

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 9 April 2019	Classification For General Release	
Report of Executive Director Growth Planning and Housing		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	194 Queen's Gate, London, SW7 5EU		
Proposal	Erection of roof extension to create new sixth floor and alterations to rear at fifth floor level in connection with the enlargement of the fourth and fifth floor maisonette (Flat 7).		
Agent	Mr Naresh Sam		
On behalf of	Mr Oleg Polyakov		
Registered Number	18/09243/FULL	Date amended/ completed	30 October 2018
Date Application Received	30 October 2018		
Historic Building Grade	Unlisted		
Conservation Area	Knightsbridge		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

194 Queen's Gate is an unlisted townhouse within the Knightsbridge Conservation Area.

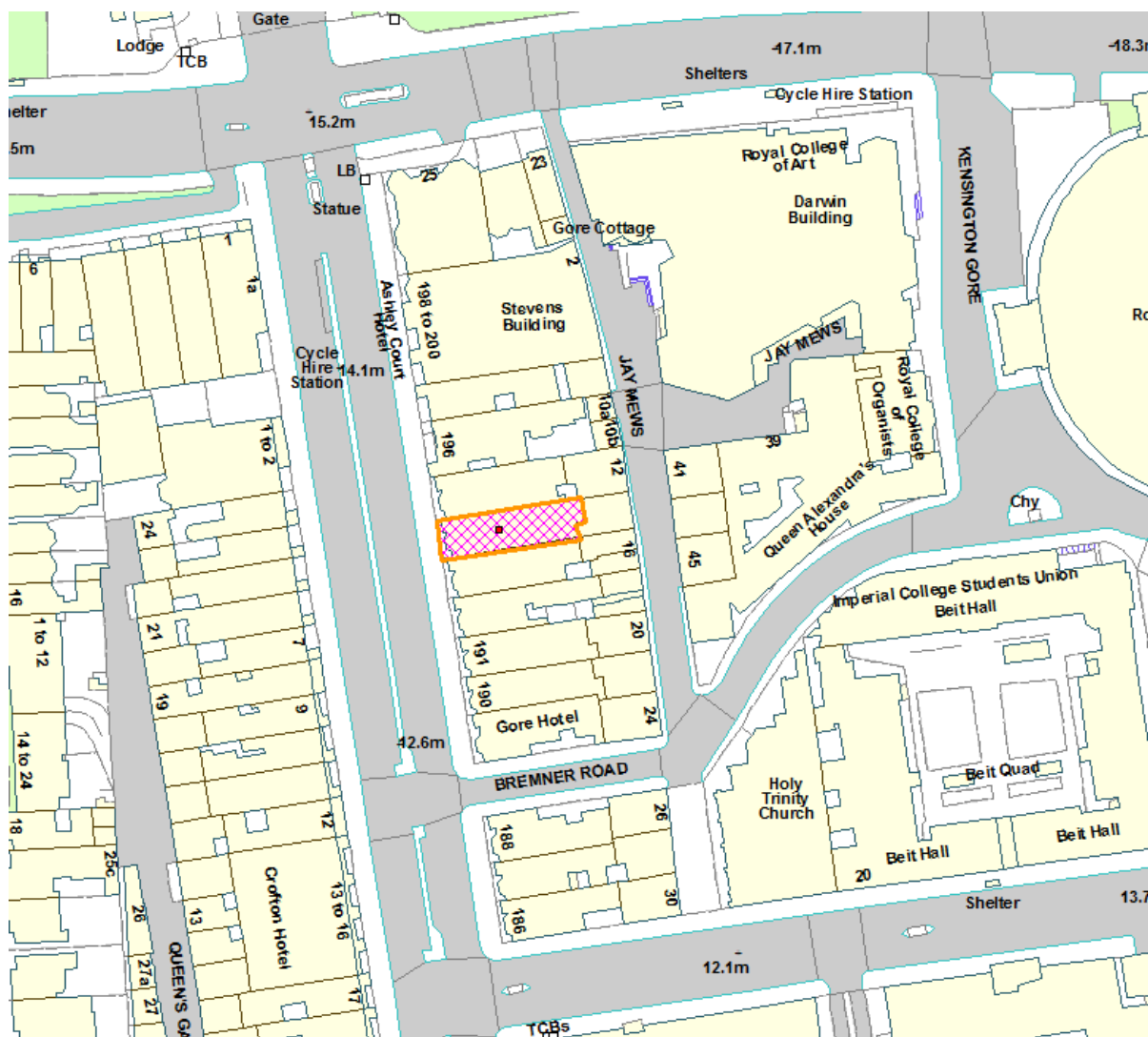
An application has been submitted seeking planning permission for the erection of a roof extension to create a new sixth floor and alterations to the rear at fifth floor level in connection with the enlargement of the fourth and fifth floor maisonette (Flat 7).

