

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date: 6th August 2019	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Warwick	
Subject of Report	15 Warwick Way, London, SW1V 1QT,		
Proposal	Use of part ground, first, second and third floors as two residential units (Class C3); erection of extensions at rear second floor and main roof level and external alterations to front and rear.		
Agent	MG Architects Ltd.		
On behalf of	Mr Michael Peng		
Registered Number	19/00522/FULL	Date amended/ completed	1 February 2019
Date Application Received	24 January 2019		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENION

Grant conditional permission.

2. SUMMARY

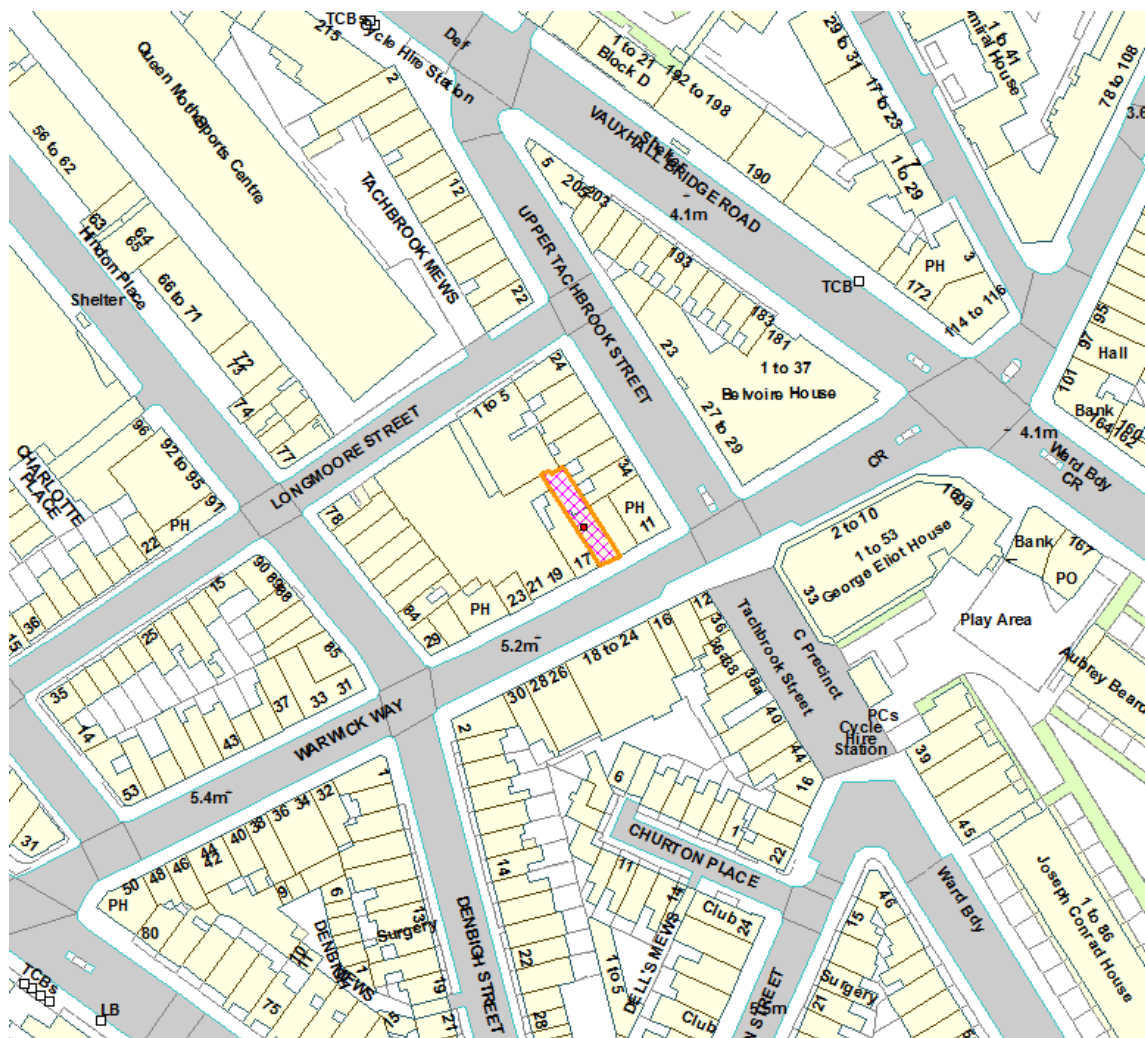
15 Warwick Way is an unlisted property located within the Pimlico Conservation Area and Warwick Way/Tachbrook Street District Centre. Permission is sought for the erection of a mansard roof extension and extension at rear second floor level in connection with the use of part-ground and the upper floors of the building as two residential flats (1 x 1 bed and 1 x 3 bed).

