

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 21 August 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Tachbrook	
Subject of Report	Grosvenor Lodge, 94 Grosvenor Road, London, SW1V 3LF,		
Proposal	Erection of two-bedroom residential roof top unit on top of existing residential building.		
Agent	BLDA Architects		
On behalf of	Mr Duncan Salveson		
Registered Number	17/10669/FULL	Date amended/ completed	4 December 2017
Date Application Received	1 December 2017		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENDATION

Gant conditional permission

2. SUMMARY

94 Grosvenor Road also known as Grosvenor Lodge is an unlisted block of flats which lies within the Pimlico Conservation Area. It is located adjacent to Churchill Gardens and Dolphin Square Conservation Area on the corner of Claverton Street. Planning permission is sought for a roof extension which would create an additional 2 bedroom residential unit.

The key issues in this case are:

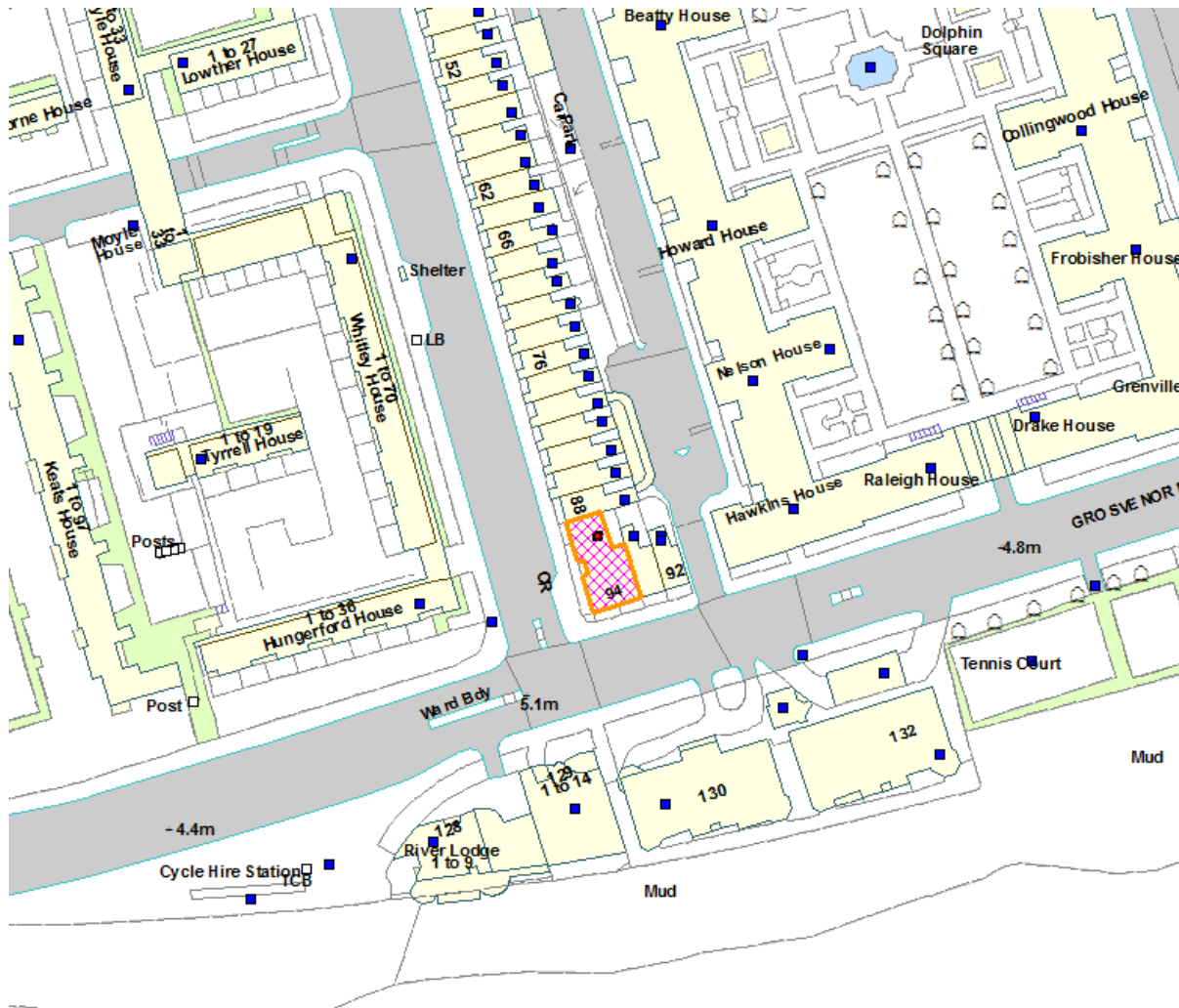
- * The impact of the proposals upon the character and appearance of the Pimlico Conservation Area and;
- * The impact of the proposals upon the amenity of neighbouring residents.

