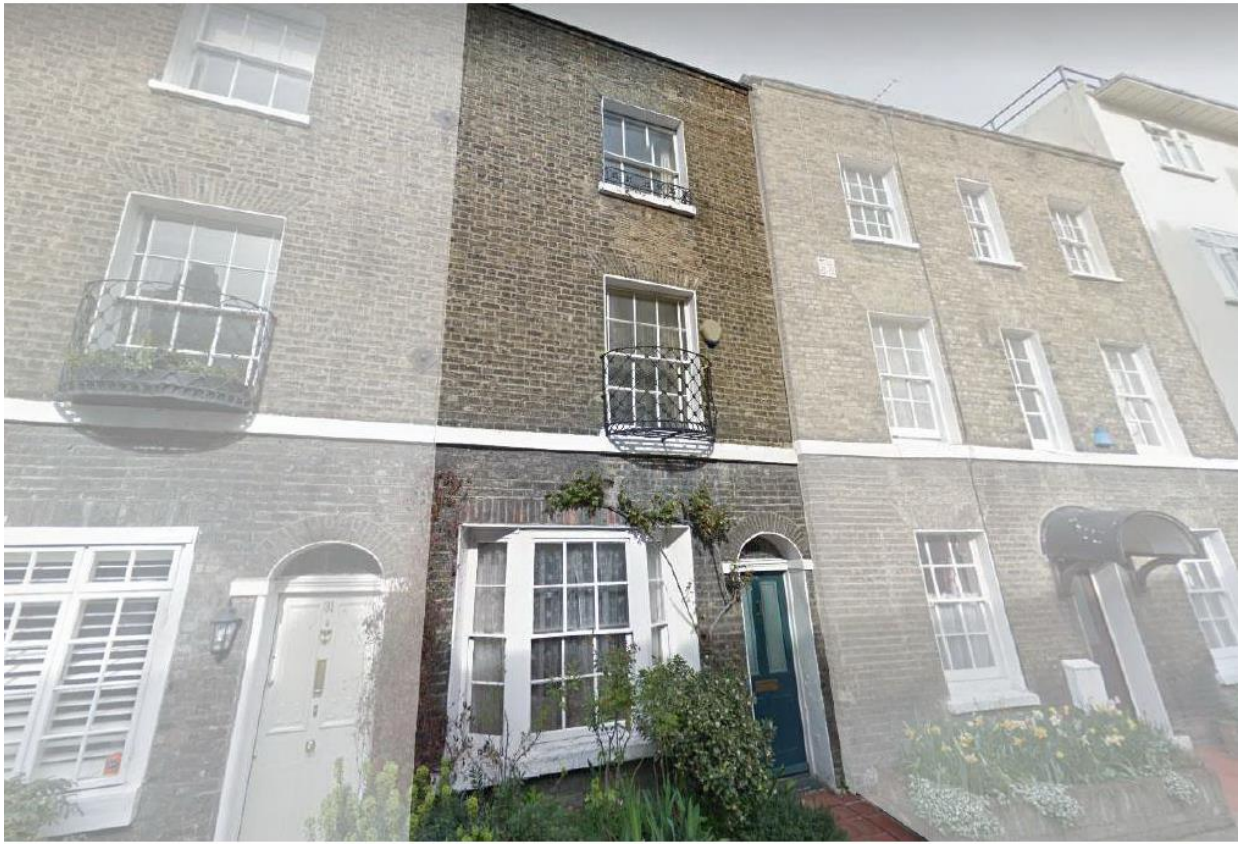
- The impact of the extension on the character and appearance of the Vincent Square Conservation Area.
- The impact on the amenity of neighbouring residents.

The proposed development is considered to be acceptable in land use, design and amenity terms and accords with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan). As such, the application is recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



4. PHOTOGRAPHS



32 Maunsel Street

5. CONSULTATIONS

THORNEY ISLAND SOCIETY:

No objection.

WESTMINSTER SOCIETY:

No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 59

Total No. of replies: 1

A neighbour has made comments querying

- how will rain water drainage be dealt with;
- how will the railings to their roof terrace be affected
- the extension must be subject to a party wall agreement.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

32 Maunsel Street is an unlisted but historic building of merit within the Vincent Square Conservation Area. It is a small mid-terraced house laid out over three aboveground storeys, and dates from the street's first development around 1823.

Its rear boundary, with those of its neighbouring properties on the terrace, forms the northern boundary of the Conservation Area. To the rear of the site is a residential block, Cobbold Court (outside of the Conservation Area).