The key issues for consideration are:

- The land use implications of the proposal;
- The impact of the proposed works on the character and appearance of the existing building and the Pimlico Conservation Area.
- The impact of the proposal on the amenity of surrounding residents.

The proposed development is considered to be acceptable in land use, conservation, design and amenity terms and would accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan (City Plan). As such, it is recommended that conditional planning permission is granted.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

WESTMINSTER SOCIETY

Any response to be reported verbally.

WASTE PROJECTS OFFICER

No objection, subject to condition. The applicant will need to confirm the bin capacities for the storage of residential waste and recyclable materials for the unit.

HIGHWAYS PLANNING MANAGER

Objection, the proposals will add to existing on-street parking stress. If the proposals are recommended for approval, conditions are recommended to secure provision of lifetime Car Club Membership and the provision of cycle parking.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 32

Total No. of replies: 2

No. of objections: 2

No. in support: 0

Oxfam (the current tenant within the application property) have objected to the proposals on the following grounds:

LAND USE:

- Some of the information provided by the applicant is incorrect: the entire building is leased by Oxfam and none of it is in residential use.
- The proposals would result in a reduction of A1 floorspace, a reduced shop frontage and awkward shaped retail unit.
- If a change of use to residential is granted for the upper floors, it is recommended that a suitable extension is provided at ground floor level to re-provide lost ancillary space.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

15 Warwick Way is an unlisted building located within the Pimlico Conservation Area. It falls within the core frontage of the Warwick Way/Tachbrook Street District Centre. The building comprises basement, ground and two upper floors, with a rear yard which backs onto properties on Longmoore Street to the north and Denbigh Street to the east.

The building is currently in retail use (class A1) with the lower ground and ground floors used as retail space open to the public, the first floor as ancillary space (storage and staff facilities) and the second floor is currently unused.

6.2 Recent Relevant History

No recent relevant planning history.

7. THE PROPOSAL

Permission is sought for the erection of a mansard roof extension and full width extension at rear second floor level in connection with the use of part ground, first, second and third floors as two residential units (1 x 1 bed and 1 x3 bed).

At ground floor level shopfront alterations are proposed to allow the creation of a new entrance for the residential units above. To the rear new windows are proposed at all levels, along with the removal of downpipes and the external fire escape stair.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of Retail Floorspace (Class A1)

Objections have been received on behalf of Oxfam who are the existing tenants within the retail unit. They state that the entire building is in retail (class A1) use and that the proposals would result in the loss of retail floorspace, a reduced shop frontage, the creation of an awkward shaped retail unit and loss of important ancillary areas for the storage/ staff facilities currently located on the upper floors of the building.

City Plan Policy S21 states that existing A1 retail will be protected throughout Westminster except where the council considers that the unit is not viable, as demonstrated by long-term vacancy despite reasonable attempts to let.

UDP Policy SS6 relates to District Centres and protects retail uses at ground floor level. The policy goes on to state that at basement and first floor level, A2, A3 and other non-A1 uses will only be permitted if the proposal would not harm the vitality or viability, or character or function of the parade, frontage or centre; have a detrimental effect on the environment or residential amenity; unacceptably intensify an existing use or existing concentration of uses; or jeopardise the long-term A1 use of the ground floor.

The applicant states that the first and second floors are a vacant residential unit currently used as retail storage space to the existing retail unit. However, Council records indicate and the occupier has confirmed that the entire building has been in long term retail use. An on-site inspection has confirmed that the first floor is currently used for storage/ the sorting of clothes and staff facilities, whilst the second floor is not currently in use.

