

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 2 April 2019	Classification For General Release	
Report of Executive Director Growth Planning and Housing		Ward involved Tachbrook	
Subject of Report	154 Tachbrook Street, London, SW1V 2NE		
Proposal	Erection of a two-storey rear infill extension at basement and ground floor levels; alterations to the existing railings at roof level; and installation of replacement of windows, including formation of a bay window at basement level.		
Agent	John Simpson Architects		
On behalf of	Mr Clive Aslet		
Registered Number	19/00460/FULL	Date amended/ completed	13 March 2019
Date Application Received	22 January 2019		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

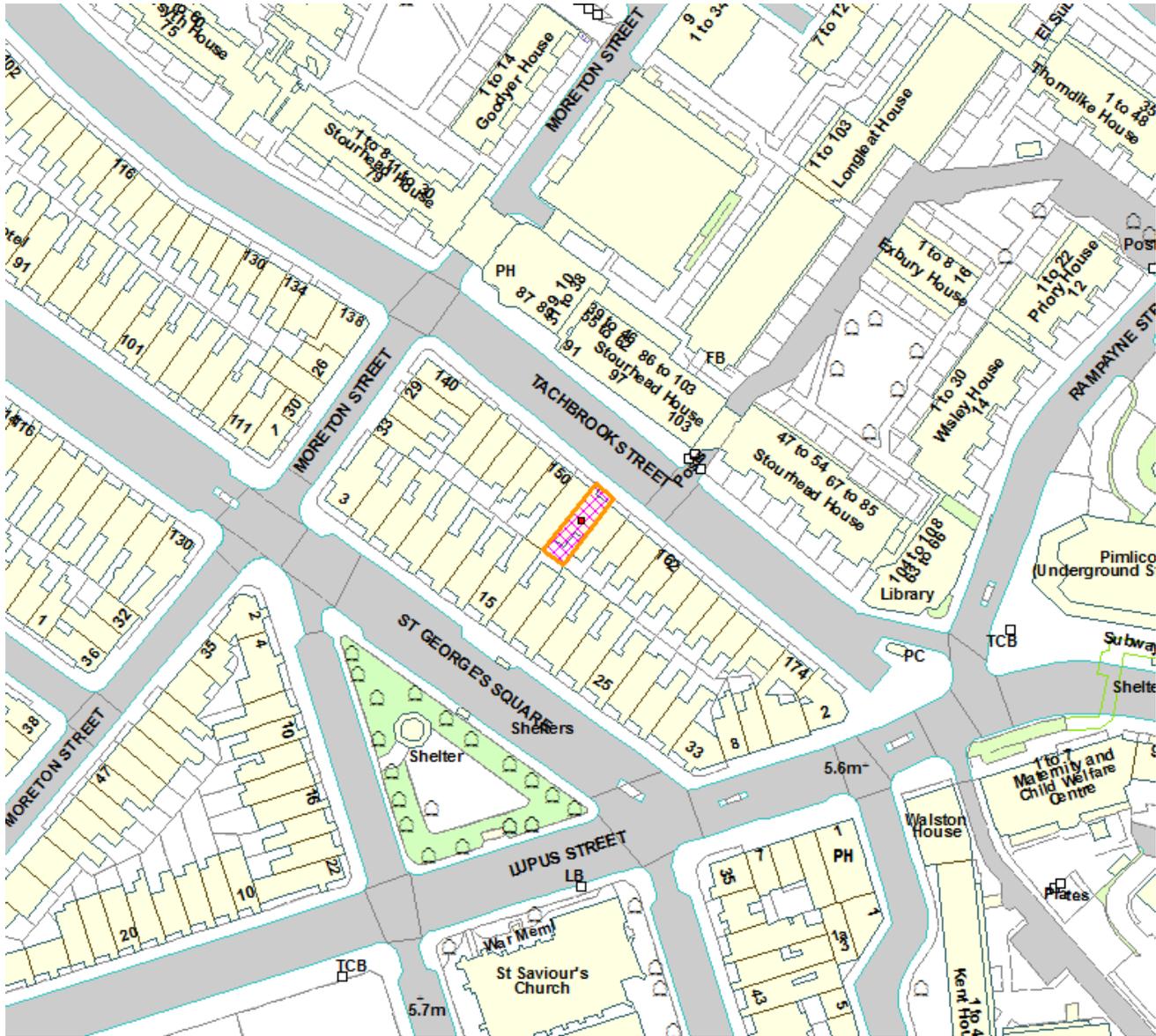
154 Tachbrook Street is an unlisted, mid-terraced townhouse located within the Pimlico Conservation Area. It is in use as a single-family dwelling house. The applicant seeks permission to erect a two-storey rear infill extension at basement and ground floor levels, alterations to the existing railings at roof level, and the installation of replacement of windows, including the formation of a bay window at basement level. Since submission, the applicant has revised the design of the infill extension to incorporate a parapet wall and to introduce obscure glazing to parts of the new windows.

