

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 23 October 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Warwick	
Subject of Report	69 Cambridge Street, London, SW1V 4PS		
Proposal	Erection of lower ground and ground floor rear extension and associated alterations including rear ground floor terrace and modifications to front lightwell fenestration.		
Agent	Mr Jon Tankard		
On behalf of	Mr Robert Start		
Registered Number	18/06367/FULL	Date amended/ completed	27 July 2018
Date Application Received	27 July 2018		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

69 Cambridge Street comprise two flats arranged over lower ground, ground and three upper floors. The site is located on the east side of Cambridge Street and is an unlisted building of merit within the Pimlico Conservation Area.

Permission is sought to extend the lower ground and ground floor flat with an infill extension at lower ground floor and a small ground floor extension. It is proposed to use the roof of the extension at lower ground floor level as a terrace. The scheme also includes modifications to the front lightwell windows.

The key issues for consideration are:

- The impact of the proposal on the amenity of surrounding residents;
- The impact of the proposed alterations on the character and appearance of the Pimlico Conservation Area.

The proposed works are considered acceptable in amenity, design and heritage terms and are considered to comply with relevant policies in the Westminster City Plan (November 2016) and Unitary Development Plan (2007).

3. LOCATION PLAN



4. PHOTOGRAPHS



5. CONSULTATIONS

WARD COUNCILLOR FOR WARWICK

There are some aspects of the scheme that are welcomed but concerned about the alterations to the rear which may result in a 'canyon' affect developing in the infilling is not alternate. The development would also deprive the resident of No. 69 of her privacy on her balcony. The rear elevations of Eccleston Square are protected cannot understand why the same does not apply to Cambridge Street.

WESTMINSTER SOCIETY

No comment received.

PIMLICO FREDA

No comment received.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 8

Total No. of replies: 1

No. of objections: 1

No. in support: 0.

The representation received states that whilst there is no objection to the lower ground floor extension or the alterations to the front lightwell concern is raised to the ground floor extension which will impact on the patio and change the building line at this level. In addition concern is raised about the security implications of an external staircase, that the architects have not discussed proposals with neighbour and that the drawings fail to show the gas meter located in vault where works are proposed.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

69 Cambridge Street is located on the north side of Cambridge Street. The building comprises of basement, ground and three upper floors. The building is split into two flats with the application site occupying basement and ground floor and the upper flat occupying first to third floor levels.

The building is an unlisted building of merit but is within the Pimlico Conservation Area. The terrace in which the application property sits is within Pimlico conservation area but backs onto the rear of the Cambridge Street properties, which are Grade II listed.

6.2 Recent Relevant History

14/01145/FULL

Erection of a roof extension to provide additional residential accommodation in connection with the upper flat.

Application Permitted 8 May 2014

7. THE PROPOSAL

The application proposals seek to extend the existing flat located at lower ground and ground floor level. It is proposed to extend the property by 26m² with a lower ground extension to provide an additional bedroom. This will extend to the rear wall of the existing closet wing. The scheme also includes a smaller ground floor extension and terrace and modifications to the front lightwell fenestration. The ground floor extension is of lightweight construction and provides an access link between the existing dining room and kitchen and onto the proposed terrace.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposals relate to improvements to an existing residential flat and are supported in principle by Policy S14 of the Westminster City Plan (November 2016).

8.2 Townscape and Design

The application property retains a traditional plan form with a two-storey rear closet wing to the rear. The flat roof of the closet wing extension is used as a terrace by the upper floor flat. There is a similar closet wing extension to the rear of No. 67.

A concern has been raised with regards to alterations to the rear of the properties fronting Cambridge Street and to the erosion of the existing spaces between the buildings through infilling.

The infilling of the rear lower ground floor level together with a partial extension above and terrace is acceptable in principle in design terms. The building line of the proposed extension has been set back from the closet wing and would remain subservient to the host building. The ground floor extension only projects by 1m from the building and therefore this allows it also to be subservient to the host building. The design of the ground floor extension has been amended so that it sits no further forward of the terraces on the adjoining closet wing extensions. There are a number of properties within Cambridge Street that have similar lightweight infills and the proposed ground floor extension is not opposed.

Roof terraces appear to be an established feature along the terrace at high level. In this instance the terrace is at a lower level and will be largely obscured by the adjacent closet wing extensions. The simple metal railings are also acceptable and given their location at low level there would be limited views of these alterations from neighbours.