5 Objections have been received raising design and amenity issues as well as other non planning matters. The principle of the residential unit is considered acceptable, in land use terms and given the mixed context of the locality, the low height and significant setback of the roof extension, the proposals would not cause harm to the character and appearance of the Pimlico Conservation Area subject to appropriate conditions. Furthermore, it is not considered that the proposal would adversely affect the amenity of neighbouring residential properties by reason of loss of sunlight and

daylight and sense of enclosure.

Therefore, the application is considered to comply with the relevant UDP and City plan policies and is therefore recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

WESTMINSTER SOCIETY:

Any response to be reported verbally.

CHURCHILL GARDENS NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

HIGHWAYS PLANNING MANAGER:

The Local Plan requires 1 cycle parking space per 1 bed residential dwelling and 2 for all others. No cycle parking spaces are proposed. Therefore, a suitable condition should be imposed to secure cycle parking spaces if planning permission is granted.

CLEANSING OFFICER:

Whilst the drawings submitted are not in line with the council recycling and waste storage requirements, the matter can be dealt with by a condition if planning permission is granted.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 54

Total No. of replies: 5

No. of objections: 5

No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

5 letters of representation have been received raising the following concerns:

Amenity:

Raising the height of the building would reduce the daylight to the rear rooms of No. 93 Grosvenor Road;

Loss of sunlight to the rear garden of No. 93 Grosvenor Road;

Increase in noise and disturbance and;

Position of the refuse and recycling area would produce unpleasant smells to the residents of No. 93

Design:

The style depicted in the drawings would be a negative feature and would not comply with the Conservation Area Audit;

The photographs taken of the street scene not a true reflection of the impact on the terrace as a whole;

The additional floor would be unsympathetic to the character and appearance of the adjoining properties, which although are not listed are buildings of merit (as defined by the Pimlico Conservation Area Audit);

The proposed white render and glass structure would contrast strongly against the darker background within the immediate locality and would become a prominent feature on the corner site and;

Introduction of gravel surface of the roof surrounding the roof terrace at the side and rear would give rise to flying stones and would be dangerous to vehicles, cyclists and pedestrians

Other:

The front elevation shown in the Design and Access Statement shows the neighbouring property No. 88 as having a roof extension but this roof extension does not exist;

The applicant has a lease on the airspace above flat 17 (part of the roof) and the application is to build on the whole of the roof including that above flat 18 and it should exclude the plant room;

The emergency exit at the top of the communal stairs would be blocked up and no alternative provision has been made;

Whether engineering calculations have been carried out to assess the impact of the new structure on the existing building and flats;

No details have been provided about the new pipes and services;

Noise disturbance during construction and;

Assumption that the tank room is large enough to accommodate the additional requirements from the new flat

6. BACKGROUND INFORMATION

6.1 The Application Site

94 Grosvenor Road also known as Grosvenor Lodge is an unlisted block of flats which lies within the Pimlico Conservation Area. It is located adjacent to Churchill Gardens and Dolphin Square Conservation Area on the corner of Claverton Street. It adjoins original stucco townhouses at 28-88 Claverton Street (and maintains a consistent parapet line with them) and also adjoins two townhouses at 92-93 Grosvenor Road to the east and is slightly taller than these.

