

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 23/10/2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	10 Ryder's Terrace, London, NW8 0EE		
Proposal	Erection of new pitched roof with rooflights at main roof level and replacement of lantern light with two rooflights in roof of rear ground floor extension.		
Agent	Mr Chris Smith		
On behalf of	Mr Conor Scanlan		
Registered Number	18/06819/FULL	Date amended/ completed	13 August 2018
Date Application Received	13 August 2018		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Planning permission is sought for the erection of a pitched roof extension with rooflights at main roof level and the replacement of lantern rooflight with two rooflights in the rear ground floor extension roof.

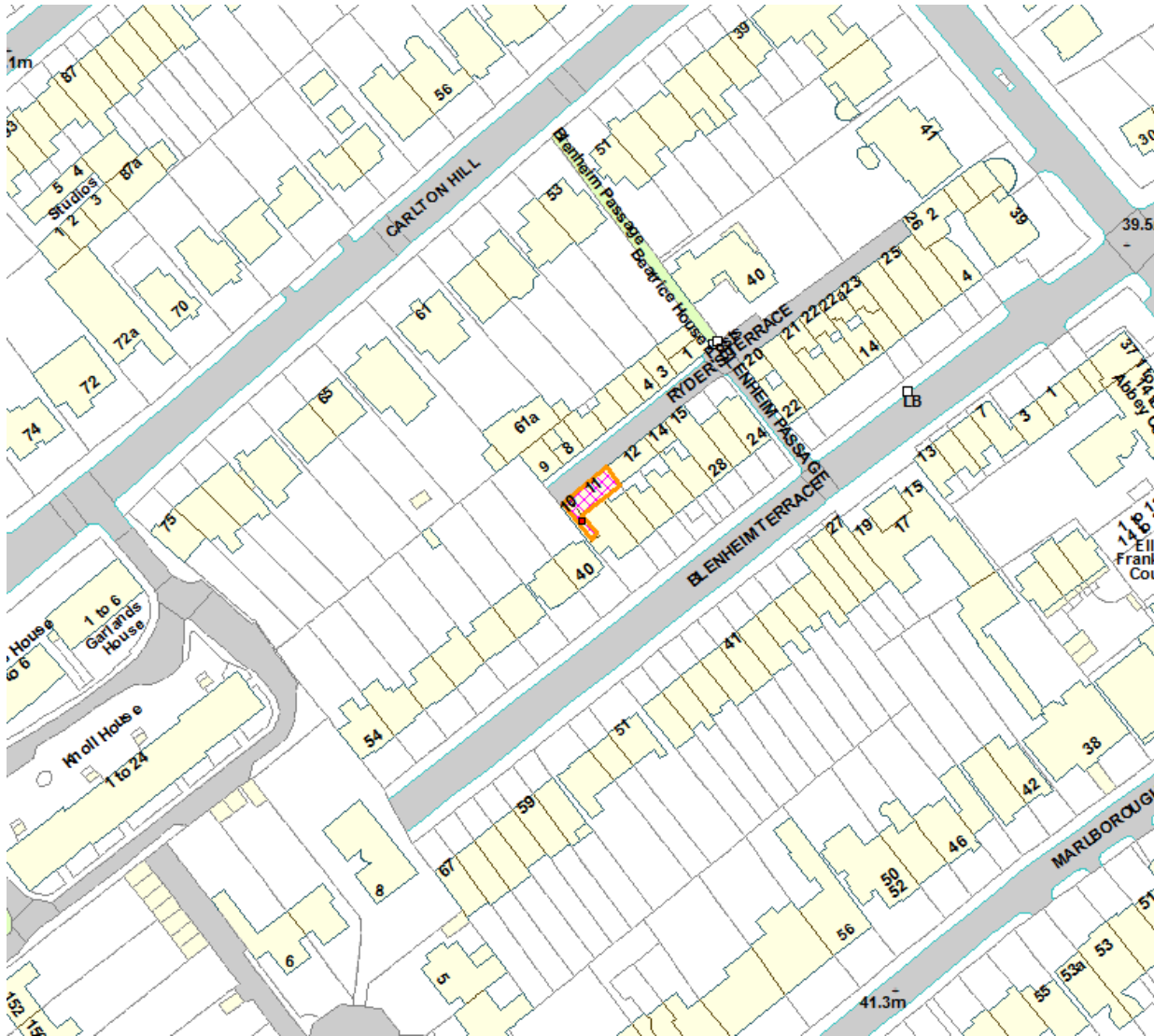
Objections have been raised from three surrounding residential owners and the St John's Wood Society on grounds of amenity and design.