The existing retail unit at basement and ground floor level will be retained. The proposals would result in the loss of 8sqm of retail floorspace at ground floor level to accommodate a new separate residential access. However, the retained unit would measure approximately 117 sqm which is considered to be a viable retail unit and comparable to a number of other retail units along Warwick Way in terms of floorspace, layout and shopfront size.

It is considered that the use of the upper floors for residential use would not jeopardise the long-term use of the ground and basement floors as retail and the proposals would not harm the vitality or viability, or character and function of the unit, parade, frontage or centre.

It should also be noted that there are measures set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 that would allow the change of use of the upper floors from Class A1 to up to 2 flats.

Provision of Residential Accommodation (Class C3)

Policy S14 of the City Plan and H1 of the UDP seek to optimise Housing delivery. Policy H5 of the UDP seeks an appropriate mix of unit sizes with 33% of housing units in housing developments to be family sized.

The proposals would provide two residential units (1 x 1-bed and 1 x 3-bed) which is welcomed. The proposed residential units will meet the technical housing standards, nationally described space standard. Conditions are recommended to ensure that the design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development.

Accordingly, the proposals are considered acceptable in land use terms.

8.2 Townscape and Design

The application site is noted in the Pimlico Conservation Area Audit as being neither suitable nor unsuitable for a roof level addition. The acceptability of the works are therefore to be determined on a case by case basis. In this instance there are other mansards on the street and a further addition is not considered to harm the character of the street or that of the host building. The design of the dormers have been revised on officer's advice, so that they appear less bulky and leave a greater amount of roof covering visible.

At the rear the fenestration is to be completely altered, downpipes removed and a new shear section installed at second floor level up to the existing rear building line in order for the mansard to be erected above. These works are considered acceptable in design terms, as they are confined to the rear and will not adversely impact on the building or conservation area. The removal of the existing external fire escape stair is also considered a benefit.

The shopfront will be altered to allow two doorways, one for the retail unit and the other for the residential flats above. This is a common arrangement and is found on other shopfronts within the street and as such is considered acceptable. The details of the new shopfront are limited and therefore a condition is recommended to ensure these are provided before work starts on this part of the proposals.

The proposals are considered to be acceptable in design and conservation terms.

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

The proposed roof extension will be in the form of a mansard and the extension at rear second floor level will not extend beyond the existing rear building line. The scale and massing of the extensions are comparable to a number of extensions in the immediate vicinity and the resulting relationship is not uncommon in Pimlico. It is considered that the proposals will not lead to an unacceptable loss of light or cause a sense of enclosure.

A number of new windows are proposed to the rear of the property at all levels and dormer windows to the front. It is considered that the windows would not cause an unacceptable loss of privacy over the existing situation.

The proposals are considered to accord with policies S29 of the City Plan and ENV13 of the UDP.

8.4 Transportation/Parking

No off street car parking is proposed as part of the development. Policy TRANS23 details an 80% on-street car park occupancy threshold above which the provision of additional vehicles to the on-street parking environment will result in an unacceptable level of deficiency.

The Council's most recent day time parking survey (2015) indicates that the parking occupancy of residential parking and shared use bays within 200m radius of the site is 83%. With the addition of Single Yellow Line availability at night, the stress level reduces to 39% at night. The development would add to existing on-street parking stress and would not be consistent with TRANS 23. However, given the benefits of providing new residential accommodation and proximity to excellent public transport links, it is considered that on balance the proposals are acceptable in highways terms and it would not be sustainable to refuse the application for this reason. It is not considered reasonable to secure Car Club Membership on a scheme of this size.

The London Plan requires 1 cycle parking space per 1 bed residential unit and 2 spaces for all larger residential units. A condition is recommended to ensure that details of cycle parking are provided.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Access to the residential accommodation on the upper floors is proposed from a new entrance at ground floor level on Warwick Way.

8.7 Other UDP/Westminster Policy Considerations

Refuse /Recycling

A condition is recommended to ensure that the applicant provides a revised plan indicating proposals for the storage of waste and recyclable materials.

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, the draft plan has been revised and formal consultation is now being carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019. In the case of a draft local plan that has been published for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, including a second revision Regulation 19 plan, it remains at a pre-submission stage (i.e. has yet to be submitted to the Secretary of State for Examination in Public) and therefore, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 Neighbourhood Plans

Not applicable.