6.2 Recent Relevant History

None relevant.

7. THE PROPOSAL

Planning permission is sought for the erection of a first floor rear extension to enlarge an existing single-family dwelling house.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The new extension would create an additional bedroom for an existing single-family dwelling house. Proposals for extensions to existing housing are acceptable in principle and in line with policies H3 of the UDP and S14 of the City Plan.

8.2 Townscape and Design

The building's primary significance is its forwards contribution to the character and appearance of the street, but to the rear, it also provides a sense of historic character through the exposure of its original upper level brickwork and contribution to the historic roofscape. All of the original terraced houses on this street appear to retain their original butterfly roof, and mostly feature low rear eaves. To ground floor level, the building has been extended, infilling its original, very shallow rear yard but above it remains unextended but with alterations to its fenestration. To the rear is a very tall later boundary wall which runs around the whole of the rear courtyard to Cobbold Court, and which rises just short of the rear eaves line of the terrace.

The proposed first floor extension would extend above the height of the rear boundary wall, which would not be consistent with the established pattern of development in this location. There are first floor extensions nearby in the terrace, notably at Nos.30 and 31, which rise up to the height of the rear boundary wall. As demonstrated by Nos. 30 and 31, the effects of such extensions are well contained by the rear wall. However, views of the rear of this terrace are severely limited from anywhere other than the upper floors of Cobbold Court to the rear (outside of the Conservation Area). In these circumstances, it is considered that an extension projecting above the height of the rear wall is acceptable.

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 to encourage development, which enhances the residential environment of surrounding properties.

A key issue in this case is the impact of the proposals on the amenity of neighbouring residents, particularly Nos.31 and 33.

No.31 has already been extended up to first floor level with a roof terrace on top. The proposed first floor extension would be higher than that at No.31 and would mostly abut its flank wall.

To the other side, No.33 is divided into flats and has been extended at ground floor level only. To the rear, the property has a ground floor rooflight, and rear facing first and second floor windows, which appear to serve kitchens for the flats. The proposed first floor extension would add some bulk along the boundary and could cause some increased sense of enclosure to this rooflight and first floor windows. However, any increased sense of enclosure is not considered to be significant given that the rooflight and windows are already contained behind the existing tall rear boundary wall.

The application is supported by a Daylight and Sunlight Assessment, which confirms that the development would be within the BRE recommended guidelines and would not therefore, adversely affect neighbour's daylight and sunlight levels.

8.4 Transportation/Parking

The application does not raise any transportation / parking issues.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The access to the site will remain as existing.

8.7 London Plan

This application does not raise any strategic issues.

8.8 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.

8.9 Planning Obligations

Planning obligations are not relevant in the determination of this application.

8.10 Other Issues

A neighbour has made comments querying how rainwater drainage will be dealt with; what the impact on the railings to their own terrace will be and flagging up the need for a satisfactory party wall agreement.

The development will need to comply with Building Regulations, which deal with rainwater drainage issues.