The key issues in this case are:

- The impact of the proposed works on the character and appearance of the St John's Wood Conservation Area
- The impact of the proposed works on the amenity of neighbouring residents

Subject to the recommended conditions, the proposal is considered to comply with the Council's policies in relation to design and amenity as set out in Westminster's City Plan and the Unitary Development Plan (UDP) and is accordingly recommended for approval.

3. LOCATION PLAN

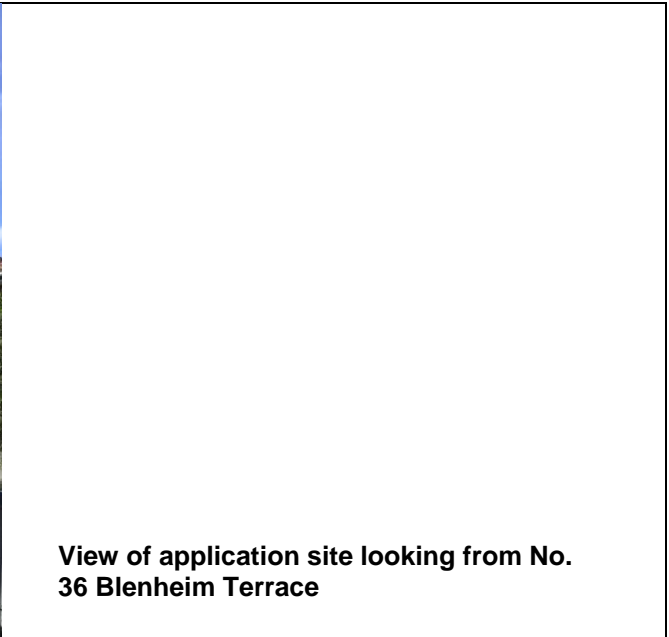


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4. PHOTOGRAPHS



Application site (10 & 11 Ryders Terrace)



View of application site looking from No. 36 Blenheim Terrace



5. CONSULTATIONS

ST JOHN'S WOOD SOCIETY:

Objection raised in regards to noise and light pollution from multiple rooflights

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 9; Total No. of replies: 4

Three letters/comments received raising objection on all or some of the following grounds:

Design

- Proposal will alter the skyline and is out of keeping of the mews area
- Height of the flat roof raised
- Drawings do not specify materials to be used for flat roof
- Rooflight on front roofslope can be seen from Ryders Terrace

Amenity

- Loss of light
- Loss of privacy
- Noise disturbance and light pollution from rooflights
- Potential future use of the flat roof as a terrace once the lantern is removed
- Terrace will result in noise disturbance

Other

- Inaccuracies between the submitted application form description of development and the drawings in regards to the roof and the number of rooflights proposed
- Void annotated on drawings is mischaracterised
- Request that applicants install adequate rain gutters to the rear elevation
- No service pipes, vents, extractors to be put on side elevation.
- Space described as void on plans is a well-used courtyard amenity space.

One letter of support was received from the applicants.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

No. 10 Ryder's Terrace (which also includes No. 11 Ryder's Terrace) is an end of terrace two storey mews property on the south side of Ryder's Terrace. The site is in use as a single family dwelling house.

The site lies within the St John's Wood Conservation Area and is unlisted.

6.2 Recent Relevant History

Planning permission was refused on 21st August 2018 (RN: 18/03592/FULL) for alterations to the rear ground floor roof and the erection of a roof extension at first floor level with associated rooflights (Site includes 11 Ryder's Terrace). The application was

refused on two amenity grounds; the sense of enclosure to the properties to the rear and insufficient information was submitted in order to demonstrate that the roof extension would not lead to a material loss of daylight to the rear windows of the neighbouring properties.

