

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 4 September 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Tachbrook	
Subject of Report	92 Grosvenor Road, London, SW1V 3LE,		
Proposal	Demolition of existing conservatory at rear first floor level and replacement with a new extension and alterations to the railings.		
Agent	Mr Peter Trill		
On behalf of	Mr Stanley Yeh		
Registered Number	17/07431/FULL	Date amended/ completed	9 August 2018
Date Application Received	17 August 2017		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application site is 92 Grosvenor Road, which is an unlisted building located in the Pimlico Conservation Area. The building contains six residential flats. The application relates to the ground floor flat which also includes the first floor conservatory accessed via a communal stair.

On 18 November 2014, Planning Committee resolved to grant permission for the demolition of existing conservatory at rear first floor level and replacement with a new extension including railings surrounding the flat roof on the east elevation and infill extension at rear ground floor level.

The applicant has lawfully implemented this permission as work began on the ground floor extension within the time limit. Whilst the applicant has not constructed the replacement conservatory extension, they could finish the 2014 development as approved if they decided to do so.

The current application proposes: 'Demolition of existing conservatory at rear first floor level and replacement with a new extension and alterations to the railings.' Originally, the applicant proposed to extend the extension at a half storey height over the remaining flat roof adjacent to the extension. Following officer advice, this element was omitted. The extension would now occupy the same footprint as the approved extension. The main differences between this and the approved scheme are altered

materials, roof design, railing and the replacement of a door with a window (a condition to the 2014 permission had ensured this amendment also).

The existing conservatory dates from the late 1980s, it is currently in poor condition and it detracts from the appearance of the building and the Pimlico Conservation Area. It is highly visible from the rear of the site (Dolphin Square) and other nearby properties. It has an octagonal footprint and occupies only part of the roof that it sits. Railings enclose parts of the remaining area.

The proposed extension would be solid. It would be constructed in brick to the west and rear elevations, matching the existing materials on those elevations a floor below, and it would be rendered to the east to match that elevation. The footprint would be extended rearwards and westwards. The extension would have the effect of raising the rear wing walls one storey on those sides therefore. The extension would not project further eastwards, or towards the main building. The railing would be altered to accommodate the extension. The new windows would be timber framed.

Unitary Development Plan ("UDP") policy DES 5 requires extensions be designed to reflect the style and details of the existing building and to use external materials consistent with that of the existing building (amongst other things). The existing conservatory fails to meet these criteria, further, it is located at a high level which increases the visual dominance of the extension. Therefore, its removal and replacement with an extension of a suitable scale and constructed in suitable materials is acceptable. The proposal complies with the relevant design policies: S28 of Westminster's City Plan, DES 1, DES 5, DES 9 of the UDP.

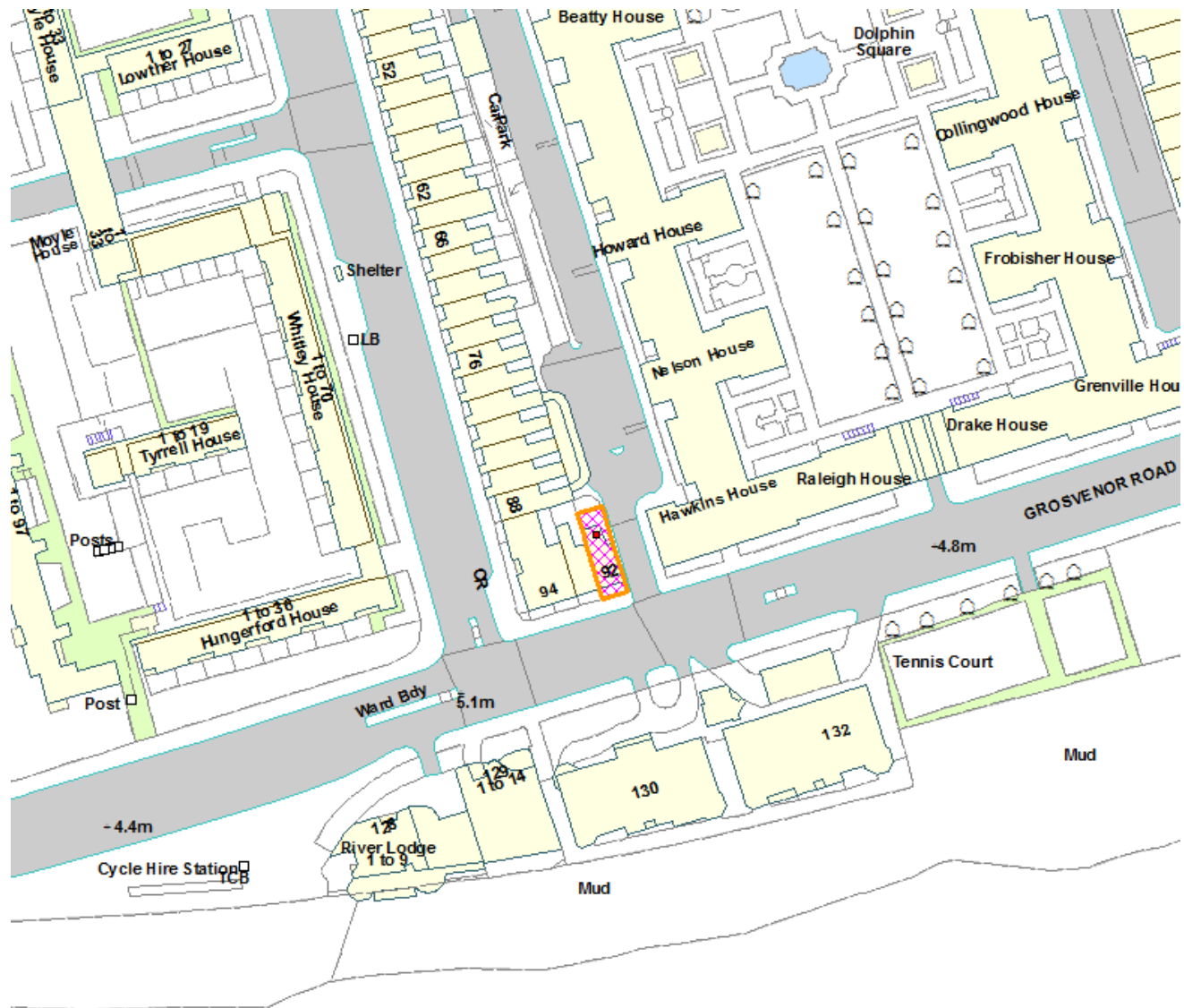
The proposed extension would modestly increase the bulk of the extension compared to the existing. This additional bulk is largely to the west and rear. There are neighbouring windows close to the extension, particularly at basement ground at no. 93 to the west. These windows are already somewhat enclosed by the existing rear wing and, given the increased bulk of the proposed extension is modest, it would not result in a loss of light or increased sense of enclosure sufficient to justify refusing permission. The submitted daylight and sunlight assessment demonstrates it would not result in harmful losses of light.