The key issues for consideration are:

- * The impact of the proposals on the appearance of the building and character of the surrounding Knightsbridge Conservation Area.
- * The impact of the proposals on the amenity of neighbouring residents.

The proposals are considered to comply with the Council's policies in relation to design, conservation and amenity terms and would accord with policies within the Unitary Development Plan (UDP), Westminster's City Plan: Strategic Policies (City Plan) and the Knightsbridge Neighbourhood Plan (KNP). As such, it is recommended that conditional planning permission is granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation 194 Queen's Gate

5. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION:

No objection.

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 30

Total No. of replies: 2

No. of objections: 2

Two letters from neighbouring residents objecting to the proposals on the following grounds:

- design and negative impact on host building and conservation area;
- loss of light;
- light spillage from windows;
- noise and disturbance from construction; and
- the applicant has no right to alter the airspace.

PRESS ADVERTISEMENT/ SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application relates to an existing fourth and fifth floor maisonette (Flat 7) that occupies the upper floors of 194 Queen's Gate, an unlisted townhouse within the Knightsbridge Conservation Area.

6.2 Recent Relevant History

Planning permission was granted in November 2017 (RN: 17/08758/FULL) for the erection of a glazed extension at lower ground, ground and first floor levels in rear (internal) courtyard area, replacement of windows and door at front lower ground and ground floor levels and installation of plant to front pavement vaults,

Planning permission was granted in May 2018 (RN: 18/02561/FULL) varying this permission to allow alterations to the rear lightwell to enclose it and change the form of the glass roof to the courtyard.

7. THE PROPOSAL

Planning permission is sought for the erection of a roof extension to create a new sixth floor and alterations to the rear at fifth floor level in connection with the enlargement of the fourth and fifth floor maisonette (Flat 7).

8. DETAILED CONSIDERATIONS

8.1 Land Use

The creation of additional residential floorspace is welcomed in land use terms, in line with policies H3 of the UDP and S14 of the City Plan.

8.2 Townscape and Design

An objection has been received on the grounds of design and the negative impact of the proposals on the host building and conservation area.

194 Queen's Gate is an attractive unlisted townhouse within the Knightsbridge Conservation Area, dating from 1877. It has a traditionally detailed slate mansard with dormers and tall prominent chimneys. The Knightsbridge Conservation Area Audit SPD identifies it as an unlisted building of merit and as a building with existing mansard which is unsuitable for roof extension. The main design issues are the impact of the roof alterations and extension on the character and appearance of the Knightsbridge Conservation Area.

The application proposes extension and remodelling of the existing roof, with new dormer windows to the rear. While the existing roof form does contribute positively to the character of the building, the proposed roof would not be significantly taller and maintains similar detail and materials. The application site is part of a group of terraced townhouses which vary in detail and are characterised by roofs of slightly differing heights. The roof to the application property will be lower than to immediately adjoining properties, finished in slate to match and the overall prominence of the chimneys will be maintained. Notwithstanding the advice within the conservation area audit, extending the roof is therefore considered acceptable in principle.

In terms of the design detail, traditional dormers are proposed in the rear of the roof extension. Full height glazed doors below this are not traditional in detail but there are existing similar doors and to the rear, roofs have been substantially altered and do not have consistent character or detail. The buildings also have a very deep plan with large rear closet wings which means that there is very limited visibility towards the rear of the roofs. As such, in this instance the glazed doors are also considered acceptable. Conditions are proposed to require submission of detailed drawings of the dormers and doors and sample of the roof slate to ensure this matches existing.