The key issues in this case are:

- the impact of the proposed development on the character and appearance of the building and the Pimlico Conservation Area; and
- the impact on the amenity of neighbouring residents.

For the reasons set out in this report, the proposed development is considered to accord with relevant policies within the Unitary Development Plan adopted in January 2007 (the UDP) and Westminster's City Plan adopted in November 2016 (the City Plan). As such, it is recommended that planning permission is granted, subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Photograph from Tachbrook Street



Photograph of rear from 17 St Georges Square

5. CONSULTATIONS

WESTMINSTER SOCIETY:

Any response received to be reported verbally.

PIMLICO FREDAS:

Any response received to be reported verbally.

PIMLICO NEIGHBOURHOOD FORUM:

Any response received to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 23

Total No. of replies: 3

Three neighbouring residents have raised objection on some, or all, of the following grounds:

Residential Amenity

- Increased sense of enclosure / overbearing;
- Loss of light, including loss of reflected light;
- Loss of privacy;
- Increased noise disturbance;

Other

- The submitted site plan is inaccurate as it does not show the existing extensions to numerous properties in the area.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

154 Tachbrook Street is an unlisted, mid-terraced townhouse located within the Pimlico Conservation Area. The building comprises basement, ground, two upper floors and a mansard. It is in use as a single-family dwelling house.

6.2 Recent Relevant History

None relevant.

7. THE PROPOSAL

The applicant seeks permission to erect a two-storey rear infill extension at basement and ground floor levels, alterations to the existing railings at roof level, and the installation of replacement of windows, including the formation of a bay window at basement level.

Since submission, the applicant revised the design of the infill extension to reduce the pitch of the rear infill extension and incorporate a parapet wall to overcome officer design concerns and to introduce obscure glass panels to parts of the new windows to overcome officer concerns with privacy.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The application property is a single-family dwelling house and the additional residential floorspace created would enlarge this existing house. This raises no land use issues.

8.2 Townscape and Design

The two-storey rear extension would partly infill the space between the closet wing at the application property and the adjacent closet wing to 156 Tachbrook Street. The extension would result in the creation of a small lightwell between it and the main building. It would also be set back from the rear building line of the existing closet wing. In this form, the extension would not dominate the rear elevation, being subservient to both the existing closet wing and main building. Following the revision to the extension's design to incorporate a parapet, the extension would reflect the design and style of the existing building and would be compatible with its surroundings. The use of matching brick for the extension and timber for its openings is proposed and a condition is recommended to secure this. The City Council has granted permission for similar two-storey infill extensions elsewhere on the terrace, including at 158 and 160 Tachbrook Street.

The applicant also proposes a new bay window at basement level; it would modestly project from the existing closet wing and would have a lead roof and timber windows. As it is in a discreet basement level location and of a modest scale, it would not detract from the appearance of the building or area. Whilst the extension and bay window would reduce the size of the garden, it would still be comparable in size to others elsewhere on the terrace and the terrace opposite.