An appeal was lodged in regards to this application on the 23rd August 2018. The appeal is yet to be determined

7. THE PROPOSAL

Planning permission is sought for the erection of a pitched roof with four rooflights at main roof level and the replacement of lantern light with two rooflights in roof of the existing rear ground floor extension.

A previous application (RN: 18/03592/FULL) for alterations to rear ground floor roof and the erection of roof extension at first floor level with associated rooflights was refused in August 2018 on amenity grounds. This current application is proposing a pitched roof compared to the previous applications flat roof.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The principle of creating additional floor to ceiling height to increase the quality of the first floor living accommodation is considered to be acceptable in land use terms in accordance with Policy H3 of Westminster's UDP.

8.2 Townscape and Design

The site is located within the St John's Wood Conservation Area and it is fairly characteristic of the surrounding Mews buildings nonetheless has little architectural merit in itself. At the rear, the roof slopes down to the boundary with 36 and 38 Blenheim Terrace.

At main roof level the applicant intends to construct a roof extension which at its highest point will be 1.3 m higher than the existing roof structure to give greater head height and improve the quality of accommodation at first floor level. The front pitch will rise from below the existing front parapet wall, the rear, larger pitch will then slope down to the rear wall where it will be marginally (300mm) higher than the existing roof. A roof light is to be constructed at the front roof slope, and 3x rooflights are to be constructed on the rear roof slope.

Objections have been received on the grounds that the proposal will alter the skyline, is out of keeping with the mews area and on the grounds of its increased height. However, the design of the roof follows surrounding examples, including a roof extension at 14 Ryders Terrace which was granted planning permission in September 2015 and

generally compliments the mixed character of the surrounding roofscape. The proposed new pitch roof will be slate. A condition will be attached to ensure the proposed rooflights will be conservation grade to ensure that the proposal is appropriate given its location within a conservation area.

An objection has also been received on the grounds that the rooflight on the front roofslope will be visible from Ryders Terrace. Because of the buildings front parapet wall the rooflight would not be visible from the street.

The proposed works to the rear ground floor extension involve the removal of the lantern rooflight and its replacement with two flat rooflights. This will actually reduce the bulk and therefore the visual impact of the extension and due to its location, these works are considered acceptable. An objection has been received on the grounds that the submission does not specify the materials to be used on this flat roof. A condition will be attached to any permission requiring that the works match existing original work in terms of the choice of materials, method of construction and finished appearance.

Overall, the proposed development accords with Policies DES 1, DES 5 and DES 9 in the UDP and Policies S25 and S28 of the City Plan and is considered acceptable in design terms.

8.3 Residential Amenity

Policy ENV13 in the UDP states that the Council will resist proposals that would result in a material loss of daylight and 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 in the City Plan aims to protect the amenity of residents from the effects of development.

Daylight/sunlight and sense of enclosure

Objections have been received from the occupiers of No. 36, 38 and 40 Blenheim Terrace on the grounds of loss of light. In the case of No. 40, the rear of which does not face directly onto 10 Ryders Terrace, it is not considered that there would be a significant impact in terms of loss of daylight.

Upon a site visit to the objectors properties the windows in the rear elevation of No. 38 Blenheim Terrace, which is a single family dwelling, were established to be in close proximity to the application site and in use as a study at ground floor level and a bathroom at first floor level (without obscure glazing). The lower ground floor windows and rear courtyard would be unaffected by the proposal in terms of sense of enclosure and loss of daylight because the proposed pitch of the rear roof slope would slope down to the approximate height of the current rear wall of No.12 Ryders Terrace. The first floor windows are above the proposed ridge line and therefore would also be unaffected. There would however be some impact on the ground floor window. The angle taken from the horizontal plane from the centre of this window to the proposed roof extension would be less than 25 degrees and therefore would meet the BRE guidance which states that when this is the case the development is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building.

No. 36 Blenheim Terrace, which is also a single family dwelling would be similarly affected by the proposal as No. 38, with the ground floor rear window, in this case in use as a drawing room, being the most effected window. This would also meet the 25 degree BRE guidance and therefore is considered to not be so effected as to support a reason for refusal on amenity grounds.

