

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 21 August 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Marylebone High Street	
Subject of Report	Aldine House, 33 Welbeck Street, London, W1G 8EX,		
Proposal	Erection of single storey mansard roof extension at 5 th floor level to provide additional office accommodation (Class B1) and incorporation of existing plant enclosure.		
Agent	Savills		
On behalf of	The Trustees of the Grosvenor of London Self-Administered Pension Scheme.		
Registered Number	18/02325/FULL	Date amended/ completed	22 March 2018
Date Application Received	21 March 2018		
Historic Building Grade	Unlisted		
Conservation Area	Harley Street		

1. RECOMMENDATION

Grant conditional planning permission

2. SUMMARY

The application property is an office building (Class B1) on the north eastern side of Welbeck Street. The site lies within the Central Activities Zone but outside the Core CAZ and is within the Harley Street Conservation Area.

Permission is sought for the erection of a 5th floor mansard roof extension to provide additional office floorspace (Class B1). The proposal includes the incorporation of existing plant enclosure into the roof extension.

The key issues for consideration are:

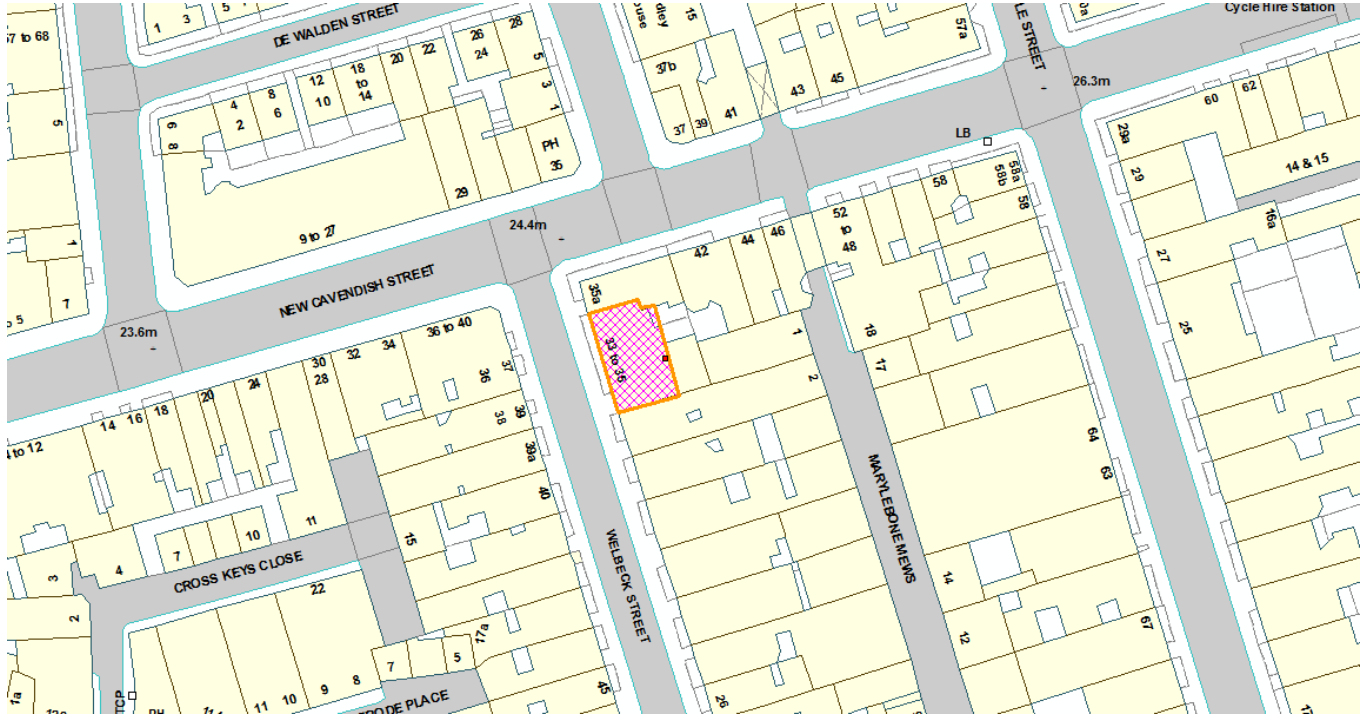
- The impact in land use terms
- The impact on the appearance of the building and the character and appearance of the Harley Street Conservation Area.
- The impact on residential amenity.