The proposal also includes alterations to the front elevation and vaults, replacing the vault door with a window to enable the space to be used as an office and replacing an existing metal window with a timber sash. Subject to the window being a traditional

timber sliding sash or casement window with traditional joinery details, the works are not opposed. Conditions are recommended to secure details of the windows.

Overall the scheme is considered acceptable in design terms and will preserve the character and appearance of the Pimlico Conservation Area.

8.3 Residential Amenity

Policy S29 of the City Plan and ENV 13 of the UDP aim to protect the amenity of residents from the effects of development. Policy ENV13 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.

The proposed lower ground floor extension will accommodate a new bedroom, which will have doors leading into the rear garden area. A new set of doors will also replace an existing lower ground floor window, which will also provide access into the rear garden area from another bedroom/study.

The residential occupier of the upper floor flat has raised concern that the proposed extension would result in a loss of privacy to their terrace which is accessed from a half landing. There is also a window at first floor level which serves a kitchen.

At rear ground floor level the new extension would extend 1m from the rear building line and the roof of the extension is to be obscurely glazed in order to minimise any light pollution to the upper floor kitchen window. The resident of the upper floor flat had raised concern that the ground floor extension encroaches in front of their terrace. As originally proposed the ground floor extension was sited just in front of the upper floor terrace but this has now been amended and has been pulled back and lowered slightly so that it sits within the recess part of the building. The ground floor extension would still be visible to anyone using the terrace but this would not be dissimilar to the view that currently exists, which is of the ground floor window. It is not considered that the proposed ground floor extension would worsen the existing situation.

A spiral staircase had been proposed to provide access from the proposed terrace into the garden, however, the residential occupier of the upper floor flat had raised concerns that this would infringe on the privacy and security of the building. On officer's advice, the spiral staircase has been omitted from the proposals.

The proposed terrace is located at a lower level in comparison to the existing terraces at higher level. Given this the proposed terrace is not considered to give rise to overlooking or loss of privacy to the upper floor flat including to its own terrace. Whilst the proposal does create an elevated amenity space given that the existing flat already enjoys access to the lower ground floor garden it is not considered that the proposed terrace would cause material harm to the amenity of the upper floor flat or adjoining properties given its secluded nature.

A condition is recommended to secure details of the obscure glazing to the roof of the ground floor extension.

8.4 Transportation/Parking

Not applicable.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access**8.7 Other UDP/Westminster Policy Considerations**

Not applicable.

8.8 Neighbourhood Plans

The draft Knightsbridge Neighbourhood Plan and all submission documents, representations received, and subsequent modifications proposed to it have been considered by an independent examiner who has issued their final report with recommendations. The council will now consider the examiner's recommendations before publishing its 'Decision Statement'. Depending on the outcome of this, the plan will then need to proceed to a referendum before it can formally become part of the statutory development plan and be attributed full weight. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the draft neighbourhood plan, these are discussed elsewhere in this report.

The submission version of the Mayfair Neighbourhood Plan has been submitted by Mayfair Neighbourhood Forum to the council for consultation and an independent examiner is due to be appointed shortly.

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

Planning obligations are not relevant in the determination of this application.

8.12 Environmental Impact Assessment

Not applicable.