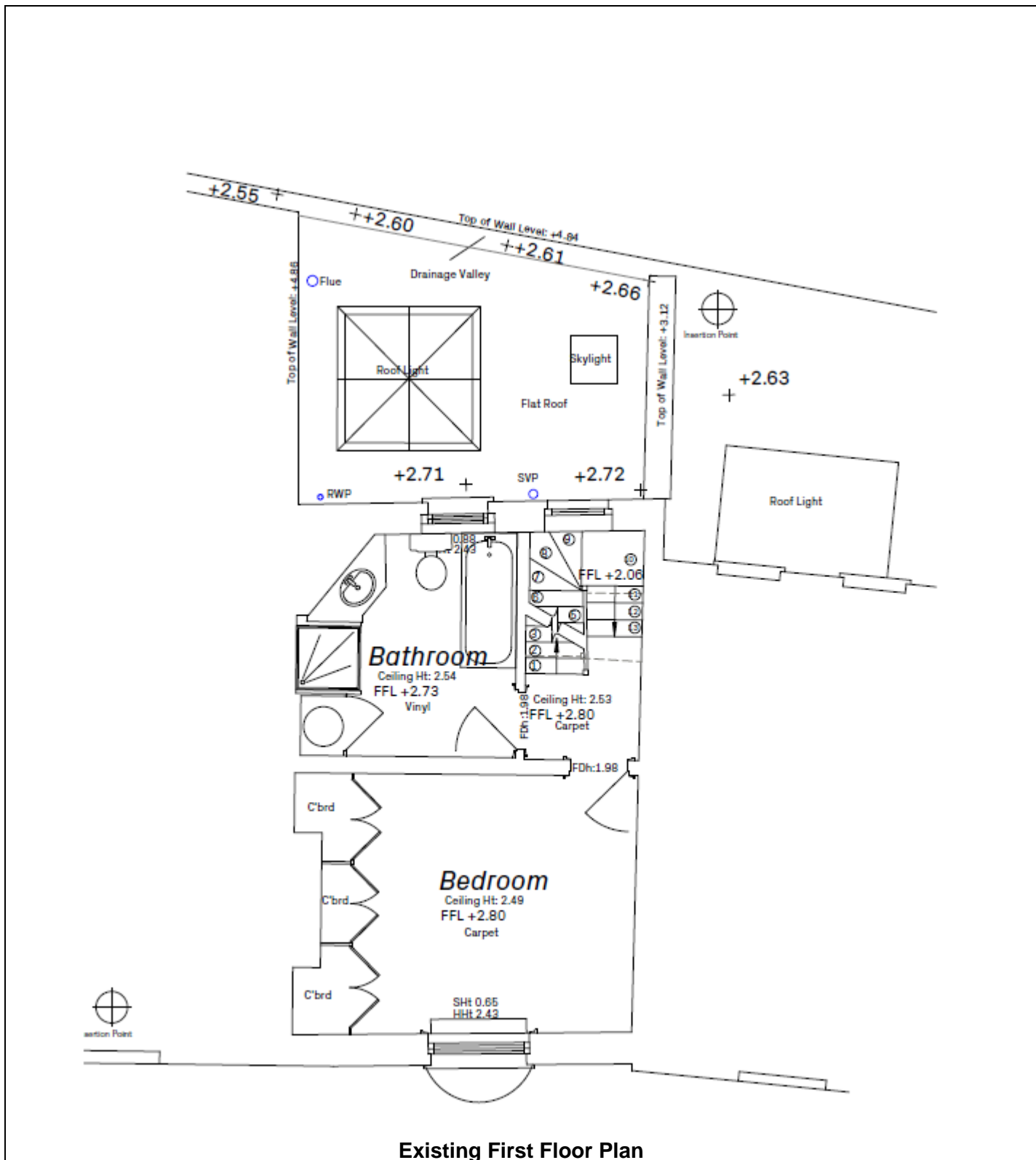
The railings to the roof terrace at No.31 are attached to the outer edge of the rear first floor extension at No.31 so it will be necessary for these railings to be repositioned. It would appear that these railings are over sailing the application site.