The City Council's land use policies direct new office developments to the opportunity areas, the Core CAZ, the Named Streets and the North Westminster Economic Development Area. The site is not within one of these designated areas, however the application site lies within the wider CAZ and would result in a small increase in floorspace to an existing office building which is considered acceptable in land use terms.

In design terms the erection of a single storey mansard is considered an appropriate addition to the building and would not adversely impact on the wider Conservation Area. The additional height and bulk is considered acceptable in amenity terms.

The application accords with adopted policies in the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan), accordingly the application is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Existing front facade



Proposed front facade



Existing roof



5. CONSULTATIONS

MARYLEBONE ASSOCIATION

No objection, comment that if Officers are minded to approve the application a further reduction of the visual impact of the proposed mansard from the street could be considered.

ENVIRONMENTAL HEALTH

No objection, subject to appropriate conditions.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. consulted - 45

No. objections - 0

SITE AND PRESS:

Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Aldine House 33- 35 Welbeck Street is an unlisted mid 20th Century building situated within the Harley Street Conservation Area. The property comprises basement, ground and four upper floors in office use (Class B1). The building is located immediately north of a grade II listed terrace at nos. 28 - 32 Welbeck Street. The site lies outside the Core CAZ but within the wider CAZ.

6.2 Recent Relevant History

On 28 April 2016 permission was granted for the installation of acoustically enclosed plant enclosures at roof level (RN 16/01698/FULL).

7. THE PROPOSAL

Permission is sought for a 5th floor mansard roof extension, which would result in the provision of an additional 74 m² of office floorspace (Class B1) to an existing office building. The mansard is to be constructed in traditional materials with front and rear dormer windows which align with the window arrangement on the lower floors. The mansard is set in 750mm from the front elevation.

8. DETAILED CONSIDERATIONS

8.1 Land Use

City Plan policy S20 directs new office development to Paddington, Victoria and Tottenham Court Road Opportunity Areas, the Core Central Activities, the Named Streets and the North Westminster Economic Development Area. The site is not within an area designated for new office development. The proposal would not however result

in the new office use on the site. The existing building is in use as offices. The proposed roof extension would result in 74 m² of additional office floorspace. The application would result in a modest increase in floorspace and would not significantly intensify the existing lawful offices. As such the proposal would not be harmful to the character and function of the area.

8.2 Townscape and Design

The existing building comprises basement, ground and four upper floors, the top floor is set back slightly behind a parapet with a roof enclosure above, which was extended frontwards in 2016. The site lies within the Harley Street Conservation Area. The Harley Street Conservation Area Audit, which was adopted by the City Council in 2008, identifies the building as an unlisted building of merit which makes a positive contribution to the character and appearance of this part of the conservation area. The audit also identifies the building as being unsuitable for a roof extension.

Immediately to the south nos 28-32 Welbeck Street are a group of Georgian townhouses. The flat roof of the application property sits behind a brick parapet, matching the height of the adjacent listed group of buildings. The proposed single storey roof extension, will result in an increase in height which will break this continuous roofline. Policy DES 6 of the UDP aims to ensure the highest standards of design in alterations and extensions. Permission may be refused 'where any additional floors, installations or enclosures would adversely affect either the architectural character or unity of a building or group of buildings'.

In this case, the corner building at no. 35a immediately to the north of the site is a storey higher than the application premises, acting as a 'book end' and terminating the group to its east on New Cavendish Street, the roovescape of which is varied. The proposal will exceed the height of this adjacent building, and require an increase in height to the party wall, but when viewed from the north the additional storey will relate sensitively to the more varied roovescape of New Cavendish Street.

It is also noted that whilst the existing 20th century building forms part of the adjacent grade II listed roovescape to the south, and relates sensitively to the group, visually it is different in terms of architectural style and character. As such, it is considered acceptable for the roovescape of the building to relate more closely to the taller group of Victorian buildings to the north through the addition of a roof storey.

The proposed mansard roof extension is set back 750mm from the front, and would have minimal visual impact from street level in long views from the south and will not appear unduly prominent in relation to the grade II listed terrace.

Overall, it is considered that the proposed roof extension will preserve the character and appearance of this part of the conservation area and the setting of the adjacent listed buildings.