6.2 Recent Relevant History

17/05518/FULL

Additional residential roof top unit on top of existing residential building. Application was withdrawn on 22 June 2017

7. THE PROPOSAL

Planning permission is sought for a roof extension which would extend along the western side of the roof and across the front facing Grosvenor Road forming an 'L'

shape and built around the existing plant room. The roof extension would be set back from the front and sides of the existing roof and would accommodate a two bedroom flat with a terrace overlooking Grosvenor Road.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The creation of new residential floorspace is considered acceptable in land use terms, and complies with both Policy H3 of the UDP and S14 of the City Plan which seeks to increase the residential floorspace within Westminster. UDP Policy H3 seeks to maximise the amount of land or buildings in housing use on sites outside the CAZ.

The proposed two bedroom flat has an internal floor area of 80.5sqm. It has been designed to meet the national space standards and the Mayor's dwelling space standards set out in the London Plan and benefits from a private amenity space in the form of a terrace.

8.2 Townscape and Design

The application site is on a prominent corner visible from the riverside and in a number of long views and any further upwards extension in this corner location will be highly visible from many locations. However, the backdrop to the building in views would be the significantly taller brick facades of Dolphin Square. The majority of properties on Claverton Street already have mansard roof extensions, there are also structures on the roof of 92 Grosvenor Road and there is already a prominent plant room on the roof of the application site. As such, given the taller/ extended buildings in the vicinity, the lack of consistent roofline in this location, and the impact of the plant room on the roofscape of the existing building, the principle of a sensitively designed roof extension on this building is considered acceptable.

In terms of detailed design, the existing building is of a simple modern design in brick with flat roof and has a horizontal emphasis to its fenestration. The proposed roof extension has been kept low in height and would be set back, at least 1.7m from the front parapet. The taller section adjacent to the plant room is significantly set back from Grosvenor Road side behind a terrace which would minimise the visibility of this part of the roof from street level.

Saved UDP policy DES9 requires new developments to harmonise with the existing building and in this case the architectural treatment of the roof should respond to the materials, rhythm of fenestration and architectural detail of the floors below. The extension would be a mixture of white render and glazing and further revisions have introduced brick detailing and incorporated improvements to the window detail to reflect fenestration to the floor below.

While objectors have pointed to the materials of the extension as inappropriate, and the predominance of slate roofs to adjoining properties, the extent of glazing and render has been reduced from that originally proposed at the pre-application stage and are in keeping with the date and style of the application building itself and, as such, are considered

acceptable in this context. It is recommended conditions are attached to any permission requiring the submission of samples of the proposed materials.

Overall, given the mixed context, the modest height and significant setback of the roof extensions, the proposals are considered acceptable, and would not cause harm to the character and appearance of the conservation area and would bring some benefits in allowing creation of an additional residential unit. This is supported by the revised NPPF paragraph 118 which notes opportunities to create new residential accommodation and use airspace above existing residential buildings should be supported. Therefore, on balance, the proposal is acceptable and would be in compliance with policy, in particular taking into account national guidance within the NPPF and Westminster's policies as set out in the City Plan S25 and S28 and in the Unitary Development Plan DES 6 and DES 9.

8.3 Residential Amenity

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of development. Objections have been received concerning the potential impact of the extension on daylight, sunlight, overshadowing and overlooking of neighbouring properties.

Sunlight, daylight and overshadowing

The additional bulk and height of the extension is set well away from properties immediately opposite (Whitley House/Hungerford House within the Churchill Gardens Estate, and part of Dolphin Square some distance to the rear) and would maintain a similar relationship to those properties on Claverton Street that already have mansard extensions. The extension would be visible from the adjacent 93 Grosvenor Road, but at an oblique angle. The applicants have carried out a shadow path assessment in relation to the potential overshadowing of the garden at No. 93. There would be no material impact in terms of any increased overshadowing to the garden as a result of the extension. In other respects, there is not considered to be any unacceptable impact on the daylight or sunlight available to other properties facing the site.

Sense of Enclosure

With the roof extension in place, the building will be of a similar height to those properties on Claverton Street that have mansards. The proposed roof extension is of a modest scale and would be set back from the front parapet and the sides of the existing roof. It is not considered a sense of enclosure would result in harm to the adjoining properties 28-88 Claverton Street and 92-93 Grosvenor Road. The extension is set well away from properties facing the front and rear of the application site.