The use of a pitched roof sloping down to the rear wall rather than an increased height sheer rear wall as proposed in the refused 2015 application means that it is not considered that the proposal could be refused on sense of enclosure grounds.

Due to the rear windows within the Blenheim Terrace properties being north facing, there would be no material loss in sunlight caused by the proposal.

Privacy

Objections have been received on the grounds of loss of privacy to the adjacent properties on Blenheim Terrace.

The 3 x rooflights proposed on the rear part of the roof of this building has the potential to overlook the windows of the rear elevation of Blenheim Terrace. The applicant has confirmed in an email and since annotated the proposed drawings to illustrate obscure glass would be used in these rooflights. The existing building has two rooflights and a glazed section of roof towards the west end of the site, however the steeper pitch of the roof proposed has the potential to increase overlooking. It is therefore considered reasonable to attach a condition to any permission granted requiring the rooflights are obscure glazed and fixed shut.

An objection has been received regarding the potential for the flat roof to the rear extension to be converted to a roof terrace as a result of the removal of the lantern rooflight and its replacement with an entirely flat roof with two flat roof lights. It is considered reasonable to attach a condition to any permission preventing the use of the flat roof as a roof terrace because the proposal could potentially facilitate this and raise amenity issues including overlooking and noise generation.

Noise

Objections have been received on the grounds of potential noise disturbance from the proposed rooflights. As any permission would be conditioned to prevent the rooflights being openable it is not considered that the proposal would increase noise disturbance to neighbouring properties.

Objections have also been received on the grounds of noise disturbance from a roof terrace, however no roof terrace is being proposed and therefore this objection cannot be supported.

Light pollution

The existing main roof of the building has roof lights and a section of glazed roof and the rear ground floor extension has a large lantern skylight. The proposal would result in a

decrease in the amount of glazing to the roof and therefore is not considered to cause any increase in the potential for light pollution.

The application is considered 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

Access to the site will remain the same as the current situation.

8.7 Other UDP/Westminster Policy Considerations

None.

8.8 Neighbourhood Plans

Not applicable.

8.9 London Plan

This application raises no strategic issues.

8.10 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.

8.11 Planning Obligations

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

8.12 Environmental Impact Assessment

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

8.13 Other Issues

Objections have been received with regards to an inconsistency between the application form and the submitted drawings. The application form is inaccurate in that it refers to a flat roof rather than the proposed pitched roof however the description of development

stated on consultation letters issues was accurate and the drawings clearly show the pitched roof proposed. It is therefore considered that what is proposed in the planning application is clear.