Residential Amenity

Policy S29 of the City Plan relates to health, safety and wellbeing and states that the Council will resist proposals that would result in an unacceptable material loss of amenity. Policy ENV13 of the UDP aims to safeguard residents' amenities, and states

that the City Council will resist proposals which result in a material loss of daylight/sunlight, increase in the sense of enclosure to windows or loss of privacy or cause unacceptable overshadowing to neighbouring buildings or open spaces.

Daylight and Sunlight

The application includes a daylight and sunlight report which assesses windows at No 35a, 36-37 and No 39 Welbeck Street and No 42 New Cavendish Street, the closest residential windows to the application premises. With regards daylight the report shows that in many cases there would be no change in the vertical sky component. Where there are losses these losses will be very minimal. The maximum loss is 4%, which is well below 20% in which the Building Research Establishment (BRE) guidelines refer to as being potentially noticeable.

With regards to sunlight No's 36-37 and 39 Welbeck Street do not have windows which face within 90 degrees of due south and their windows do not need to be assessed for sunlight losses. No's 35a Welbeck Street and 42 New Cavendish Street do have windows that require a sunlight assessment. The assessment shows that in all cases losses in both summer and winter annual probable sunlight hours would be very minor and there are no breaches in BRE guidelines.

Overlooking / loss of privacy

The proposed 5th floor roof extension includes dormer windows to both the front and rear. The windows align with windows on the lower floors of the building and would not materially increase any overlooking to any neighbouring properties.

The application is considered acceptable in amenity terms and in compliance with policies S29 of the City Plan and ENV13 of the UDP.

8.3 Transportation/Parking

Cycle parking

The London Plan requires the provision of 1 cycle space per 90sqm of office (B1) accommodation. This application proposes the increase in floorspace of 74sqm, falling short of the requirement for the provision of additional cycle parking.

8.4 Economic Considerations

No economic considerations are applicable for a development of this size

8.5 Access

Not applicable

8.6 Other UDP/Westminster Policy Considerations

The additional office floorspace would utilize existing refuse storage space at basement level.

8.7 London Plan

This application raises no 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.

The proposal is not CIL liable.

8.10 Environmental Impact Assessment

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

8.11 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: MIKE WALTON BY EMAIL AT mwalton@westminster.gov.uk

9. KEY DRAWINGS

Proposed front elevation



0 @1:100 5 m

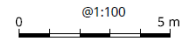


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No.	Description	Date	No.	Description	Date	No.	Description	Date
D	Final Issue	06.03.17	G	Ridge Height Amended	04.07.17			
A	Front pitch updated	20.03.17	H	Dimension Added	12.05.16			
B	Comments updated	26.03.17	I	Manured roof height shown to No.35	14.06.16			
C	Height updated	22.03.17	K	Existing chimney shown	21.06.16			
D	Chimney updated	23.03.17	L	Existing chimney shown	26.06.16			
E	Minor Update	27.03.17						
F	Minor Update	07.04.17						

Project No.
1624
Proposed Front Elevation
Drawing Title
Drawing No.
DW
Scale
1:100 @ A3
Plot No.
PL
220
Date
L