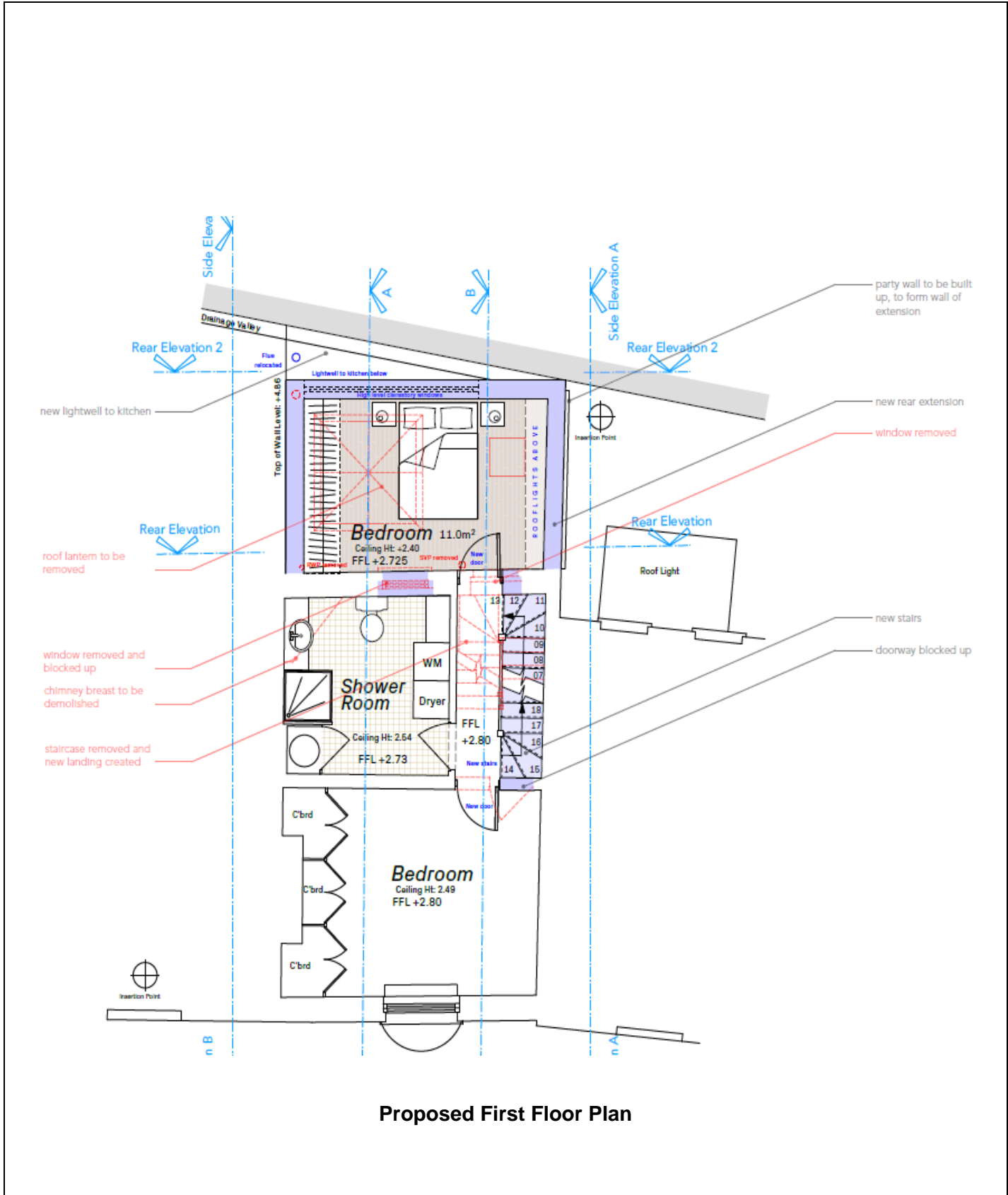
The Party Wall Act provides a framework for preventing and resolving disputes in relation to boundary wall and party walls and is a separate process to planning and building regulation approval. It is under this legislation that the applicant will