

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	Priory House, Flat 22, 12 Rampayne Street, London, SW1V 2QT		
Proposal	<ol style="list-style-type: none"> 1. Installation of an extractor fan in bathroom window at fifth floor. 2. Installation of an extractor fan in bathroom window at fifth floor and installation of level access shower. 		
Agent	Mr John Quinn		
On behalf of	Ms Anne Austen		
Registered Number	<ol style="list-style-type: none"> 1. 18/10458/FULL 2. 18/10459/LBC 	Date amended/ completed	11 December 2018
Date Application Received	11 December 2018		
Historic Building Grade	II		
Conservation Area	Lillington Gardens		

1. RECOMMENDATION

1. Grant conditional permission.
2. Grant conditional listed building consent.

2. SUMMARY

Priory House, 12 Rampayne Street is a Grade II listed building within the Lillington Gardens Conservation Area. Planning and listed building consent are sought for the installation of an extractor fan to bathroom window and internal alterations to Flat 22 which is located at fifth floor level.

Ordinarily proposals such as this are considered 'de minimis', not requiring the benefit of planning permission. Notwithstanding this, an application has been submitted and the Council can therefore proceed to determination.

One letter of objection from a neighbour has been received on the grounds it will harm the appearance of a listed building. The objector points out that window are of dark grey colour but the extractor is white which will appear incongruous. The neighbour also states that mechanical ventilation is not required as the window is openable and that the vent would allow for less natural light into the bathroom. The letter also mentions the discrepancy in the proposed elevation drawing and the photograph submitted obscured by a tree.

Revised drawing has been submitted during the course of the application to more accurately representation of the vent. Officers have advised the agent that a darker colour vent would overcome the concerns raised by the neighbour, but we have been advised that the manufacturer only has a white option.

The proposed external works are considered minor in nature. The applicant is proposing an extractor fan which would be installed within one narrow window pane. It is not considered reasonable to withhold permission on the grounds of the colour of the vent. It is a standard uPVC white fan unit measuring 16cm x 16cm. The works proposed are reversible in nature and the location at the high level of the building. It is considered that the proposals will no unacceptably harm the appearance of the building or the Lillington and Longmoore Gardens Conservation Area.