The applicant omitted the doors onto the flat roof and replaced them with a window. This prevents access onto the roof. The applicant proposes to alter railings in connection with the extension. However, these railings are only to ensure safe maintenance of the flat roof and not for a balcony. A condition is recommended to ensure that the flat roof is not used for amenity space. The windows would not give rise to any privacy concerns over the existing arrangement. In these circumstances, the proposal complies with S29 of Westminster's City Plan and ENV 13 of the UDP.

An objector raised concerns regarding the side windows at ground level. This is subject to a separate planning enforcement enquiry. This application only relates to the first floor extension, and the conditions relating to those windows attached to the 2014 permission are still relevant. Condition 7 requires windows annotated as WN6 and WN7 to be obscure. An informative is recommended to remind the applicant of this.

A further objection has been received on the grounds of encroachment and that the submitted drawings are inaccurate. The extension would be maintained within the footprint of the ground floor rear wing and therefore would not encroach on the neighbours. The design of the roof has been altered slightly during the course of the application to ensure that rainwater is directed away from no.93, thereby mitigating the need for pipes on the west elevation. The revised drawings are accurate.

3. LOCATION PLAN



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4. PHOTOGRAPHS



View from Dolphin Square Car Park

5. CONSULTATIONS

WESTMINSTER SOCIETY

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. consulted: 11

No. replies: 2 (objections)

Two neighbouring residents object on the following summarised grounds:

Residential Amenity:

- Loss of light
- Privacy: the side windows at ground floor level should obscure and high quality;

Other:

- Encroachment onto neighbouring property;
- The existing drawings misrepresent the existing building and there are a number of inconsistencies and inaccuracies in the submission;
- The extension should be set back from the western elevation;
- The reason the conservatory needs replacing is because it has been poorly maintained; and
- Clarification should be sought regarding the materials for the walls and roof materials.

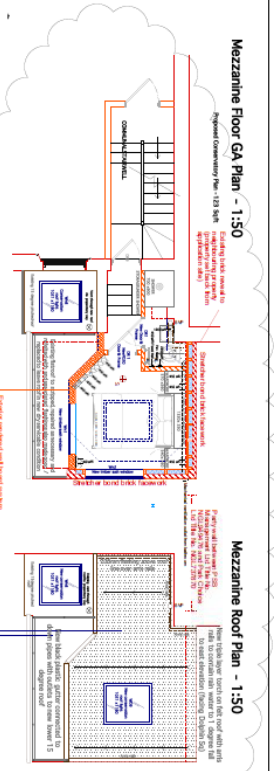
PRESS/ SITE NOTICE: Yes.

