

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 14 August 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Bayswater	
Subject of Report	12 Burdett Mews, London, W2 5RQ,		
Proposal	Erection of rear dormer at first floor level.		
Agent	Mr Andrew Clinch		
On behalf of	Ms S Hickie		
Registered Number	18/01903/FULL	Date amended/ completed	8 March 2018
Date Application Received	7 March 2018		
Historic Building Grade	Unlisted		
Conservation Area	Westbourne		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

12 Burdett Mews forms part of an unlisted terrace of 'mews style' buildings which are located within the Westbourne Conservation Area. The terrace is of late twentieth century date and comprises a group of 14 three storey houses. The front façade of the mews can be viewed terminating the northern view along Hatherley Grove. The rear of the mews backs onto the taller Victorian terraced properties on the south side of Westbourne Gardens.

Planning permission is sought for the insertion of one dormer window to the rear roofslope at first floor level and one rooflight at second floor level. Following Officer's concerns, the dormer window has been revised to have obscure glazing and restricted opening to reduce the amenity impact.

Objections have been received from neighbouring residents on the grounds of loss of light and privacy.

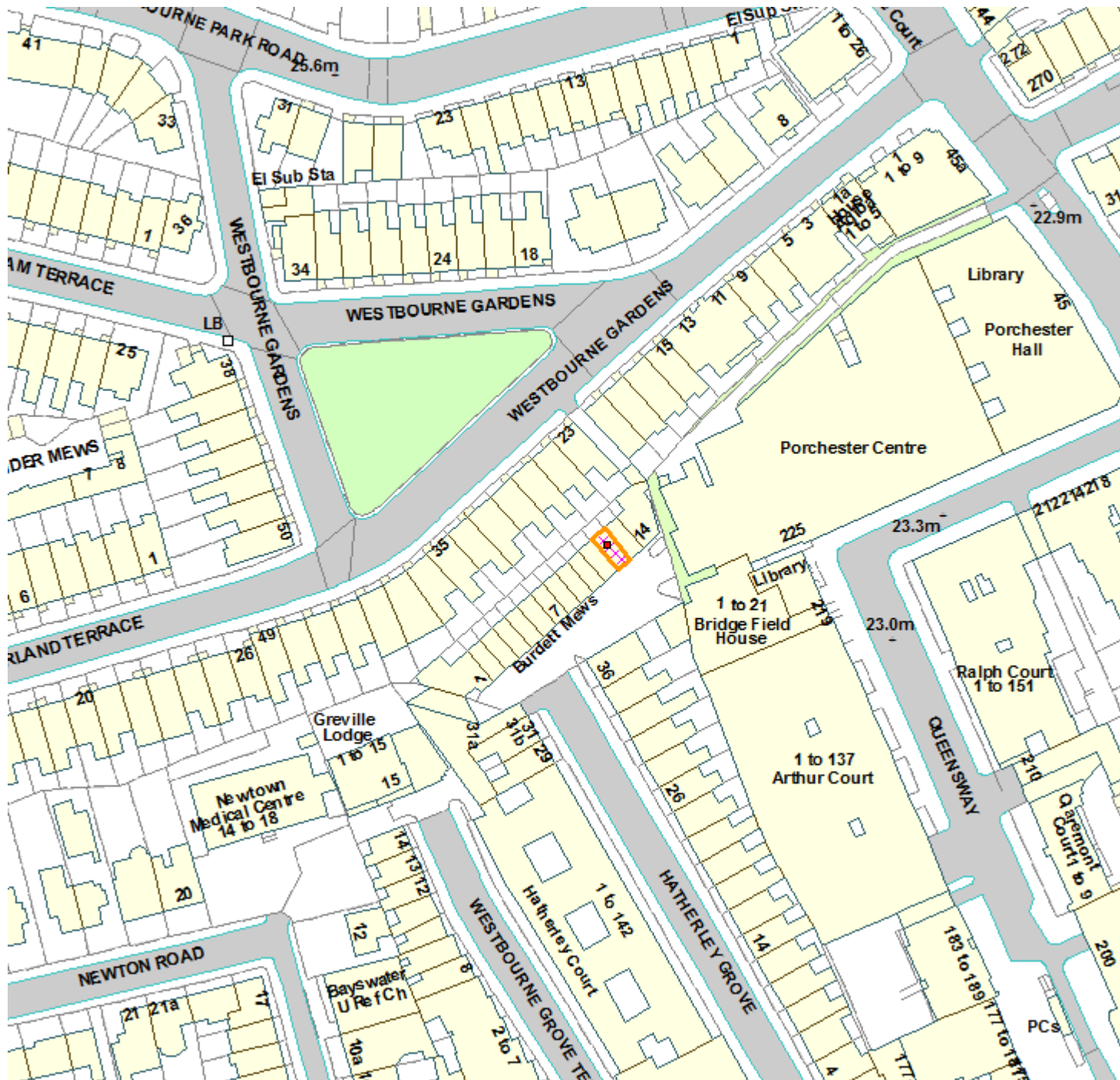
The key issues are considered to be:

- The impact of the proposals on neighbouring residential amenity.
- The impact of the proposals on the conservation area and townscape.

Subject to the recommended conditions, the proposals are considered acceptable and in line with the

policies set out in Westminster's City Plan (City Plan) and the Unitary Development Plan (UDP) and are therefore recommended for approval.

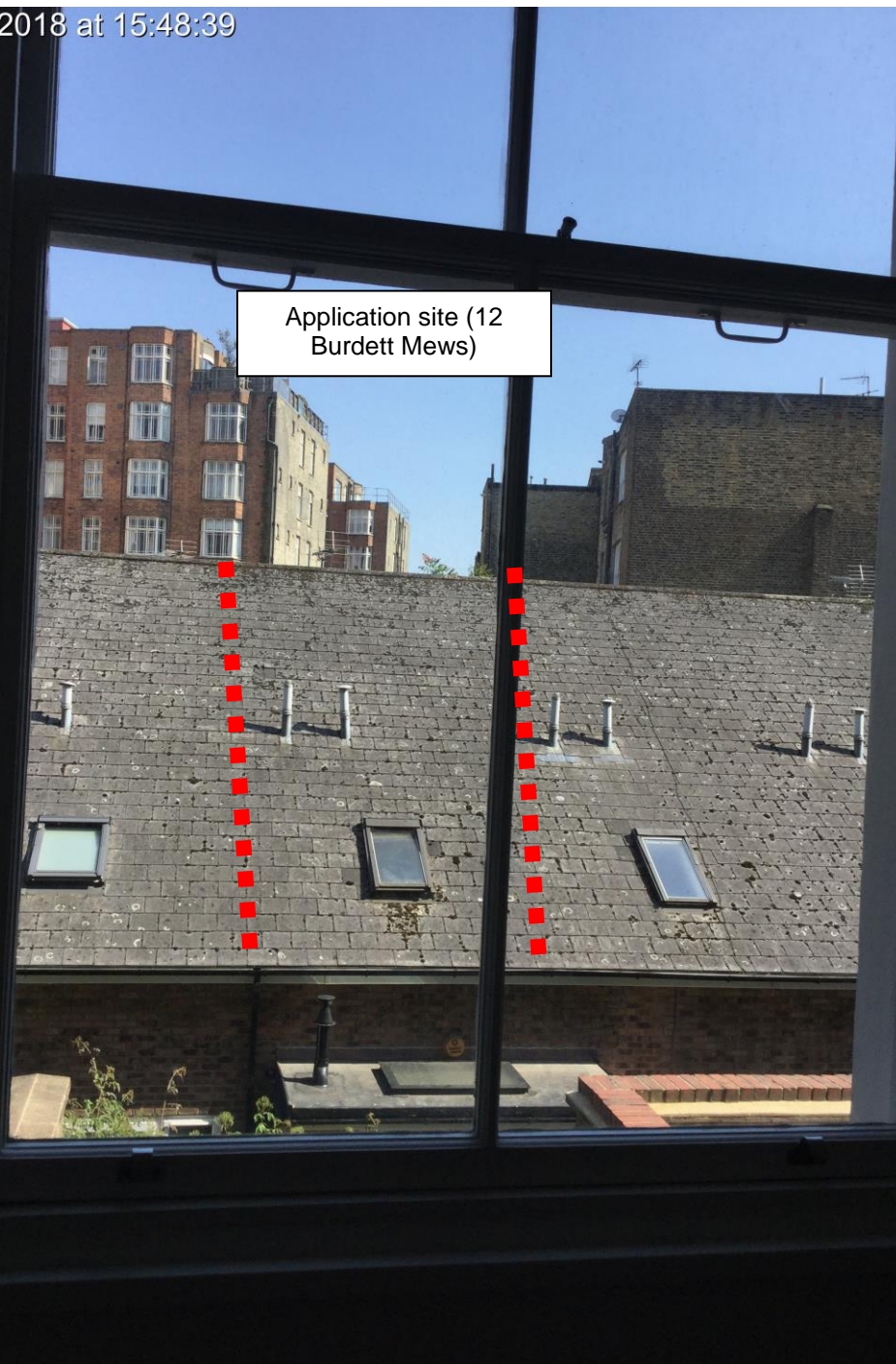
3. LOCATION PLAN



4. PHOTOGRAPH

22 May 2018 at 15:48:39

Application site (12
Burdett Mews)



View of rear elevation from 25C Westbourne Gardens

5. CONSULTATIONS

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION:

Any response reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 22

Total No. of replies: 6 objections received from 4 addresses on the following grounds:

Amenity:

- loss of privacy
- loss of light

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

12 Burdett Mews forms part of an unlisted terrace of 'mews style' buildings which are within the Westbourne Conservation Area. The terrace dates from the late twentieth century and comprises a group of 14 three storey houses. The private mews is accessed from the northern end of Hatherley Grove. The rear of the mews backs onto the taller Victorian terraced properties on the south side of Westbourne Gardens.

6.2 Recent Relevant History

17/00395/FULL – 2 Burdett Mews; Erection of a rear dormer window set within the existing roof profile. Allowed on appeal.

08/02326/FULL – 14 Burdett Mews; Erection of single storey rear extension and first floor rear dormer window with obscure glazing. Permitted.

7. THE PROPOSAL

Planning permission is sought for the insertion of one dormer window to the rear roofslope at first floor level and one rooflight at second floor level.

The proposal has been amended to include obscure glazing in the dormer window and to be restricted from opening no more than 100mm for amenity reasons.

The dormer window shall be clad in slate to match the existing roof with a sliding timber box sash window.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The enlargement of the existing dwelling is acceptable in land use terms and would accord with Policy H3 of the UDP.

8.2 Townscape and Design

Burdett Mews displays a high degree of uniformity, with a regular pattern of fenestration and consistent use of materials. The roof to the front façade displays a high degree of uniformity with a single centrally placed dormer to each property. The roof to the rear is a larger and more prominent mono pitched structure covering both the first and second floors. There have been some modifications to the roof in the form of some dormer additions at first floor level and there are a number of small rooflights to both the first and second floors.

The current proposal seeks to introduce a box dormer to the rear roof pitch on its lower section, so that it creates a larger first floor plan and to install a rooflight at second floor level.

The introduction of the dormer window would have a limited impact on the character and appearance of the building due to its location and design. The dormer will be seen from private views from Westbourne Gardens however would not be visible from any public views within the Westbourne Conservation Area and therefore would not result in harm to the Westbourne Conservation Area. There are also a number of other similar dormer windows along the terrace, namely at 14 Burdett Mews.