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.

This development does not generate a Mayor CIL or WCC CIL Payment.

8.13 Environmental Impact Assessment

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

8.14 Other Issues

None relevant.

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

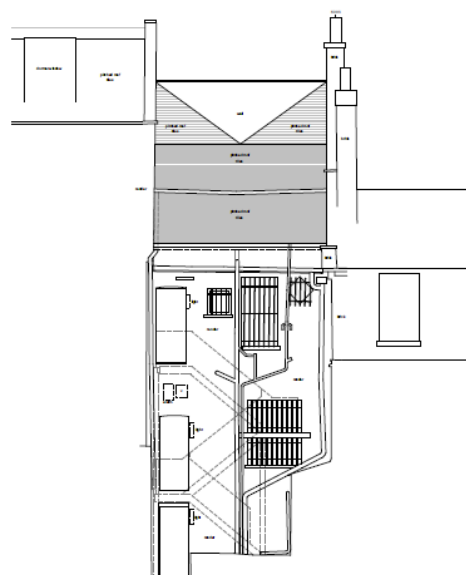
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGAR BY EMAIL AT jasgar@westminster.gov.uk

9. KEY DRAWINGS

Existing Front and Rear Elevations



Front elevation, as existing, scale 1:50

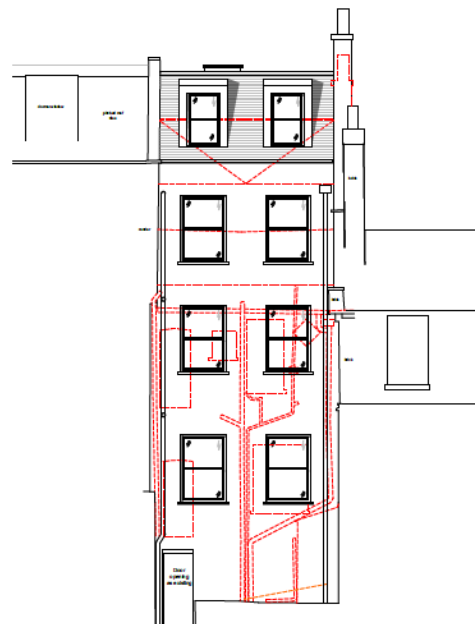


Rear elevation, as existing, scale 1:50

Proposed Front and Rear Elevations

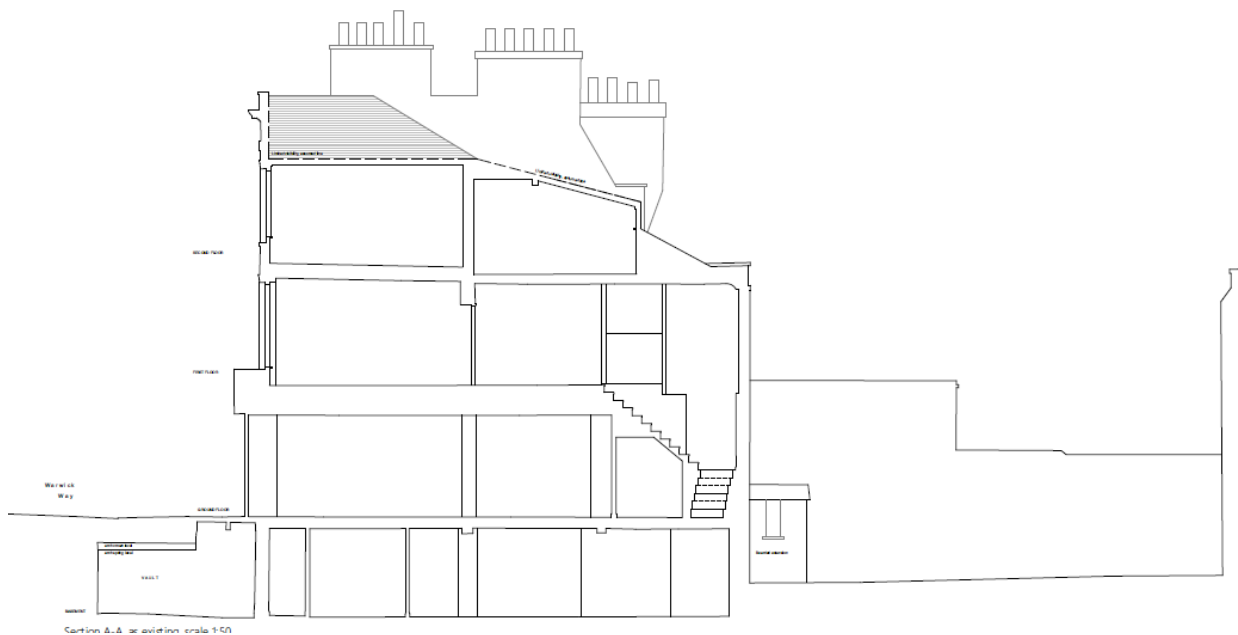


Front elevation, as proposed, scale 1:50

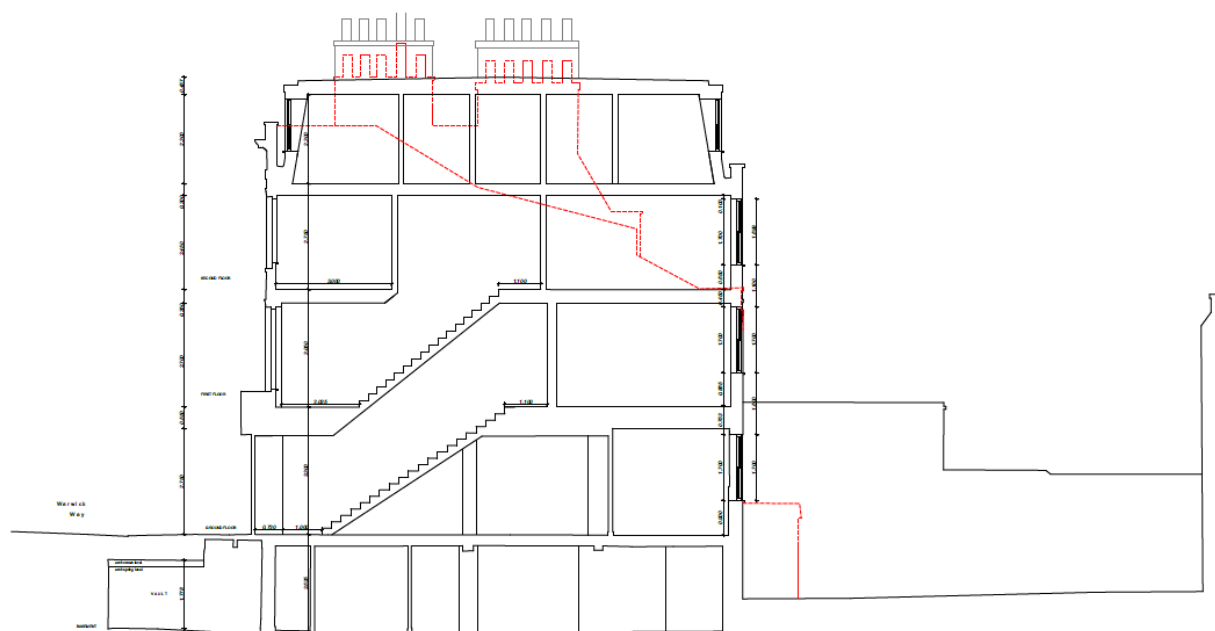


Rear elevation, as proposed, scale 1:50

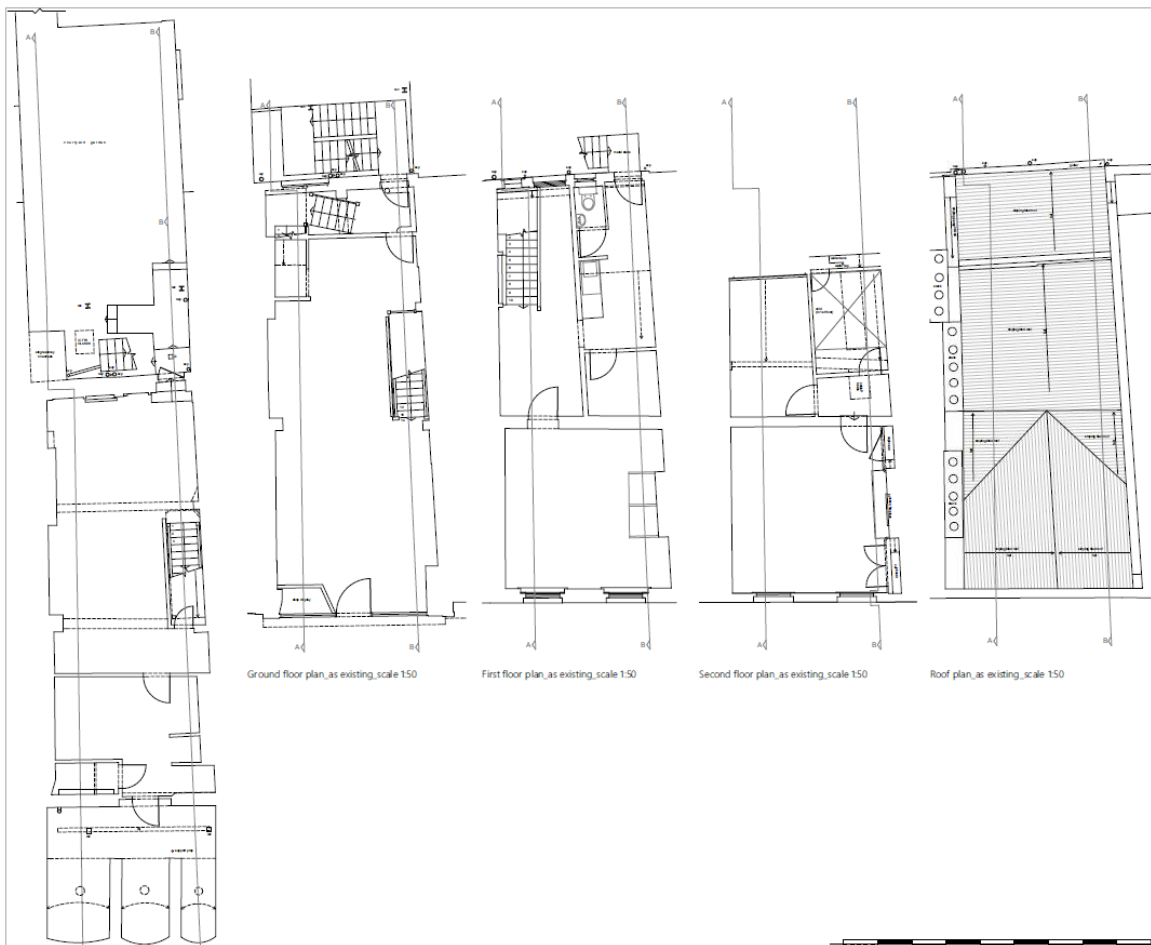
Existing Section A-A



Proposed Section A-A



Existing Floorplans



DRAFT DECISION LETTER

Address: 15 Warwick Way, London, SW1V 1QT,

Proposal: Use of part ground, first, second and third floors as two residential units (Class C3);erection of extension to roof and rear of property and external alterations to front and rear (Description Amended)

Reference: 19/00522/FULL

Plan Nos: 949/01; 949/02; 949/06 Rev. A; 949/ 07 Rev. A; 949/08 Rev. B.

For Information:

Flood Risk Assessment dated January 2019; Design and Access Statement dated January 2019; Addendum Planning Statement dated June 2019. ,

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

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 submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:
 - i) Windows (including dormers and their surrounds)
 - ii) Shopfront

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)

- 5 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 (4) of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at sections 9.84 to 9.87, in order to ensure that design, structure

and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise. (R49AA)

- 6 The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

As set out in ENV6 of our Unitary Development Plan that we adopted in January 2007, and the related Policy Application at section 9.76, in order to ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development. (R49BA)

- 7 You must apply to us for approval of details of secure cycle storage for the residential use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

Reason:

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2016 (R22FA)

- 8 You must apply to us for approval of details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the building. (C14EC)

Reason:

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

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 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, siteenquiries@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>

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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.