6. BACKGROUND INFORMATION

6.1 Recent Relevant History

On 18 November 2014, the City Council granted permission for the demolition of existing conservatory at rear first floor level and replacement with a new extension including railings surrounding the flat roof on the east elevation and infill extension at rear ground floor level.(RN: 14/00494/FULL)

NOTES: 1. All dimensions are in millimeters unless otherwise stated.
2. All elevations are to be finished unless otherwise stated.
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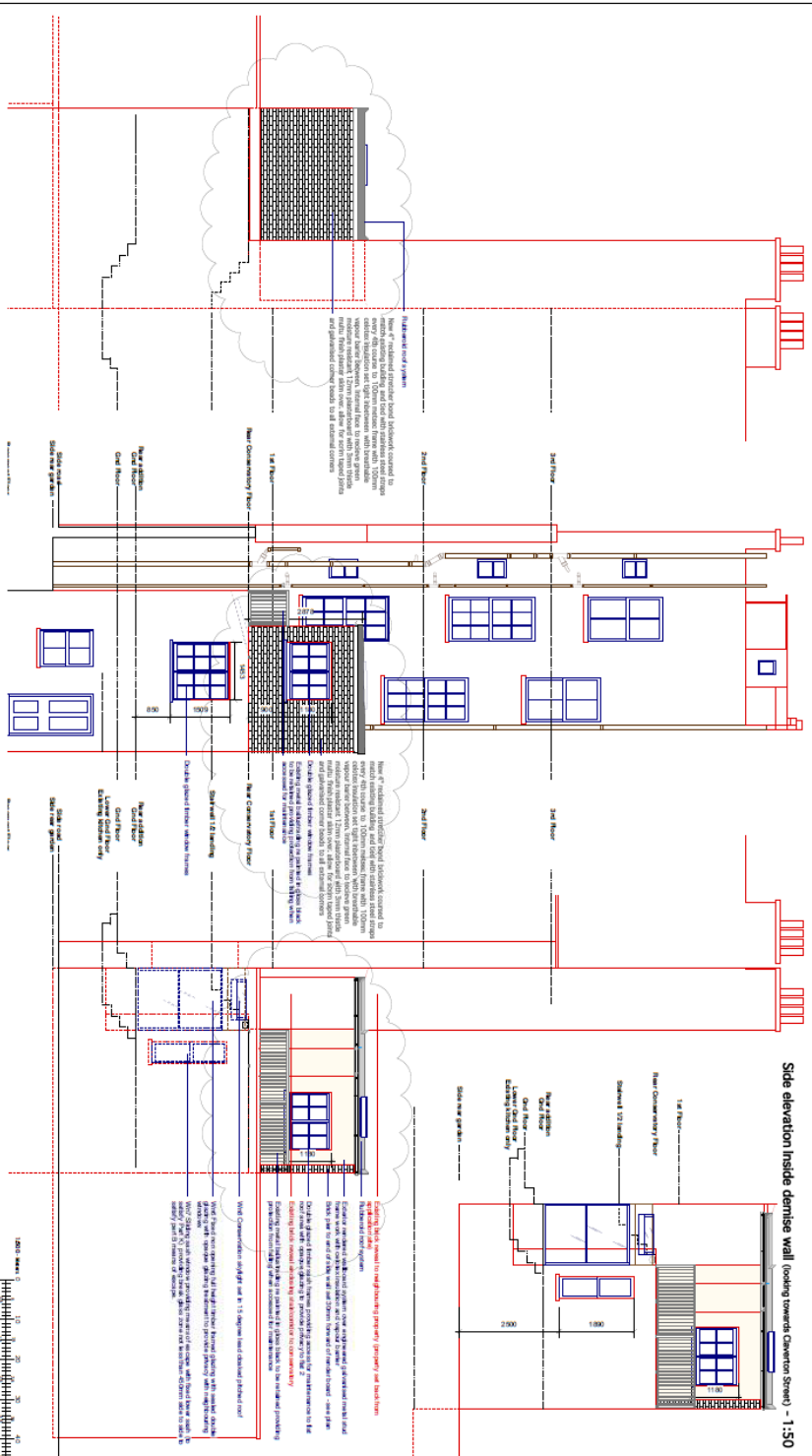


Side elevation (looking towards Dolphin Square) - 1:50

Rear elevation (looking towards Governor Road) - 1:50

Side elevation (looking towards Claverton Street) - 1:50

Side elevation inside demise wall (looking towards Claverton Street) - 1:50



peppa
ARCHITECTS
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

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DRAFT DECISION LETTER

Address: 92 Grosvenor Road, London, SW1V 3LE,

Proposal: Demolition of existing conservatory at rear first floor level and replacement with a new extension and alterations to the railings.

Reference: 17/07431/FULL

Plan Nos: Site Location Plan; 581.01.01; 543.05.02; 581.01.02 rev B.

For Info:
Design and Access Statement; Daylight and Sunlight Study.

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

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 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 You must construct each elevation of the extension with materials that match the materials a floor below on that elevation, as show on approved drawing 581.01.02 rev B.

Facing brickwork must match the existing original work a floor below in terms of colour, texture, face bond and pointing.

Where the elevation below is painted, you must finish the elevation of the extension above in a matching colour, and you must then keep it that colour.

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 not use the roof of the extension for sitting out or for any other purpose. You can however use the roofs for maintenance purposes or 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)

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 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.
- 3 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)
- 4 You are reminded that condition 7 pursuant to permission dated 18 November 2014 (RN: 14/00494/FULL) still applies. This condition requires windows annotated as WN6 and WN7 at ground floor be obscure.

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.