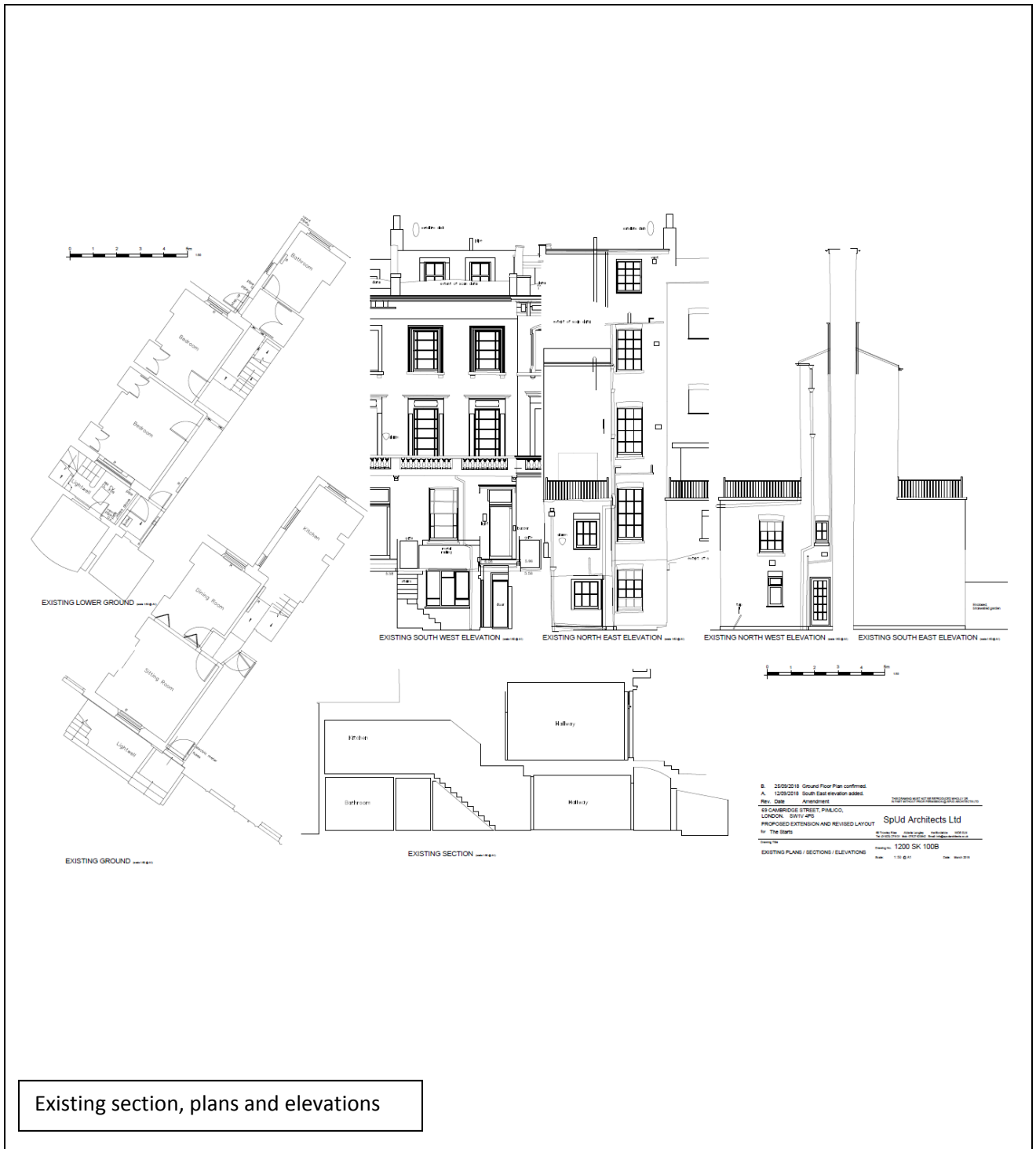
8.13 Other Issues

Not applicable.