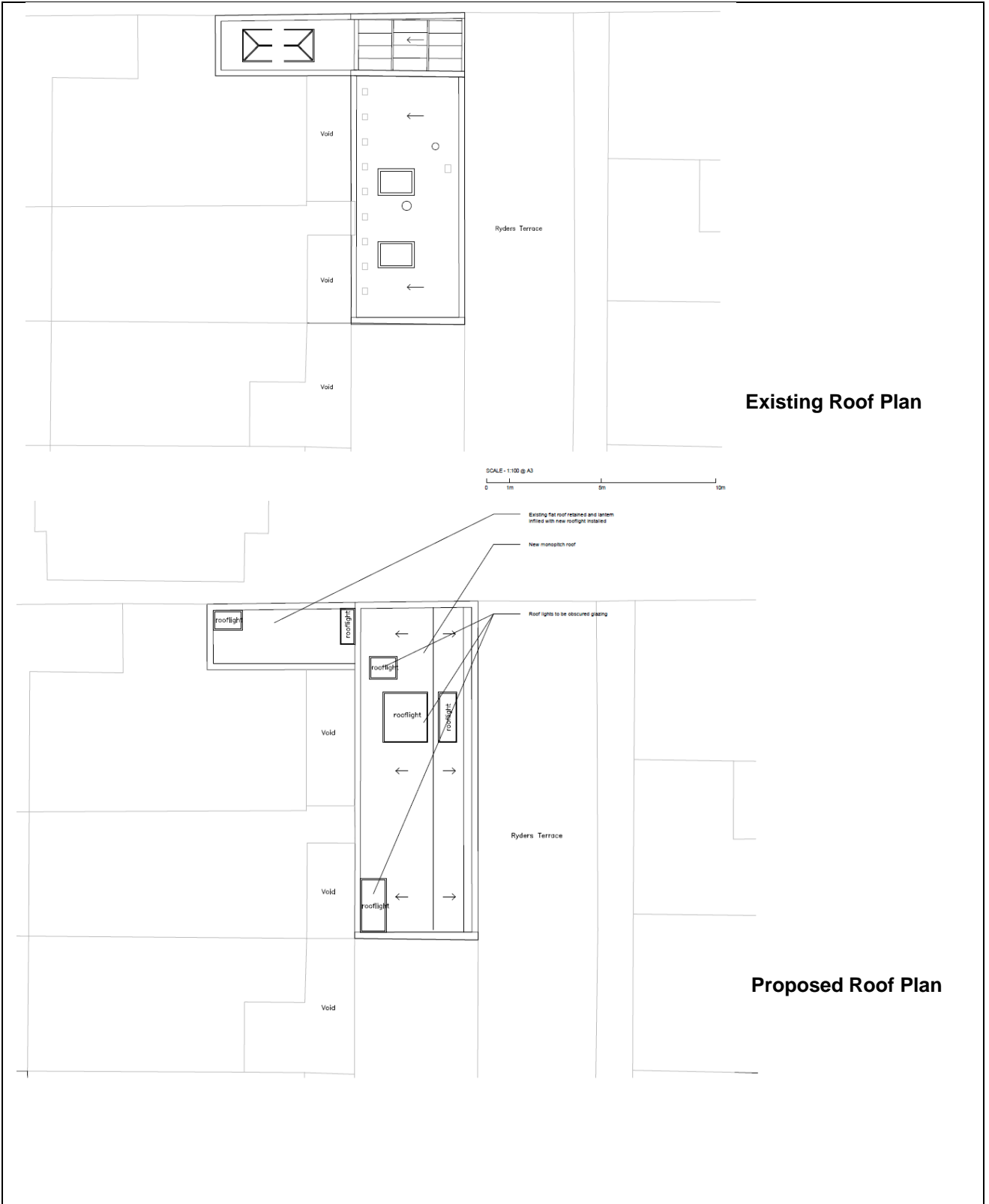
Objections have also been received on the grounds that an annotation on the submitted drawings refers to areas between the application site and the properties to the rear as a void and that this mischaracterised the properties as these areas are amenity spaces. The drawings being referred to are the existing and proposed roof plans. The drawings appear to be referring to the fact these areas are voids at this roof level rather than at ground level below. The case officer has visited the site and in assessing this application it is acknowledged that these areas are amenity spaces linked to the adjoining houses.

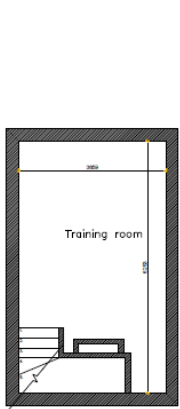
An objection was received on the grounds that the application site gutters drain directly into a neighbouring property and are not well maintained which results in overflowing water. The objector has requested that as part of the approval, the applicants install adequate guttering on the rear and investigate alternatives for the location of downpipes. This is not considered to be a private matter rather than a planning related one, however it is noted that in a response to these comments the applicant has stated that they intend to install new guttering as part of the development.

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

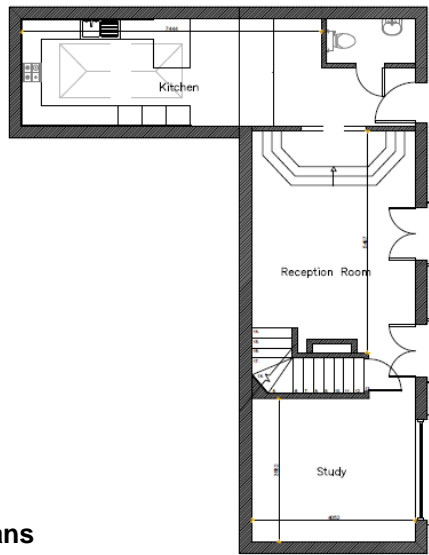
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: RICHARD LANGSTON BY EMAIL AT rlangston@westminster.gov.uk