At roof level, the applicant proposes to reduce the height of the existing railings enclosing the roof terrace. This would improve the appearance of the building as the existing railings are overly large and incongruous. The proposal also includes the replacement of the existing door onto the roof terrace with three new full height openings (one door and two windows). Given the current appearance at this level, these works also would not harm the character of the building or conservation area and are therefore acceptable in design terms. The proposed replacement windows elsewhere on the building are also acceptable in terms of their design and materials.

The application is considered compliant with section 16 of the National Planning Policy Framework (NPPF) and by the Council's own policies in the City Plan and Unitary Development Plan (UDP); in particular to this case, policies S25 and S28 of the City Plan and DES 1, DES 5, DES 6 and DES 9 of the UDP.

8.3 Residential Amenity

The buildings on this part of Tachbrook Street are in close proximity to those on St George's Square. Directly to the rear of the site is 17 St George's Square, which comprises six residential flats. Adjoining buildings, 152 and 156 Tachbrook Street, are also in residential use.

Policies S29 of the City Plan and ENV 13 of the UDP aim to safeguard the amenity of residents from the effects of new development with regard to overlooking, sense of enclosure and loss of daylight and sunlight. Policy ENV 6 of the UDP relates to noise pollution and aims to ensure development does not cause harm in terms of noise disturbance.

Neighbouring residents within 17 St George's Square have objected on the grounds of increased sense of enclosure, loss of light, loss of privacy and increased noise disturbance.

Sense of Enclosure

The gap between the existing rear elevation of the closet wing and the rear of 17 St George's Square is approximately 5.5 metres, and the existing buildings are tall five storey townhouses. Consequently, the residents, particularly those whose flats are located on the lower floors, currently endure a high degree of enclosure.

The proposed two-storey rear infill extension would be at basement and ground floor levels. The ground floor element would be partially visible from the basement flat at 17 St George's Square - above the existing garden wall. This flat has their principle living room and kitchen at the rear, which contain glazed doors that lead to a rear courtyard. It would also be directly opposite the ground floor flat at 17 St George's Square, and the residents there would view the extension primarily from their bedroom, which is located within the rear closet wing of that flat. From these properties, the residents would view the proposed extension in the context of the existing closet wing and main building.

An increase in a sense of enclosure occurs where development would have an adverse overbearing effect that would result in an unduly oppressive living environment. While it is understandable that these residents would raise concern regarding the proximity of this new extension, given it would be lower than, and slightly set back from the rear of, the existing closet wing, the increase in a sense of enclosure would not be significant.

For those in the basement flat at 17 St George's Square, the garden wall would remain the dominant feature that limits outlook and so the extension would only be noticeable in small proportion of the effected room. Where it would be visible, particularly in the courtyard, these residents would view the extension within the context of larger closet wing and main building. The residents of the ground floor flat would be at the same level as the top floor of the proposed extension and would also view it within the context of the existing buildings. Overall the development would have an effect, on balance however, this would not be so significant to justify refusing permission.

Sunlight and Daylight

In circumstances where losses of light may result, officers normally expect the applicant to support their planning application with a daylight and sunlight assessment. This would assess natural lighting in accordance with the Building Research Establishment (BRE) guidelines: 'Site Layout Planning for Daylight and Sunlight'. The applicant has not produced one in this instance but given the existing context and the scale of the development, one is not necessary.

In terms of measuring daylight (diffuse light), the vertical sky component (VSC) and no-sky line (NSL) would be used. VSC represents the amount of visible sky that one would see from the midpoint of a window and the NSL measures the proportion of a room where one would see visible sky. In this case, given the main building is three stories higher than the proposed extension, the objecting residents would not experience an increase in the amount of unobstructed sky. Sunlight (direct sunshine), is measured by annual probable sunlight hours which is calculated in a similar way to VSC, and for this reason, sunlight levels would not be affected either.

An objector has also raised concern regarding a loss of reflected light (direct sunshine that 'bounces' off buildings). There are no methodologies to measure this type of light, but there should be little reduction in direct sunlight that reaches into the gap between these buildings. The resulting reflected light may take a different form from the existing situation, but it would be unreasonable for this to be a reason to refuse consent.