Subject to appropriate detail and materials, the proposals are acceptable and will not harm the appearance of this unlisted building of merit, nor will they cause harm to the wider roofscape and the character and appearance of the Knightsbridge Conservation Area. As such, the proposals comply with national and local policy and in particular

policies DES 6 (roof extensions) and DES 9 (conservation areas) of the UDP, and S25 (Heritage) and S28 (Design) of the City Plan.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV 13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure, outdoor space and encourage development which enhances the residential environment of the surrounding properties.

Objection has been received on grounds of loss of light from the proposed roof extension and light spillage from proposed windows into surrounding properties. No. 194 adjoins 195 Queen's Gate to the north and 193 Queen's Gate to the south. The properties all exhibit deep closet wings which create lightwells between the rear of the properties.

The objection relates to a rear window on the third floor of No. 193 which the objector says faces the rear of the application building and serves as a study. The proposed extension would raise the existing roof height by approximately 1.4m, remaining lower than the roof height of the two adjoining properties. There will be some minimal build out of the rear wall at fifth floor level to support the roof extension above, however this is not considered to be a significant amount. The extension will remain suppressed at both sides by the tall chimney stacks which form the boundary wall between the adjoining properties.

By virtue of the relatively minimal increase in roof height, the location and size of the existing chimney stacks and the depth and orientation of the rear lightwells, the application is not considered to give rise to any significant issues in terms of loss of light or sense of enclosure to neighbouring properties to merit a refusal of permission on these grounds. With regard to potential light spillage from the rear windows, given the existing patio doors at fifth floor level, the replacement rear patio doors and two new dormer windows are not considered to lead to a noticeable amount of light spillage beyond the existing situation.

Subject to conditions, the proposals are considered to be in line with policies S29 of the City Plan and ENV13 of the UDP.

8.4 Transportation/Parking

None as the proposals relate to an existing residential unit.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The proposals do not propose any changes to the existing 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

The Knightsbridge Neighbourhood Plan includes policies on a range of matters including character, heritage, community uses, retail, offices, housing, cultural uses, transport and the environment. It has been through independent examination and supported at referendum on 18 October 2018, and therefore now forms part of Westminster's statutory development plan. It will be used alongside the council's own planning documents and the Mayor's London Plan in determining planning applications in the Knightsbridge Neighbourhood Area. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed elsewhere in this report (section 8.14).

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 considered to be consistent with the NPPF unless stated otherwise.

8.12 Planning Obligations

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

8.13 Environmental Impact Assessment

The proposed development is of insufficient scale to require an Environmental Impact Assessment.

8.14 Other Issues

Objections have been raised on the grounds the proposals would lead to noise and disturbance created by the construction impact.

Policy KBR22 of the Knightsbridge Neighbourhood Plan states that proposals should be designed in a way that minimises their impacts on amenity, public health and the environment through dust and emissions, light pollution, noise and vibration during deconstruction and construction.

The City Council's standard condition restricting the hours building works can be carried out to between 08.00 and 18.00 Monday to Friday, 08.00 and 13.00 on Saturday and not at all on Sundays, bank holidays and public holidays, is recommended to be imposed to limit the disturbance of the construction impact as much as practicable.

A further objection has been received on the grounds that the applicant has no right to alter the airspace. Such matters are private concerns, governed by separate legislative regimes and planning permission could not be refused on these grounds.

(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: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk.

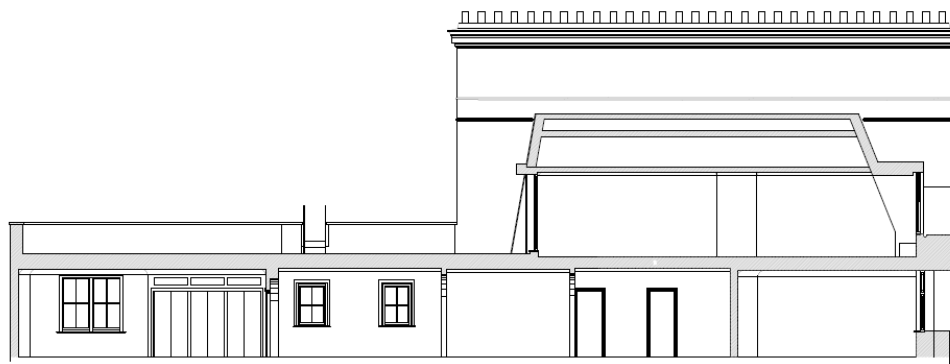
9. KEY DRAWINGS



EXISTING FRONT ELEVATION
SCALE - 1/8"=1'-0"