Proposed rear elevation



London 16 Lampton Place, Haringey, London N11 2BH T +44 (0)20 7229 9125
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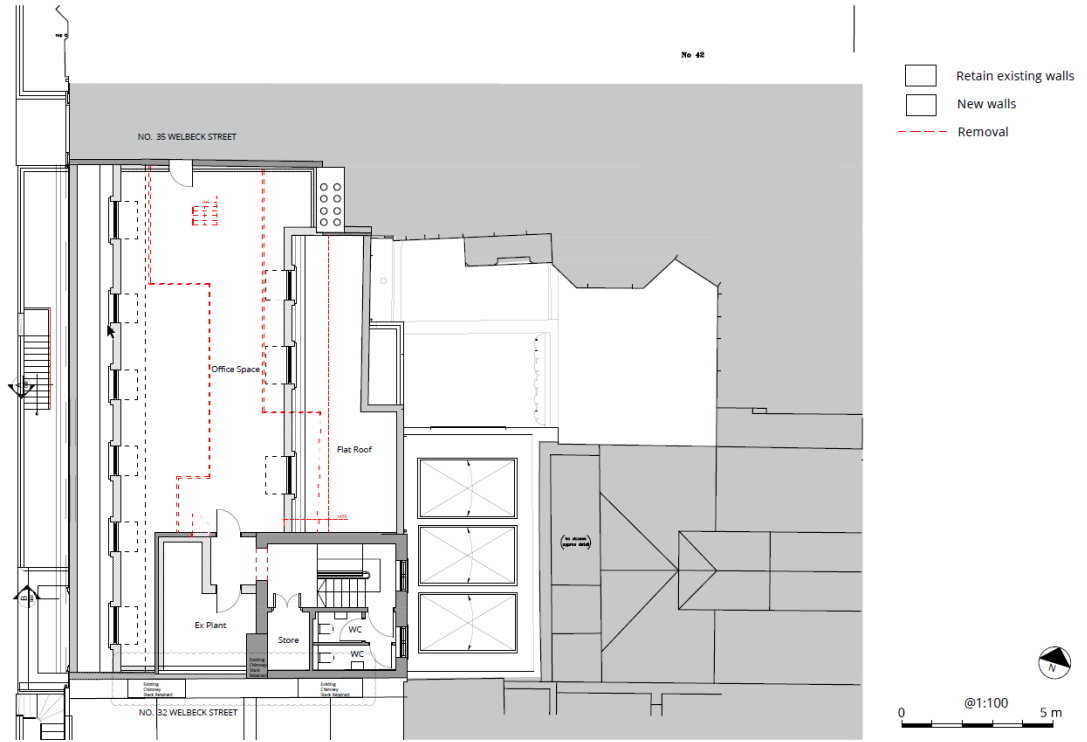
No.	Description	Date	No.	Description	Date	No.	Description	Date
A	First Issue	04.03.17	G	Ridge Height Amended	04.07.17			
B	Front porch updated	20.03.17	H	Existing chimney stack shown on drawing	15.06.18			
C	Windows updated	20.03.17	I	Existing chimney stacks shown on drawing	25.06.18			
D	Height updated	20.03.17	K	Existing chimney stacks shown on drawing	28.06.18			
E	Chimney update							
F	Minor Update							

Project Title
Walbeck Street, 33, London, W1.

Drawing Title
Proposed Rear Elevation

Client	Designer	Scale	Project No.	Work Order	Draw. No.	Rev.
LB	DW	1:100	A3	1624	PL - 221	K

Proposed fifth floor plan



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 Oxford Chandos Yard 83 Beakwater Road
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No.	Description	Date	No.	Description	Date
D	Final issue	06.08.17	G	Updated as per Daylight Sunlight analysis	23.11.17
A	Surveys Combined	16.03.17	H	Existing chimney stack shown on drawing	15.06.18
B	Point plot updated	20.03.17	J	Existing chimney stacks shown on drawing	27.06.18
C	Drawings updated	20.03.17	K	Existing chimney stacks shown on drawing	28.06.18
D	Height updated	22.03.17			
E	Minor Update	22.03.17			
F	Minor Update	07.04.17			

Project Title
Welbeck Street, 33, London, W1.

Drawing Title
Proposed Fifth Floor Plan

Drawn by	Checked by	Title	Project No.	Scale	Sheet No.	Total
LB	DW	1:100 @ A3	1624	PL	210	K

DRAFT DECISION LETTER

Address: Aldine House, 33 Welbeck Street, London, W1G 8EX,
Proposal: Erection of single storey mansard roof extension to provide additional Class B1 office accommodation and incorporation of existing plant enclosure.
Reference: 18/02325/FULL
Plan Nos: 210 REV G, 211 REV B, 220 REV G, 221 REV G, 230 REV J

Case Officer: Shaun Retzback

Direct Tel. No. 020 7641 6027

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 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)

- 4 You must apply to us for approval of detailed drawings of the following parts of the development: , , 1. Dormers (1:5 and 1:20), , You must not start any work on these parts of the development until we have approved what you have sent us., , You must then carry out the work according to these drawings. (C26DB)

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)

- 5 You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

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 You must apply to us for approval of samples of the facing materials you will use, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials. (C26BC)

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 The roof extension hereby approved shall be clad in a natural blue/ grey slate.

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 The existing chimney stack adjacent to 32 Welbeck Street shall be carefully protected and retained in situ during construction works.

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)

- 9 The overall height from the top of the existing front parapet to the top of mansard roof shall not exceed 2695mm, in accordance with the section drawings hereby approved.

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.