Privacy

Given the close proximity of the existing buildings, there is already a high degree of mutual overlooking. Since submission, the applicant has revised the proposal so that the glazing to the new windows to the extension at ground floor level are obscure on the lower panes. This measure will prevent the potential harmful views from the proposed extension to the neighbours' flats opposite and officers recommend a condition to ensure this is secured. A rear bathroom window at second floor level would be enlarged, and a condition will require obscure glazing is used. The condition also requires that the bottom panes of the windows referred to above be fixed shut. The roof terrace is extant, so its alteration would not result in a harmful increase in overlooking.

Noise Disturbance

The existing close proximity between the buildings on Tachbrook Street and St George's Square means that noise reverberates within the gap. The objectors report that this noise can disturb them, and they state the proposals would worsen this. The applicant proposes to continue to use the building as a single-family dwellinghouse, and so the level of activity within the building would be similar to the existing situation. In addition, given the extensions involve building in the rear yard are; there would be a reduction in the space available for external activities and the noise associated with those.

8.4 Transportation/Parking

The proposed extensions would provide additional floorspace to an existing residential unit and therefore there would be no increase in the number of households. As such, the proposals would not affect the local highway network or availability of on-street parking.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

The proposal does not alter access arrangements.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Informal consultation on the first draft of Westminster's City Plan 2019-2040 took place between Monday 12 November 2018 and Friday 21 December 2018. Following this informal consultation, any representations received are being considered and the draft plan will be revised in advance of formal consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012. Given the very early stage of the consultation process and having regard to the tests set out in para. 48 of the NPPF, the policies of the emerging draft City Plan are given little to no weight at the present time.

8.9 Neighbourhood Plans

None relevant.

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan and UDP policies referred to in the consideration of this application are consistent with the NPPF unless stated otherwise.

8.12 Planning Obligations

Planning obligations are not relevant in the determination of this application. As the additional floorspace would be less than 100sqm, the application is not liable for Mayoral or City Council CIL.

8.13 Environmental Impact Assessment

The application is of insufficient scale to trigger the requirement of an EIA.