Privacy

Due to the siting of the roof extension and the distance to other residential windows in flats opposite and to the rear, there is not considered to be an unacceptable degree of

overlooking. Furthermore, the master bedroom window located on the north-east side would be a suitable distance away not to result in direct overlooking of the rear gardens of Nos.92 and 93 Grosvenor Road. The proposed terrace would be concealed by the parapet wall and chimney. Therefore, the proposal would comply with policy ENV13 of the UDP.

Noise

It is not considered that an additional flat on top of what is already a residential building, adjacent to other residential buildings, would have any undue impact on the levels of noise experienced by existing residents. In terms of floor/ceiling noise insulation, the proposed flat will have to comply with building regulations. The drawings show a small terrace to the new flat, which is considered a reasonable proposition in a residential area and as discussed above, will not cause any undue overlooking to neighbouring buildings.

8.4 Transportation/Parking

TRANS23 relates to off-street parking to be provided for residential development. In this case one car parking space would need to be provided for the proposed unit.

No off-street parking has been provided but it is acknowledged that the site has a high level of public transport accessibility, households with 1 or more car in the Tachbrook Road Ward is 35% (2011 Census figures). This is lower than the borough average but given the accessibility to public transport is considered comparatively high.

However, on the basis of the Council's data on on-street car parking and car ownership levels in the area, any additional on-street parking generated by the proposal can be absorbed into the surrounding street network. Therefore, any on-street parking would not prejudice highway safety and the resultant development would comply with TRANS23.

Policy TRANS10 requires cycle spaces to be provided for all developments requiring planning permission. No cycle parking has been indicated and two cycle parking spaces would be required. It is considered that an appropriate condition can be imposed to secure cycle parking spaces. Therefore, the proposal would be acceptable.

8.5 Economic Considerations

Any economic benefits generated are welcomed.

8.6 Other UDP/Westminster Policy Considerations

The proposed arrangements for the storage of waste and recyclable materials are generally considered acceptable and would be secured by condition.

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 Other Issues

Construction impact

Objections on the grounds of noise disruption during construction works do not in themselves form a sustainable reason to refuse permission. The Council's standard hours of building works condition is recommended to ensure that the development is carried out within the permitted guidelines and to help mitigate noise and disruption to the flats in the same block.

Flood Risk

The site lies within flood zone 3 'more vulnerable to flood' in the Environment Agency's flood risk map.

In this case, the proposal would need to comply with the Environment Agency's Standing Advice for Minor Extensions. The proposed flats would be located on the sixth floor above ground level and therefore there would be no change to the ground floor levels of the building or to the surface water run-off.

The occupiers would be required to register with the EA's Flood Warning Service as well as ensuring they have a copy of the Flood Management Plan on site. Consequently, the proposal would comply with Policy S30 of the Westminster City Plan.

Other

Some objections have raised the matter of property ownership and the 'right' of the applicant to build the extension. Officers are satisfied that the correct ownership certificate has been completed. The 'right' of one particular party to build an extension is not a planning matter.

The emergency exit at the top of the communal stairs, engineering calculations of the stability and weight impact on the existing building and details of the pipes and services is a separate matter, which would be dealt with under Building Regulations.

(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: LOUISE FRANCIS BY EMAIL AT lfrancis@westminster.gov.uk.