9. KEY DRAWINGS

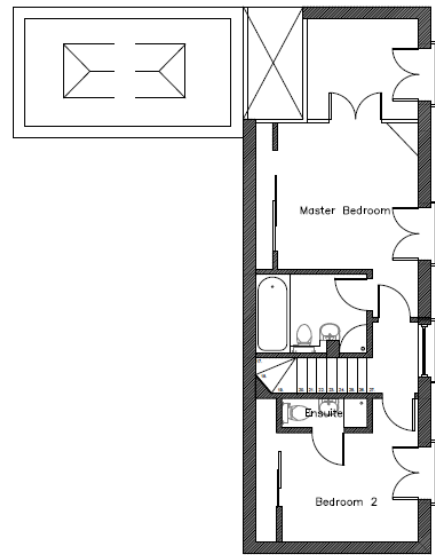




Existing Basement Floor
Scale: 1:100

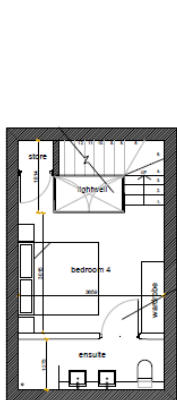


Existing Ground Floor
Scale: 1:100

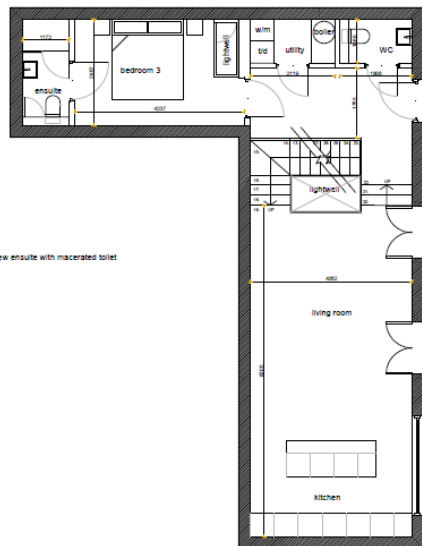


Existing First Floor
Scale: 1:100

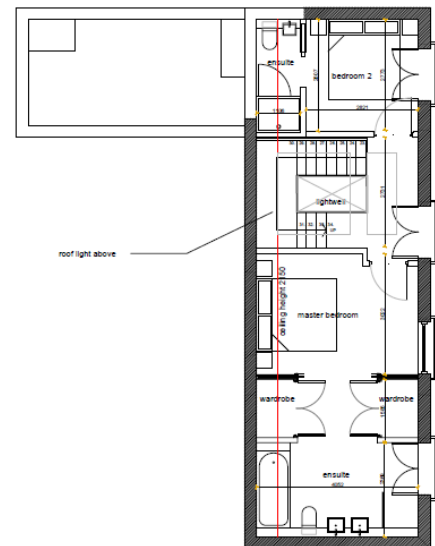
Existing Floor Plans



Proposed Basement Floor
Scale: 1:100



Proposed Ground Floor
Scale: 1:100

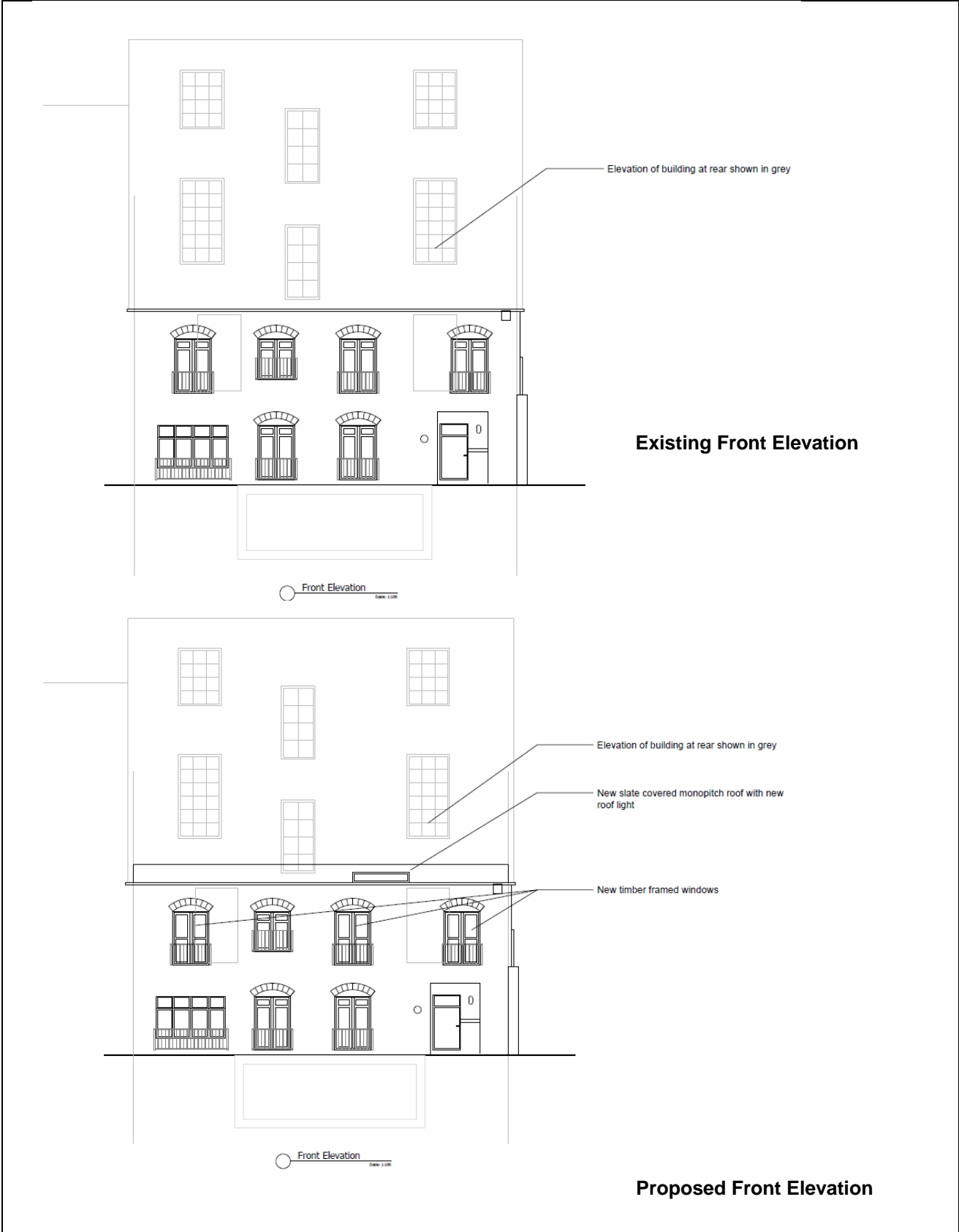


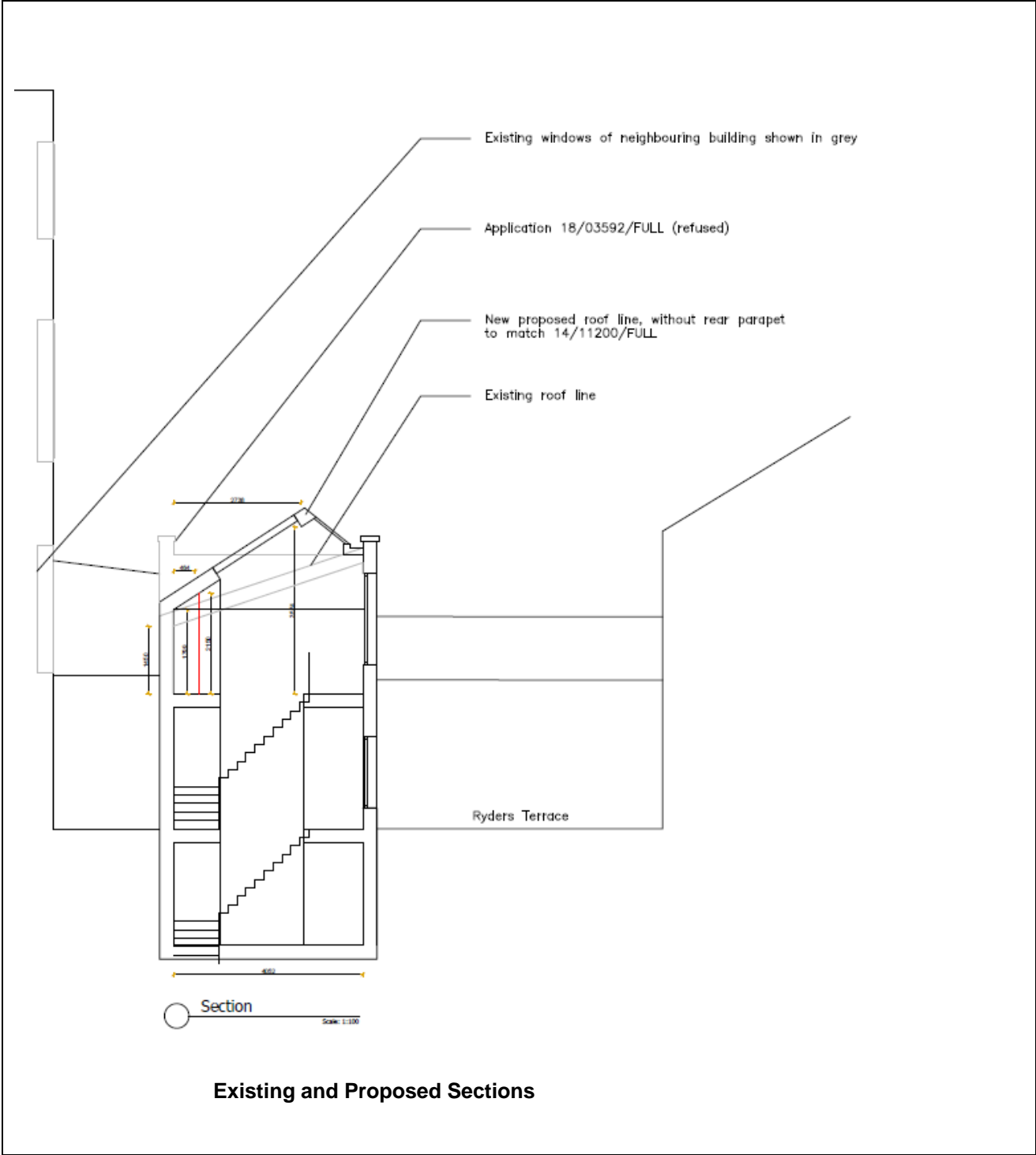
Proposed First Floor
Scale: 1:100

Proposed Floor Plans

New ensuite with macerated toilet

roof light above





DRAFT DECISION LETTER

Address: 10 Ryder's Terrace, London, NW8 0EE

Proposal: Erection of new pitched roof with rooflights at main roof level and replacement of lantern light with two rooflights in roof of rear ground floor extension.

Reference: 18/06819/FULL