EXISTING REAR ELEVATION
SCALE - 1/8"=1'-0"

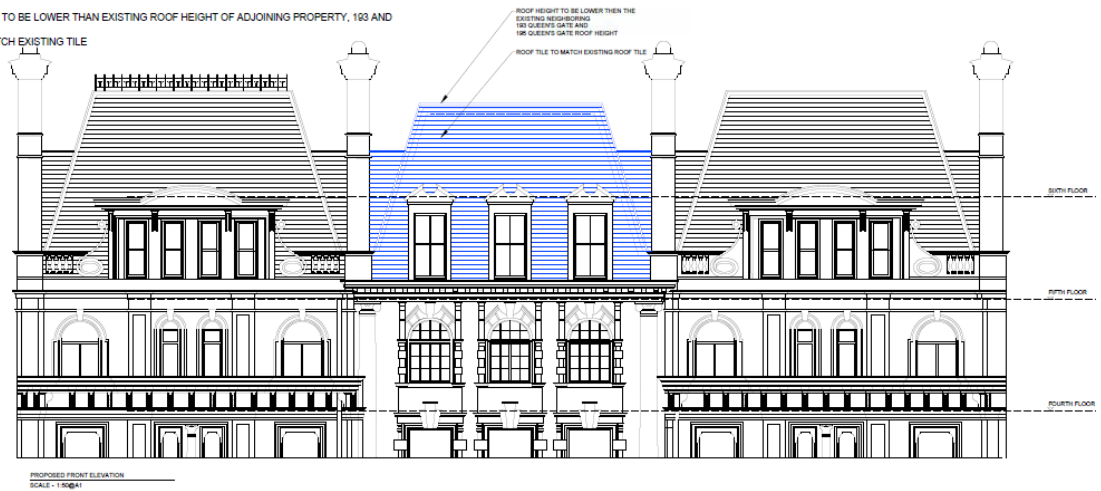


EXISTING SECTION A
SCALE - 1/8"=1'-0"

Existing front elevation, rear elevation and section drawings

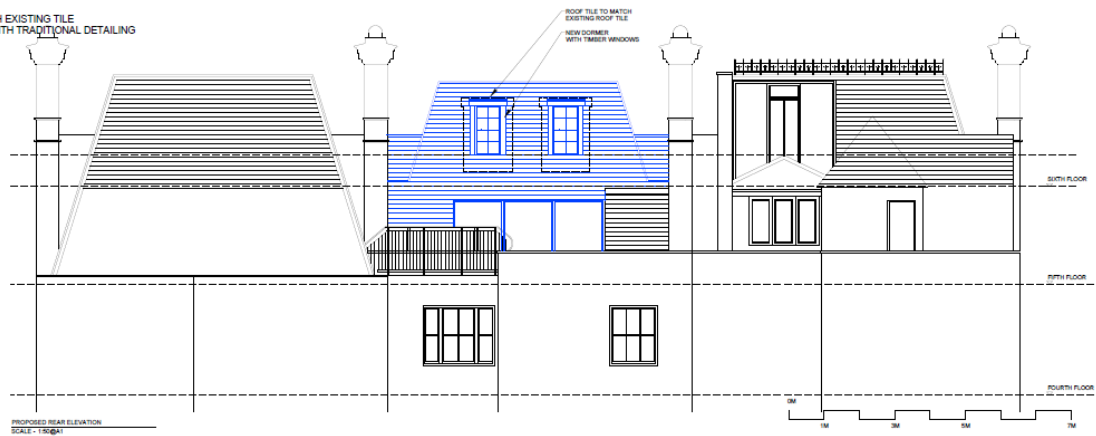
FRONT ELEVATION

- PROPOSED ROOF TO BE LOWER THAN EXISTING ROOF HEIGHT OF ADJOINING PROPERTY, 193 AND 195 QUEEN'S GATE
- ROOF TILE TO MATCH EXISTING TILE