9. KEY DRAWINGS



Proposed Perspective South East Elevation

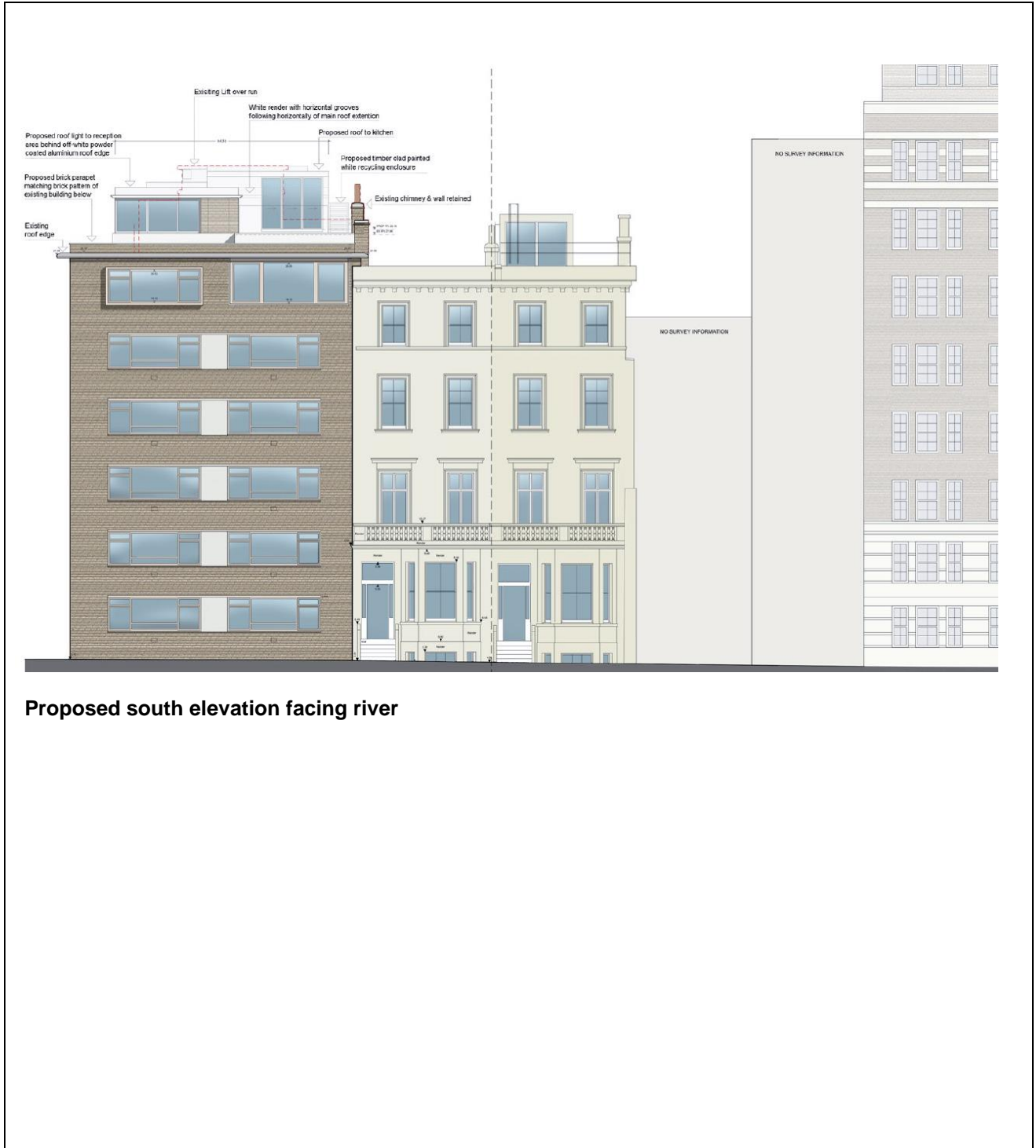
Existing Perspective south east elevation