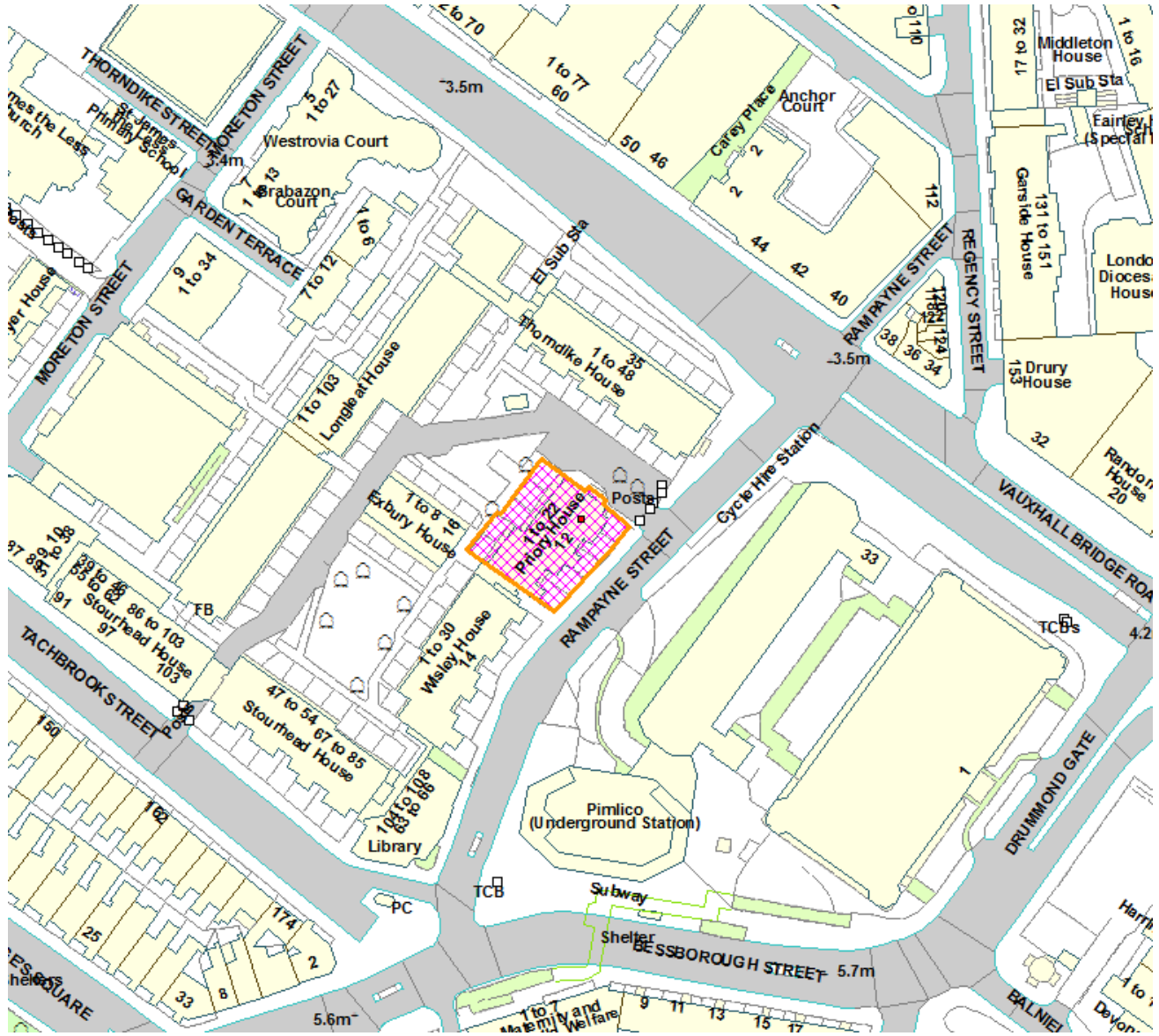
The extractor will be inserted in the lower pane of a bathroom window, it is not considered that reduction of natural light within the bathroom itself is a sustainable reason to withhold permission.

This a simple solution to be installed to meet the needs of the flat occupier who desires improved ventilation in their bathroom. Whilst it is noted that the existing window is openable, it is not considered sustainable to refuse permission on the basis that there is already an option to ventilate the room.

The proposed internal alterations to the bathroom do not raise concerns as the interiors of the flats at the Lillington and Longmoore Estate are not considered contributors to the architectural and historic significance of the listed blocks.

For these reasons the works proposed under these applications are acceptable in design and listed building terms and in accordance with policies in the NPPF encouraging the enhancement of heritage assets, with strategic policies S25 and S28 in Westminster's City Plan, with UDP policies DES 1, DES 5, DES 9 and DES 10 and with our supplementary planning guidance the 'Lillington and Longmoore Gardens Conservation Area Audit' and Repairs and Alterations to Listed Buildings'.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Photograph from Rampayne Street (window location identified)

5. CONSULTATIONS

WESTMINSTER SOCIETY: Any response to be reported verbally.

PIMLICO FREDA: Any response to be reported verbally.

PIMLICO NEIGHBOURHOOD FORUM: Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 69

Total No. of replies: 1

One letter of objection has been received raising the following grounds:

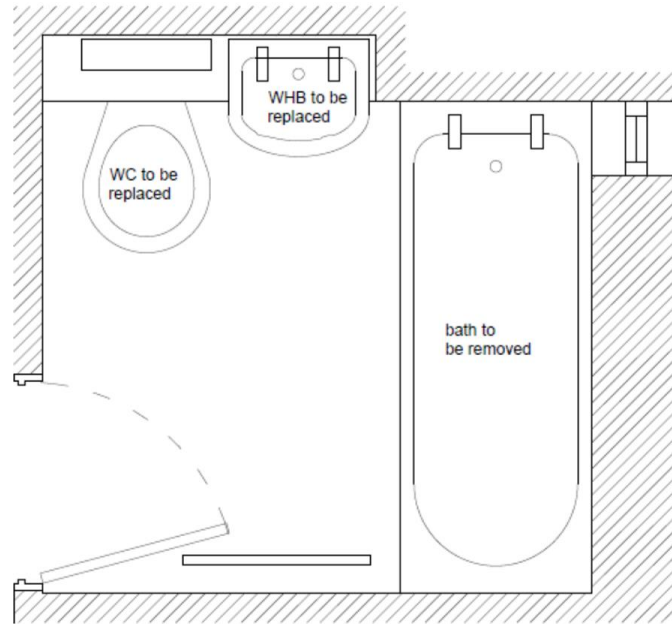
- Alters the appearance of Grade II listed façade.
- Windows are dark grey aluminium and the extractor is brilliant white – will appear terrible and unacceptable.
- No other mechanical vent to bathroom on Rampayne Street elevation.
- Mechanical ventilation not required to the bathroom as the window is openable
- Reduction of natural light to the bathroom.
- Proposed elevation drawing does not properly depict the vent.
- Property obscured by tree foliage in the supporting document.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

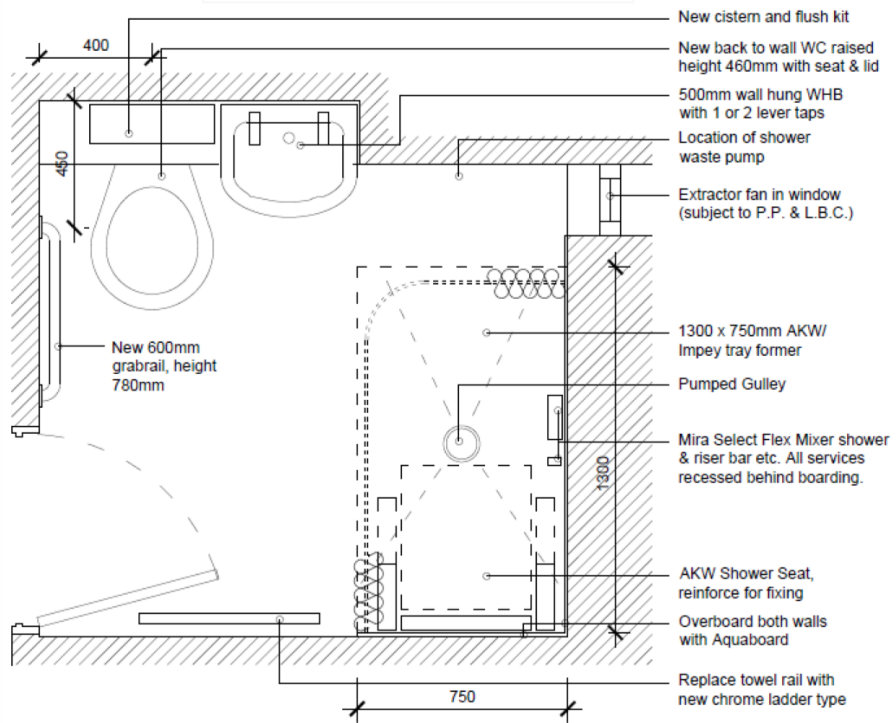
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