need to resolve any party wall issues including the repositioning of the railings.

(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 southplanningteam@westminster.gov.uk
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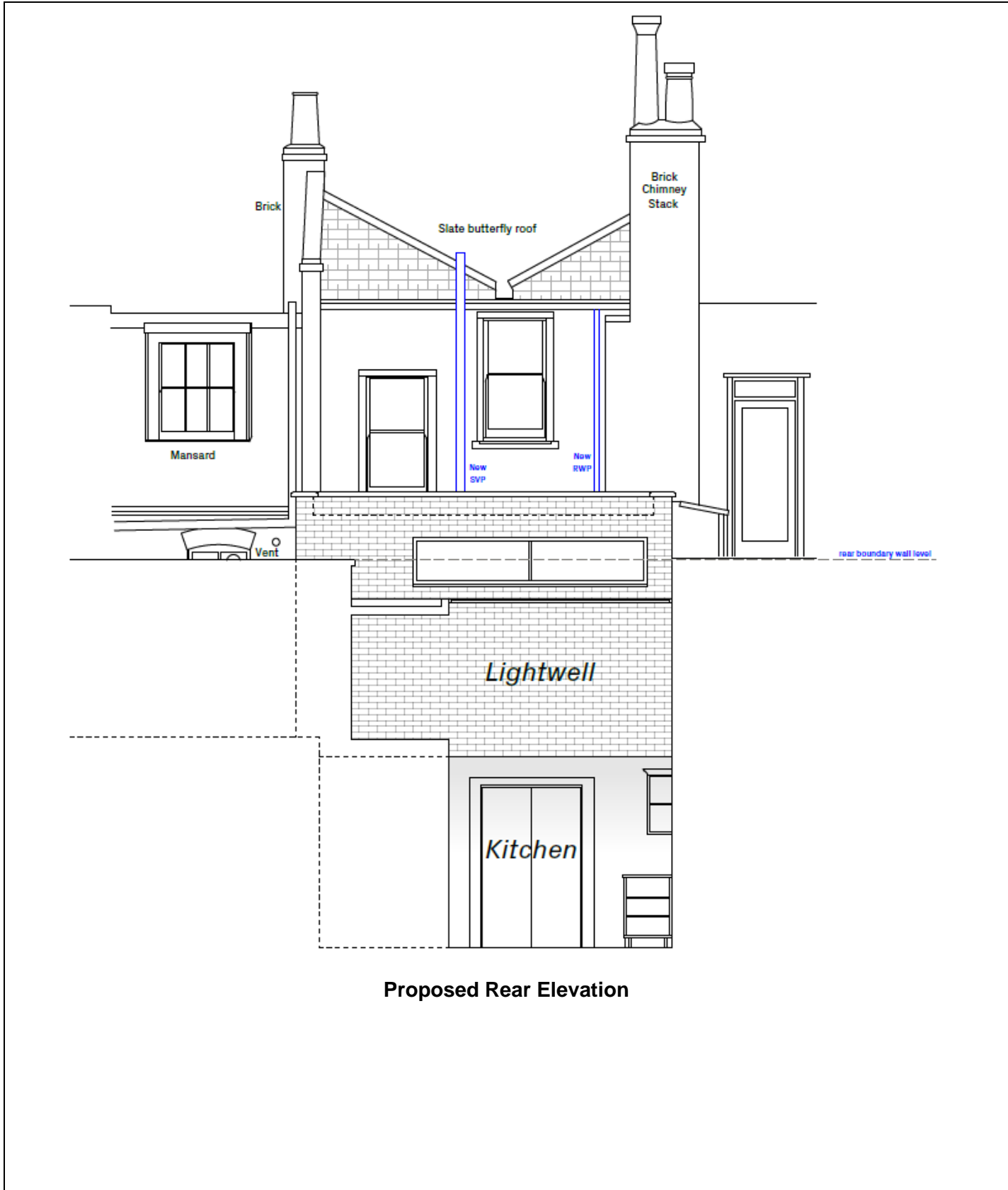
9. KEY DRAWINGS