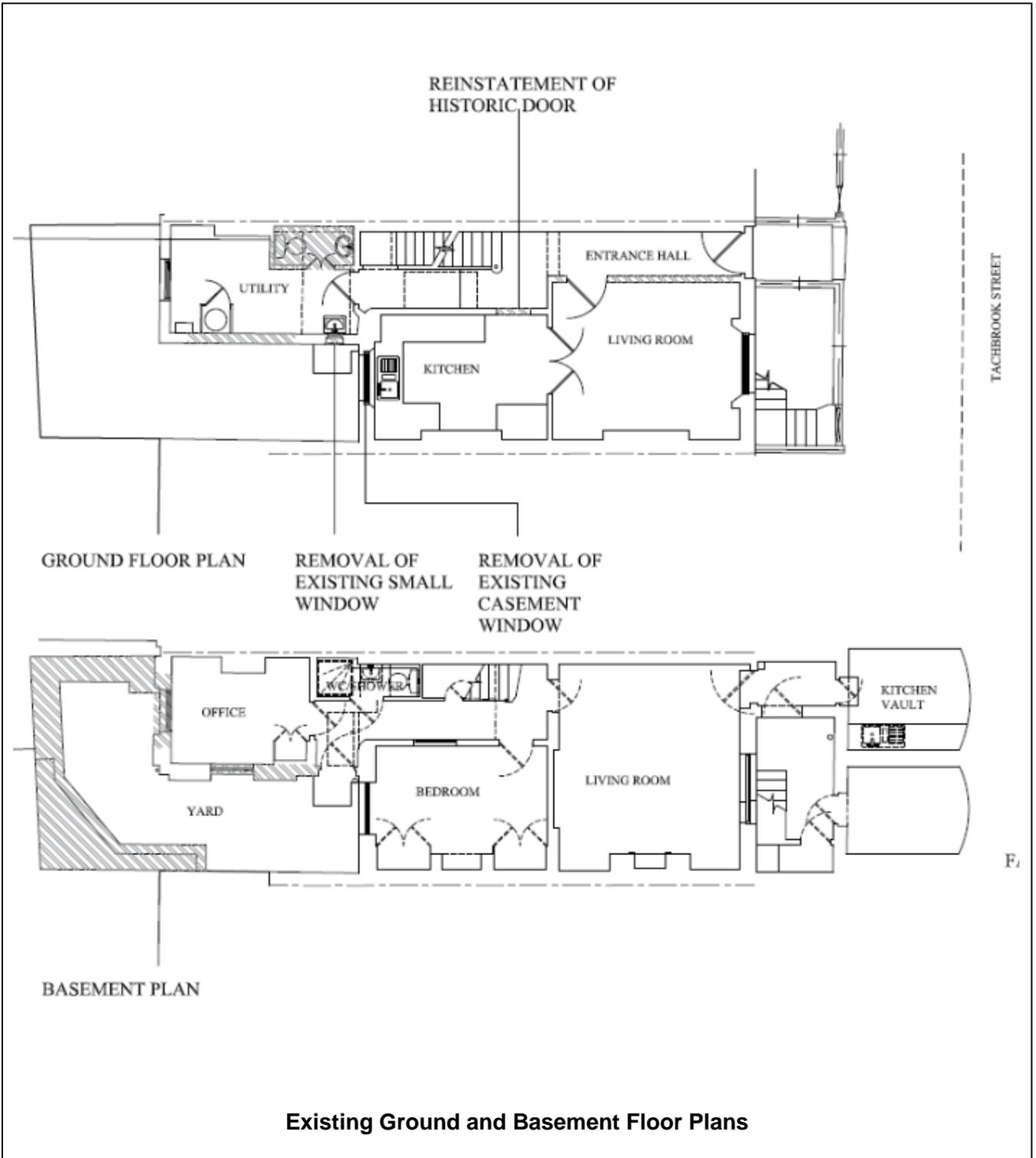
8.14 Other Issues

An objector has raised concern that the submitted site plan does not accurately reflect the area, as existing extensions to buildings are not shown. The purpose of the site plan is to identify the application building within its wider context, which the submitted plan does. These are often Ordnance Survey maps, or are based on such maps, and are not always up to date. Officers do not expect that applicants carry out their own survey of the wider area and as such the submitted site plan is acceptable.