The Westbourne Conservation Area Audit identifies Burdett Mews as a mews where roof extensions would be unacceptable, however in a recent appeal decision at 2 Burdett Mews (Ref: APP/X5990/D/17/3176411), the Inspector stated that 'however I have balanced this against the presence of the other existing dormers and the impact that the development would have on the building and Conservation Area. I consider that the introduction of the dormer would have a limited impact on the character and appearance of the building due to its location and design.'

As such the proposal is considered acceptable in design terms and accords with design policies S25 and S28 of our City Plan; and DES 1, DES 6 and DES 9 of our UDP.

8.3 Residential Amenity

Policies ENV13 of the UDP and S29 of the City Plan seek to protect residential amenity and environmental quality from development. ENV 13 specifically seeks to protect from loss of daylight/sunlight, an increase in overlooking or an increase in the sense of enclosure.

The objectors have concerns over the increase in overlooking and the potential impact on daylight levels to properties in Westbourne Gardens.

8.3.1 Overlooking:

The proposal has been amended during the course of the application to include obscure glazing and a restrictor so that the sash window can only open by 10cm to reduce the impact of overlooking to the windows of the properties to the rear. Subject to a condition to ensure that opaque glazing is installed and retained, and for the window to open no more than 10cm, it is not considered that the proposals would result in such an increase in overlooking to justify refusal.

A new rooflight is also proposed at second floor level. Due to the angled nature of this window and as there are other existing examples of similar rooflights, it is not considered that this alteration will have a significant impact.

8.3.2 Sense of enclosure and loss of light:

The dormer is located on the rear roof slope of the building, set back from the eaves of the roof by 30cm, so that it runs in line with the main rear elevation of the building. The rear elevation of the building is set 3m away from the boundary wall of the properties garden, and approximately another 3.8m from the rear of the closet wing of the nearest property on Westbourne Gardens. As the proposed first floor dormer sits in front of the existing pitched roof which runs up to second floor level, and given the separation from the nearest affected windows, it is not considered that the proposed dormer would have such a significant impact on the adjacent residential properties so as to justify a recommendation for refusal.

8.3.3 Conclusion:

Subject to the aforementioned condition and given the location and separation of the dormer from adjacent windows, the proposed alterations are considered to be acceptable in amenity terms.

8.4 Transportation/Parking

The proposal does not raise any transportation or parking considerations.

8.5 Economic Considerations

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

8.6 Access

Not applicable.

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

The proposed development does not generate a requirement for any planning obligations and is not CIL liable.

8.11 Environmental Impact Assessment

An Environmental Impact Assessment was not required for a development of this scale.