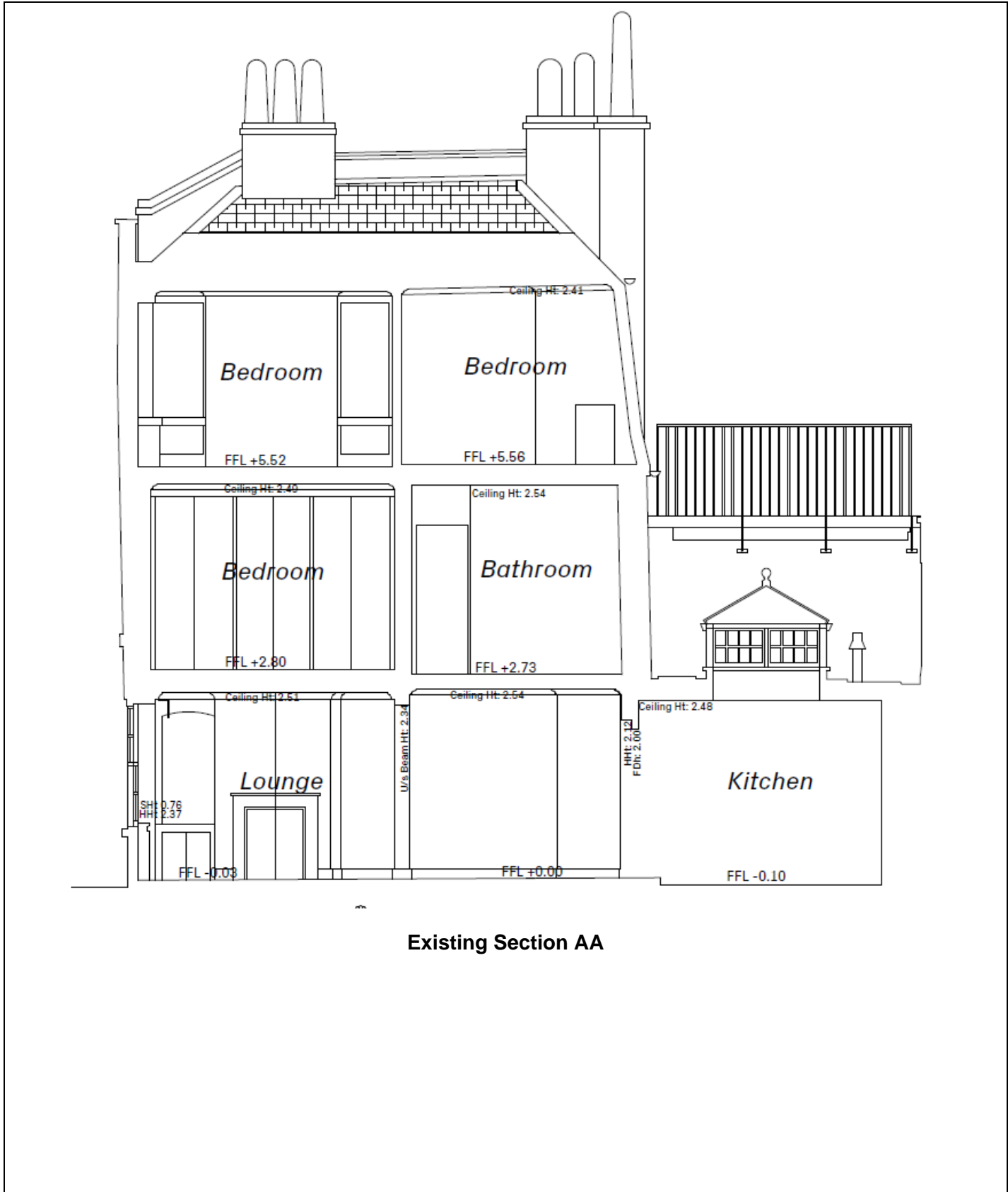


Proposed First Floor Plan

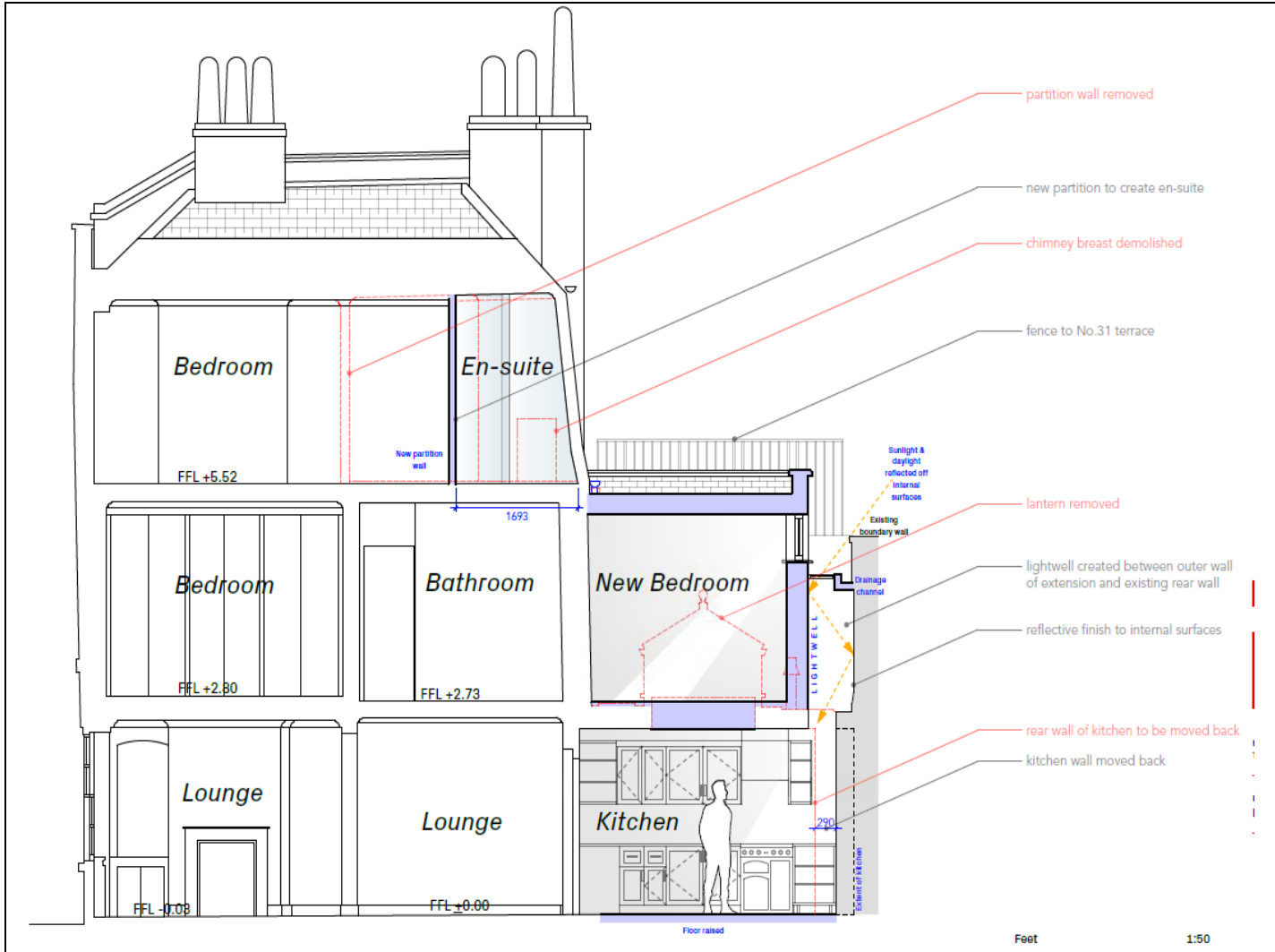




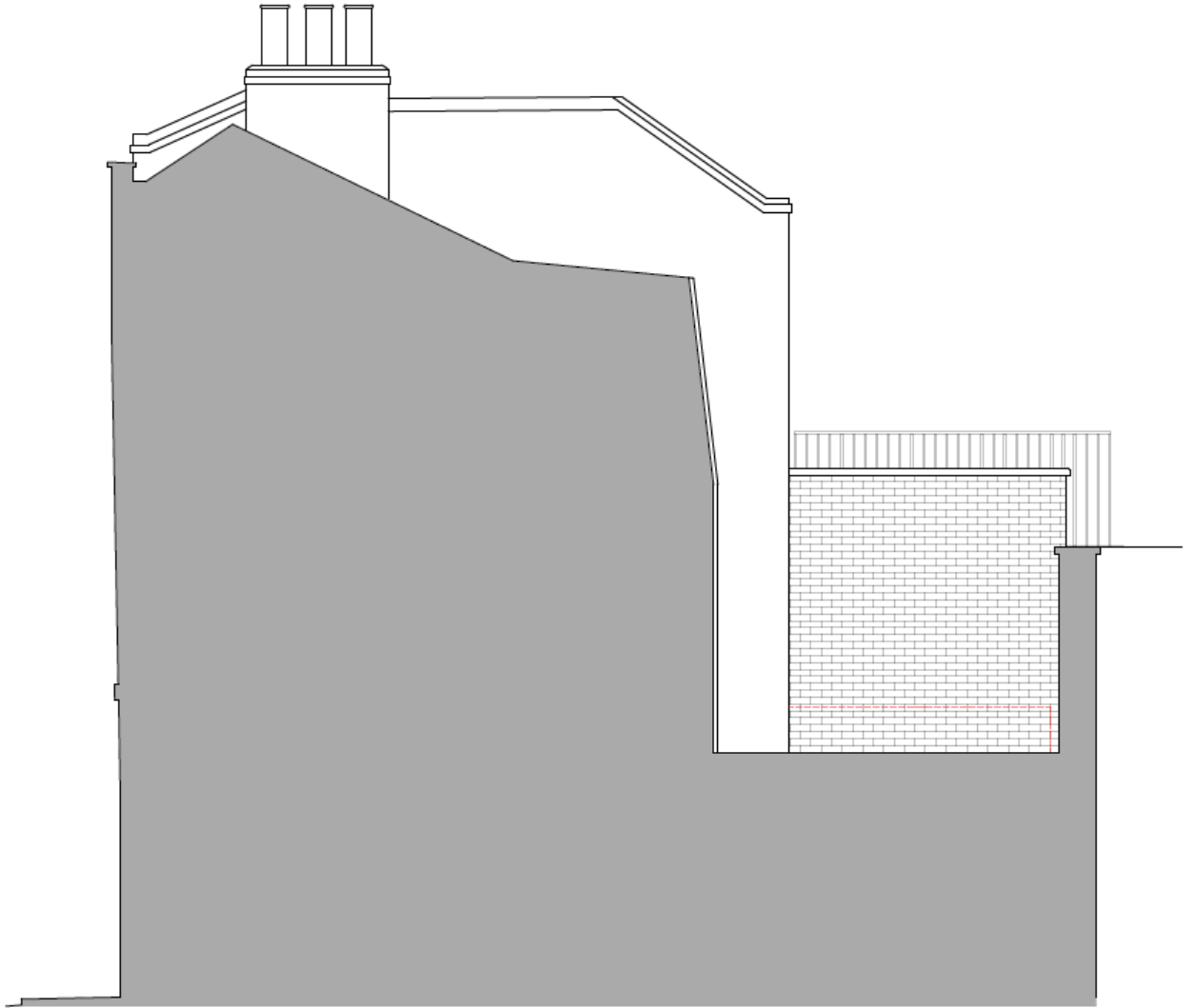
Proposed Rear Elevation



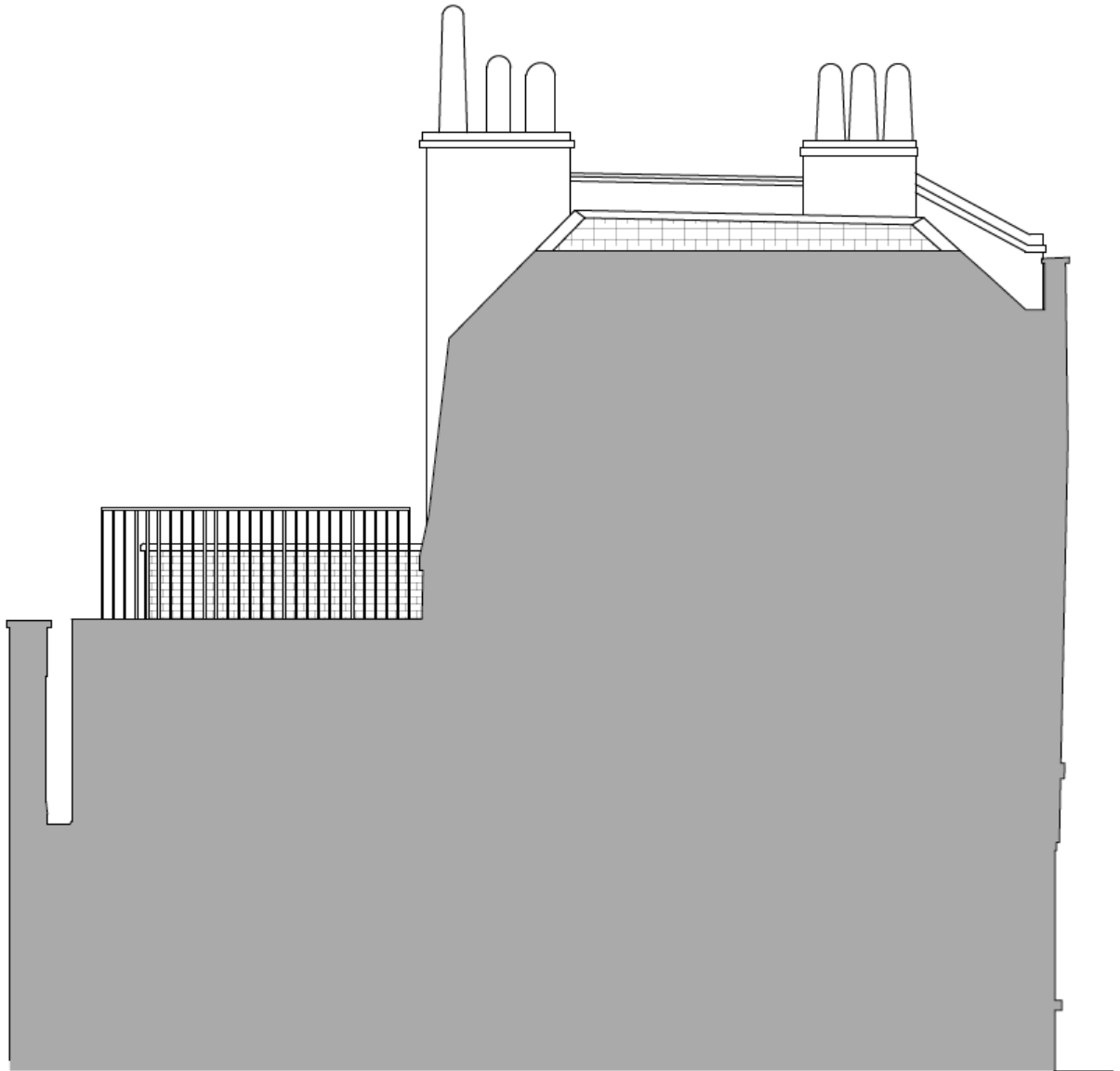
Existing Section AA



Proposed Section AA



Proposed Side Elevation (adjacent no.33 Maunsel Street)



Proposed Side Elevation (adjacent no.31 Maunsel Street)

DRAFT DECISION LETTER

Address: 32 Maunsel Street, London, SW1P 2QN

Proposal: Erection of first floor rear extension.

Reference: 18/04857/FULL

Plan Nos: 10, 11, 12, 13, 21, 30, 31, 110A, 111A, 112A, 113A, 121, 122, 123, 124, 130, 131, Design and Access Statement, External Daylight Study.

Case Officer: David Dorward

Direct Tel. No. 020 7641 2408

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 Vincent Square 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 extension 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, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

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.