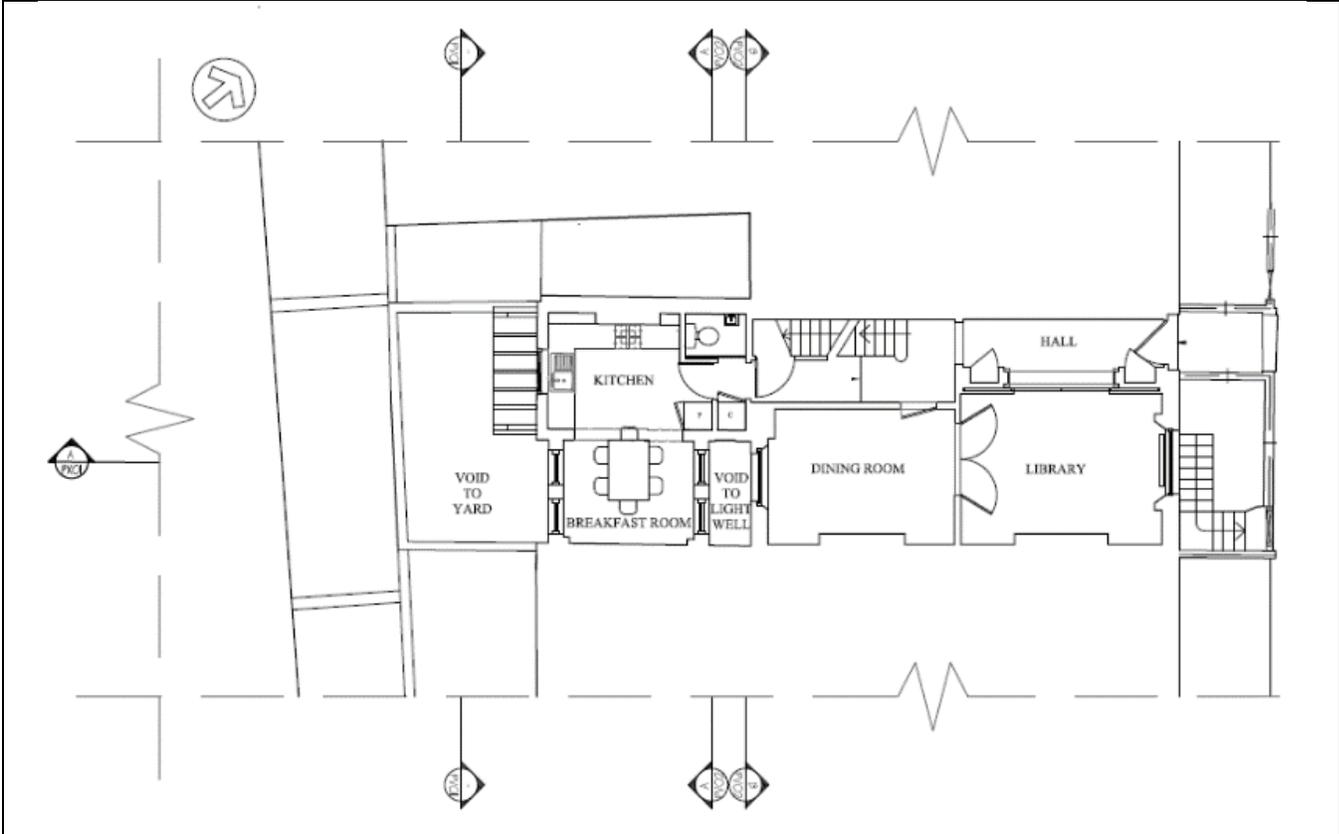
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: VINCENT NALLY BY EMAIL AT vnally@westminster.gov.uk