Plan Nos: Site Location Plan, E01 Rev A, E02 Rev A, E03 Rev A, E04 Rev A, E05 Rev A, P01 Rev A, P02 Rev A, P03 Rev A, P04 Rev A and P05 Rev A.

Case Officer: Frederica Cooney

Direct Tel. No. 020 7641 7802

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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 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 St John's Wood 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 glass that you put in the glazed area of the roof hereby approved to the rear of the property facing number 36 and 38 Blenheim Terrace must not be clear glass, and you must fix it permanently shut. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

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)

- 5 The hereby approved rooflights shall be conservation grade rooflights and maintained as such thereafter.

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 St John's Wood 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 not use the roof of the rear ground floor extension of the property for sitting out or for any other purpose. You can however use the roof to escape in an emergency.

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

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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.

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BACKGROUND PAPERS - 10 Ryder's Terrace, London, NW8 0EE 18/06819/FULL

1. Application form
2. Response from St John's Wood Society, dated 10 September 2018
3. Letter from occupier of 10 Ryder's Terrace, London, dated 12 September 2018
4. Letter from occupier of 40 Blenheim Terrace, London NW8 0EG, dated 5 September 2018
5. Letter from occupier of 38 Blenheim Terrace, London, dated 5 September 2018
6. Letter from occupier of 36 Blenheim Terrace, London, dated 3 September 2018