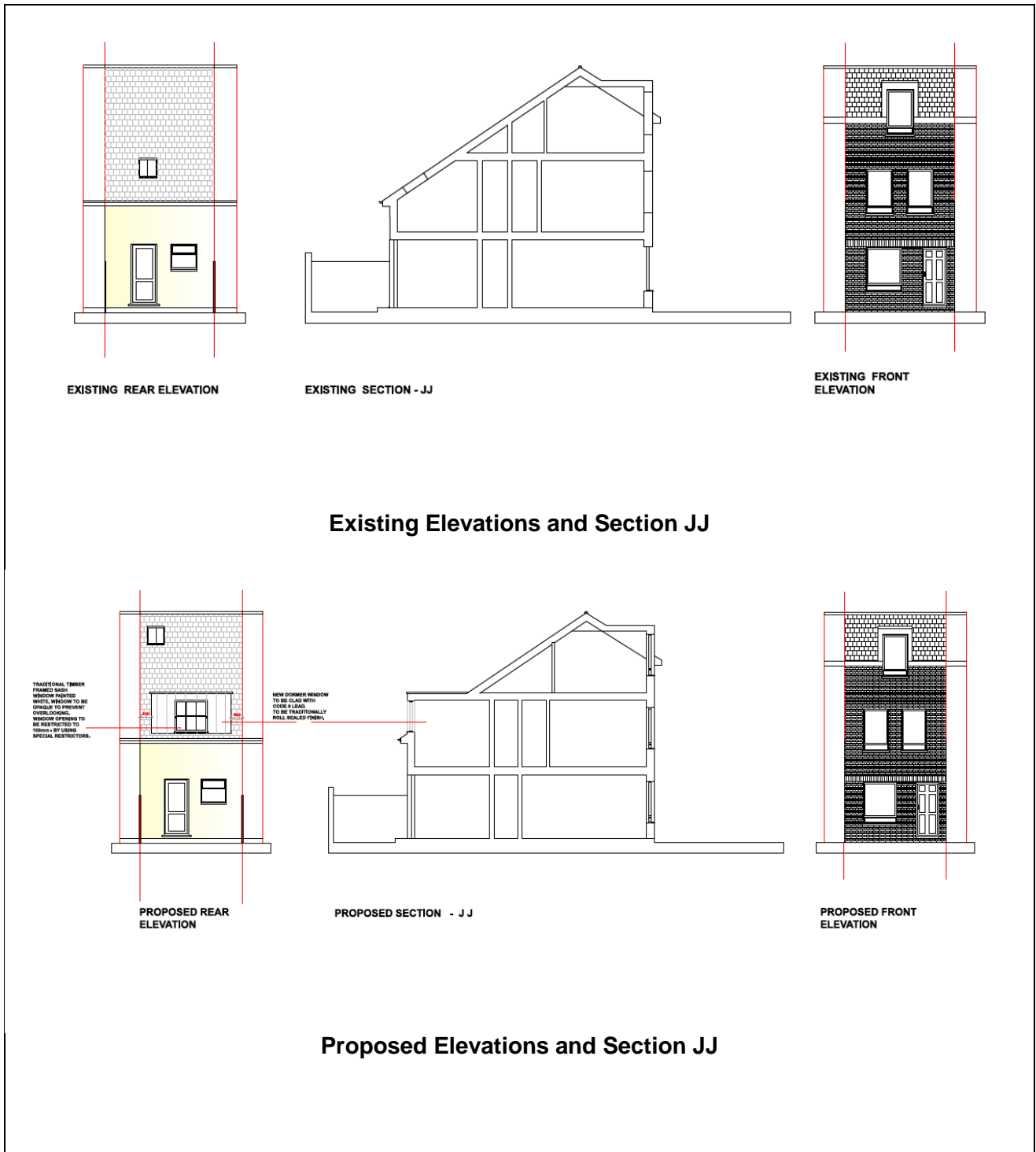
8.12 Other Issues

None.

(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: RUPERT HANDLEY BY EMAIL AT RHANDLEY@WESTMINSTER.GOV.UK

9. KEY DRAWINGS



DRAFT DECISION LETTER

Address: 12 Burdett Mews, London, W2 5RQ,

Proposal: Erection of rear dormer at first floor level and the installation of one rooflight at second floor level.

Plan Nos: Site Location Plan, AC/LH/18005 Rev A, AC/LH/18004 Rev A, AC/LH/18001 Rev A, AC/LH/18003 Rev A, AC/LH/18002 Rev A and Design and Access Statement dated July 2018.

Case Officer: Frederica Cooney

Direct Tel. No. 020 7641 7802

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 Westbourne 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 The first floor rear dormer window hereby approved shall only contain obscure glass and be fitted with a restrictor to limit the extent of its opening to no more than 100mm. A sample of the obscure glass and details of how the restrictor will be installed to limit the window opening shall be submitted to and approved by the city council as local planning authority before works start of this part of the development. The development shall be carried out in accordance with these details and retained thereafter.

Reason:

To protect the environment of people in neighbouring properties, as set out in S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13BC)

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 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 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, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.