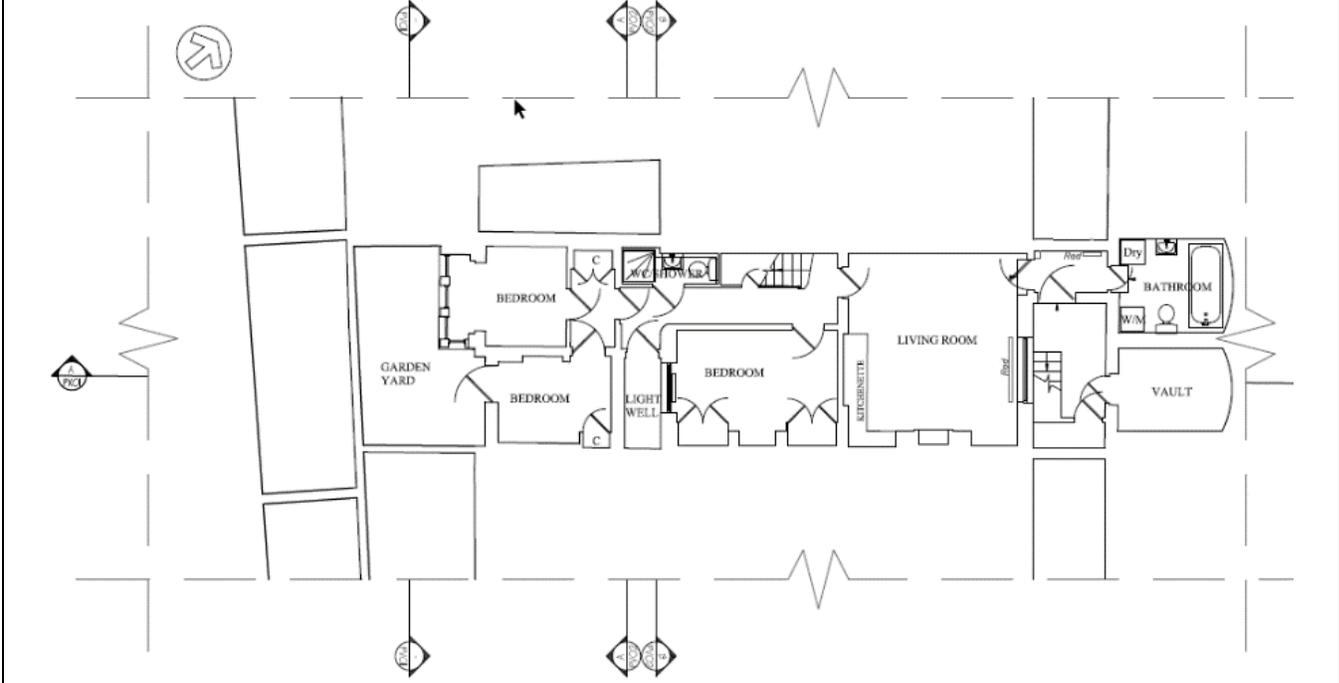
9. KEY DRAWINGS



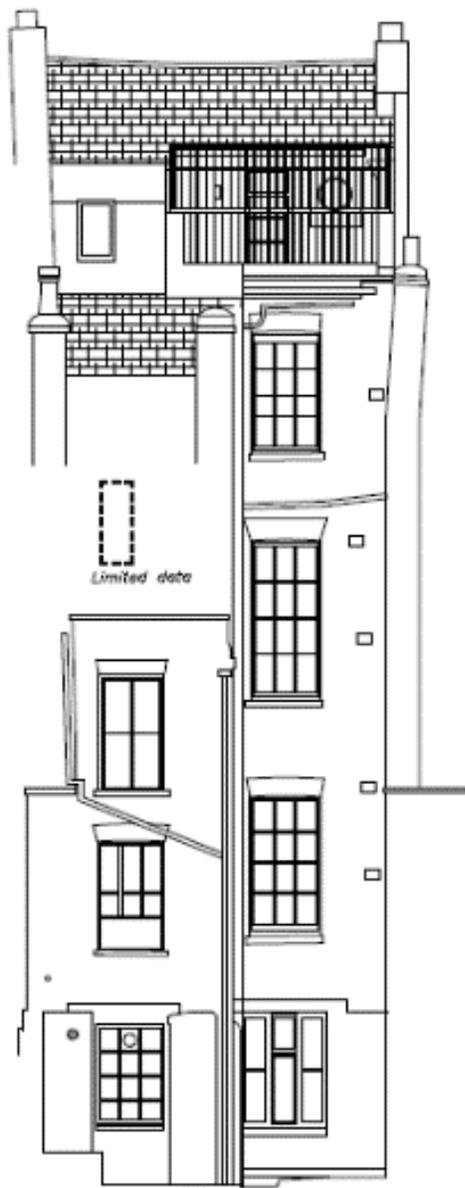
Existing Ground and Basement Floor Plans



Proposed Ground Floor Plan



Proposed Basement Plan



Existing rear elevation



Proposed rear elevation

DRAFT DECISION LETTER

Address: 154 Tachbrook Street, London, SW1V 2NE

Proposal: Erection of a new infill extension at rear basement and ground floor levels, remodelling railings on the top floor, repair and replacement of windows.

Reference: 19/00460/FULL

Plan Nos: Site Location Plan; PL05B; SL01A; SL02A; SX01; PL01B; PL02C; PL03B; PL04B; PX01C; PV01D; PV02A.

For Info Only:

Design and Access Statement (ref: TBK1713/DOC002A).

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 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 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)

- 5 All new windows frames must be timber and painted white and you must keep them 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)

- 6 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:

- i) Windows
- ii) Doors; and
- iii) Railings.

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

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)

- 7 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

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)

- 8 The glass that you put in the lower panes in the new windows to the rear elevation of the infill extension at ground floor level, and the enlarged window at to the rear of the closet wing at second floor level, must not be clear glass, and you must fix the lower panes 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)

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, neighbourhood plan (where relevant), 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.