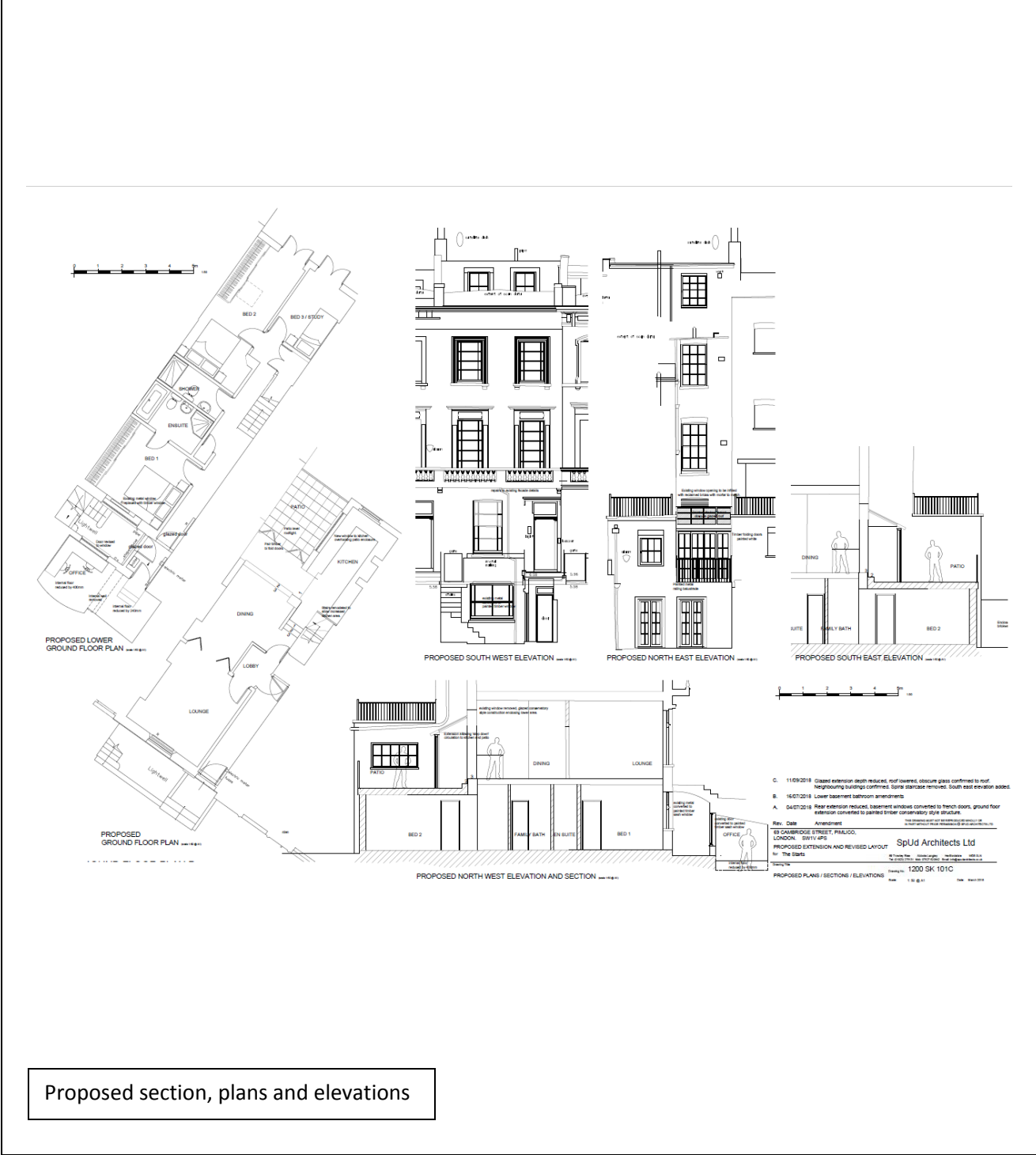
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MATTHEW MASON BY EMAIL AT mmason@westminster.gov.uk

9. KEY DRAWINGS



Existing section, plans and elevations



Proposed section, plans and elevations

DRAFT DECISION LETTER

Address: 69 Cambridge Street, London, SW1V 4PS

Proposal: Erection of lower ground and ground floor rear extension and associated alterations including rear ground floor terrace and modifications to front lightwell fenestration in connection with the existing flat at lower ground and ground floor level.

Reference: 18/06367/FULL

Plan Nos: 1200 SK 201, 1200 SK 100B and 1200 SK 101C.

For information purposes: Design and access statement (Amendment A) dated May 2018.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641 2511

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 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 apply to us for approval of detailed drawings at a scale of 1:10 of the following parts of the development:
- a) Joinery details of the timber extension scaled 1:10;
 - b) New windows, sections and elevation scaled 1:10; and
 - c) New external doors, sections and elevations scaled 1:10.

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 detailed 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 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 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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)

- 6 The glass that you put in the roof of the ground floor extension 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. 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 Please make sure that the lighting is designed so that it does not cause any nuisance for neighbours at night. If a neighbour considers that the lighting is causing them a nuisance, they can ask us to take action to stop the nuisance (under section 102 of the Clean Neighbourhoods and Environment Act 2005). (I39AA)
- 3 The rooms in the underground vaults are only considered acceptable by our Environmental Health officers on the basis that they are used in connection with the main house. If used as separate living accommodation (e.g. for staff accommodation) the lack of sufficient natural light and reasonable views would mean the proposal fails the Housing Health and Safety Rating System - Housing Act 2004.

Additionally the conversion of vault areas for human habitation is not normally recommended because of the low headroom, potential damp problems and 'remote room' issues. The potential for rising dampness (from the ground) and penetrating dampness (from the entrance slab above) together with condensation due to lack of through ventilation is great. Experience has shown that despite thorough "tanking" (complete damp proofing) of vaults, the integrity of the tanking can be damaged by nails/screws etc. New techniques, such as 'Delta membrane', may be more appropriate as alternatives to traditional 'tanking' methods.

You are recommended to seek advice from our Environmental Health Department on appropriate damp proof treatment and ventilation (including additional mechanical ventilation as necessary). However, any works that affect the external appearance may require a further planning permission. For further advice, please contact:

Residential Environmental Health Team
4th Floor East, Westminster City Hall
64 Victoria Street
London SW1E 6QP
Website www.westminster.gov.uk
Email res@westminster.gov.uk
Tel : 020 7641 3003 Fax : 020 7641 8504

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.