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

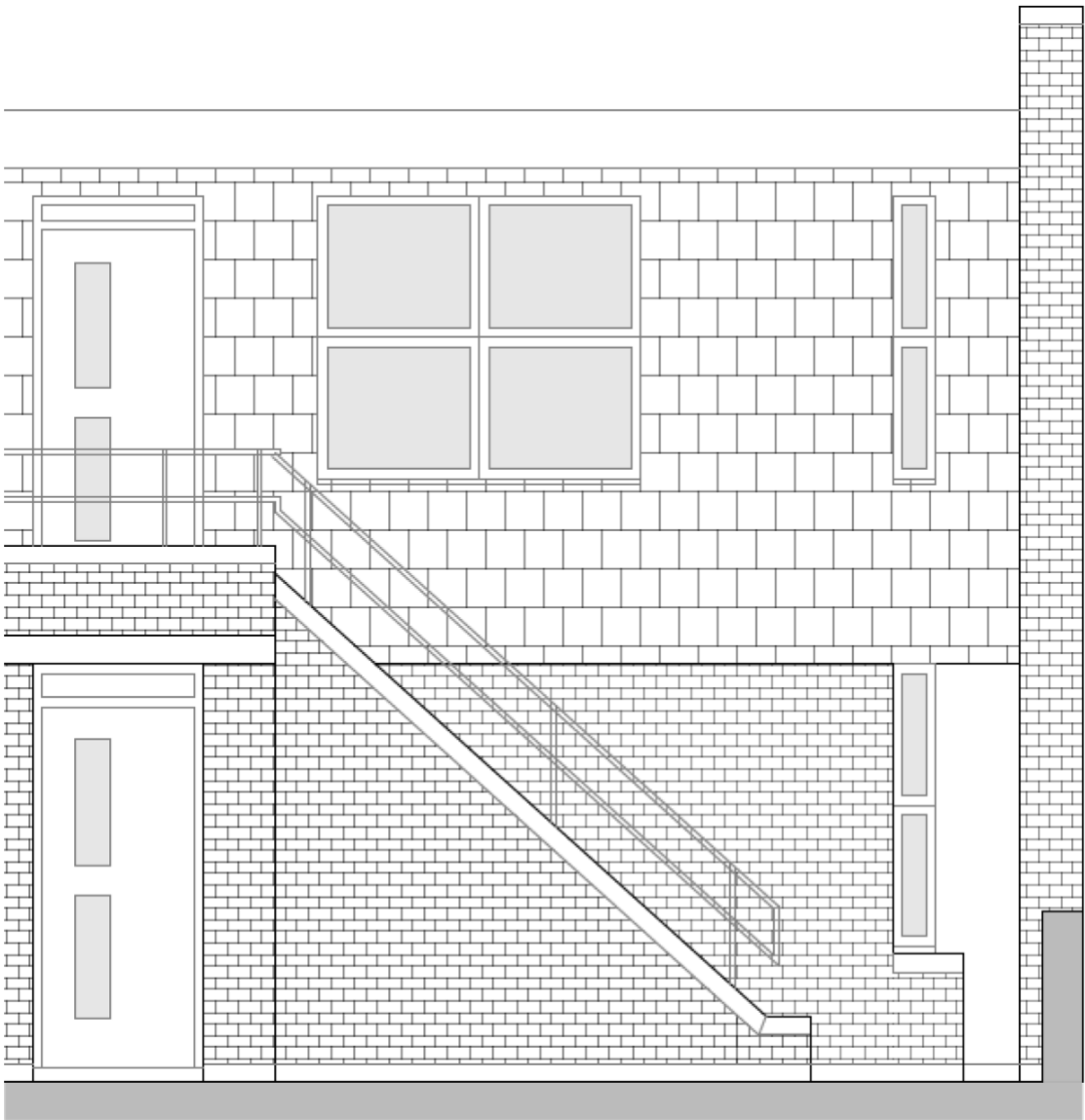
6. KEY DRAWINGS



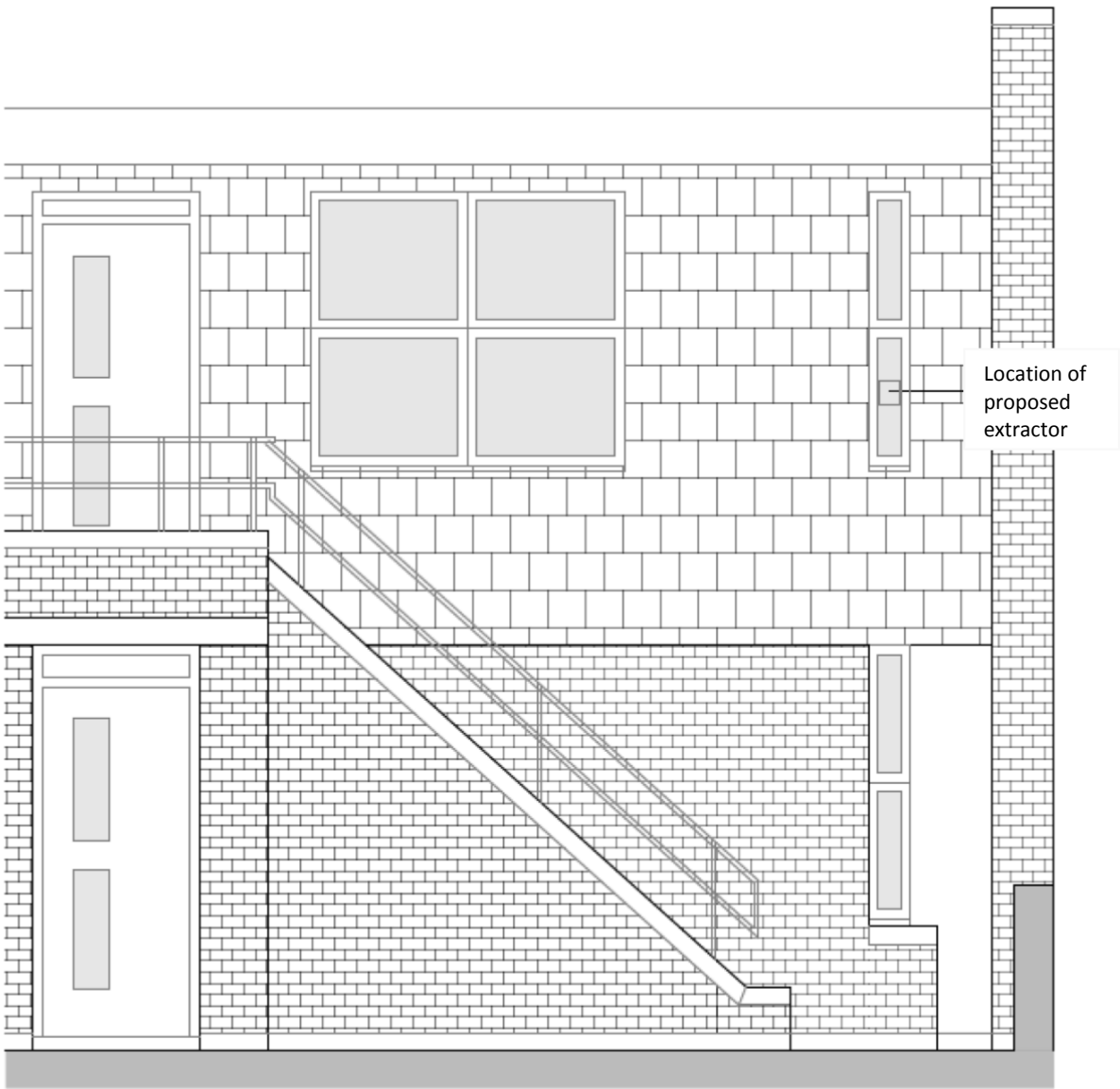
Existing floor plan



Proposed floor plan



Existing elevation



Proposed elevation

DRAFT DECISION LETTER

Address: Priory House, Flat 22 , 12 Rampayne Street, London, SW1V 2QT

Proposal: Installation of an extractor fan in bathroom window at fifth floor.

Reference: 18/10458/FULL

Plan Nos: P-01; P-02; P-03 A; P-05; Manufacturers specification for Lo-Carbon Centra/SELV.

Case Officer: Aurore Manceau **Direct Tel. No.** 020 7641 7013

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 Lillington Gardens 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)

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.

DRAFT DECISION LETTER

Address: Priory House, Flat 22 , 12 Rampayne Street, London, SW1V 2QT

Proposal: Installation of an extractor fan in bathroom window at fifth floor and installation of level access shower.

Plan Nos: P-01; P-02; P-03 A; P-05; Manufacturers specification for Lo-Carbon Centra/SELV.

Case Officer: Aurore Manceau **Direct Tel. No.** 020 7641 7013

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework, the London Plan 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the special architectural and historic interest of this listed building.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (159AA)