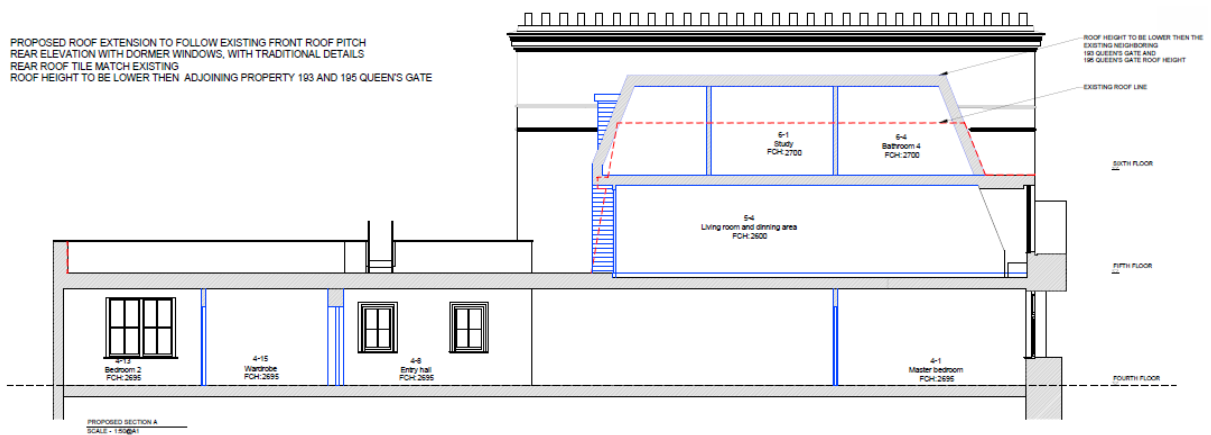


REAR ELEVATION

- PROPOSED ROOF TO BE LOWER THAN EXISTING ROOF HEIGHT OF ADJOINING PROPERTY, 193 AND 195 QUEEN'S GATE
- ROOF TILE TO MATCH EXISTING TILE
- DORMER WINDOW WITH TRADITIONAL DETAILING



- PROPOSED ROOF EXTENSION TO FOLLOW EXISTING FRONT ROOF PITCH
- REAR ELEVATION WITH DORMER WINDOWS, WITH TRADITIONAL DETAILS
- REAR ROOF TILE MATCH EXISTING
- ROOF HEIGHT TO BE LOWER THAN ADJOINING PROPERTY 193 AND 195 QUEEN'S GATE



Proposed front elevation, rear elevation and section drawings



Rear of 194 Queen's Gate



Rear of 194 Queen's Gate, with 193 on the left and 195 on the right

DRAFT DECISION LETTER

Address: 194 Queen's Gate, London, SW7 5EU,

Proposal: Erection of single storey roof extension and bringing forward of rear walls at fifth floor level to create additional residential accommodation in connection with the existing flat at fourth and fifth floor levels (Flat 7).

Plan Nos: 194QG-01; 194QG-(01)-PL4; 194QG-(01)-PL5; 194QG-(01)-PLR; 194QG-(51)-1; 194QG-(03)-PL4; 194QG-(03)-PL5; 194QG-(03)-PL6 (OP2); 194QG-(03)-PLR (OP2); 194QG-(03)-PL6 (OP2) Rev. A; 194QG-(52)-PL1 (OP2) Rev. A; 194QG-(03)-PLR (OP2) Rev. A.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(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 Knightsbridge 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 details of the following parts of the development:

- a) Detailed drawings, including sections, of the new dormer windows at a measured scale of 1:10;
- b) Detailed drawings of the roof lights and roof hatch at a measured scale of 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 details. (C26CB)

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 Knightsbridge 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 principal slopes of the mansard shall be clad in a natural welsh slate of a grey/ blue colour and the dormer shall be faced to sides, cheeks and roof in lead.

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 Knightsbridge 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 new dormer windows shall be double-hung sliding sashes formed in white painted timber framing with integral glazing bars.

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 Knightsbridge 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)

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.
- 2 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)
- 3 **HIGHWAYS LICENSING:**
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.

CONSIDERATE CONSTRUCTORS:

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, sitenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

BUILDING REGULATIONS:

You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website <https://www.westminster.gov.uk/contact-us-building-control>

- 4 You may need planning permission to relocate any satellite dishes, aerials, etc. as a result of the roof extension.