Proposed Perspective south east elevation



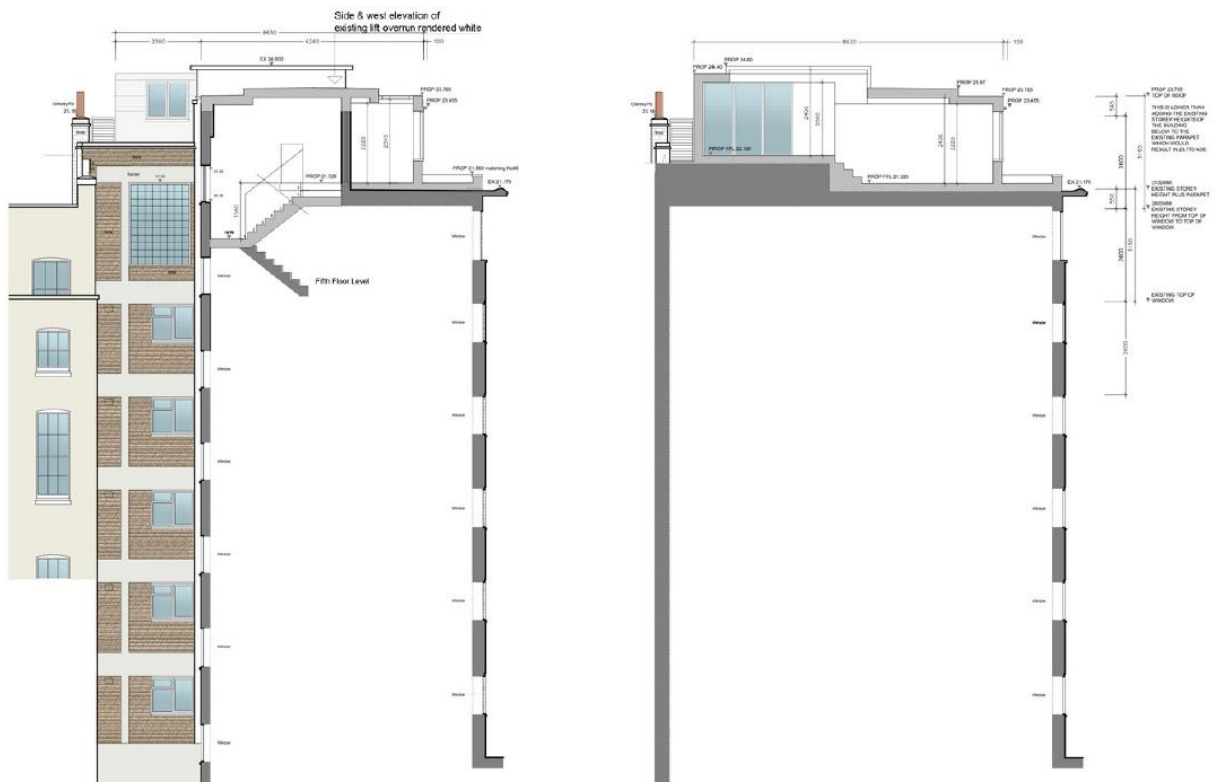
Proposed Penthouse west elevation



Proposed south elevation facing river



Proposed east elevation facing Dolphin Square



Proposed sections AA and BB

DRAFT DECISION LETTER

Address: Grosvenor Lodge, 94 Grosvenor Road, London, SW1V 3LF,

Proposal: Erection of residential roof top unit on top of existing residential building.

Reference: 17/10669/FULL

Plan Nos: 001, 010, 020, 021, 022, 025, 026, 027, 030, 050, 051 rev: A, 201, 210 rev: A, 211, 220 rev: A, 221 rev: A, 222 rev: A, 225 rev: A, 226 rev: A, 227 rev: A, 231 rev: A, 282, 250 rev: A and 251 rev: A

Design and Access Statement for information only

Case Officer: Nosheen Javed

Direct Tel. No. 020 7641 2858

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: between 08.00 and 18.00 Monday to Friday; between 08.00 and 13.00 on Saturday; and, not at all on Sundays, bank holidays and public holidays. You must carry out piling, excavation and demolition work only: between 08.00 and 18.00 Monday to Friday; and 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 Pimlico 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 New windows shall be formed in steel and maintained in that material

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 Pimlico 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 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 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 detailed drawings, elevations and sections of the following parts of the development - , (i) windows and doors , (ii) balustrade to terrace, (iii) party wall upstand with no. 86 Claverton Street, (iv) refuse store, , 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 details. (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 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)

- 7 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 Pimlico 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 not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the roof terrace. (C26NA)

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 Pimlico 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 You must not attach flues, ducts, soil stacks, soil vent pipes, or any other pipework other than rainwater pipes to the outside of the building unless they are shown on the approved drawings. (C26KA)

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 Pimlico 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)

10. You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the facility. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14CC)

11. You must apply to us for approval of details of secure cycle storage for the residential use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

12. You must carry out the development in accordance with the measures set out in the Flood Risk Assessment. Thereafter you must provide the occupiers of the building with a copy of the Flood Emergency Response Plan set out in the Flood Risk Assessment dated 20 July 2018.

Reason:

The site is located within Flood Zone 3 and to ensure that a safe means of evacuation in the event of a flood warning in accordance with policy S30 of Westminster's City Plan (November 2016).

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.