

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	Flat 4, 149 Cambridge Street, London, SW1V 4QB		
Proposal	Erection of extension at rear second-floor level with rooflights above; new steel balustrade to existing terrace and replacement of existing window with French doors, in connection with the enlargement of Flat 4.		
Agent	Mr Theo Creber		
On behalf of	Mr & Mrs Mills		
Registered Number	18/05122/FULL	Date amended/ completed	18 June 2018
Date Application Received	18 June 2018		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENDATION

1. Grant conditional permission

2. SUMMARY

149 Cambridge Street is a five-storey unlisted building located in the Pimlico Conservation Area. The application relates to Flat 4, a three-bedroomed flat located on the second and third floors of the building.

Planning permission is sought for the construction of an extension at rear second floor level with new balustrade to existing terrace and alterations to the fenestration. This application seeks to address the reasons for refusal for similar works on a scheme refused in September 2017 and subsequently dismissed on appeal in May 2018.

Three letters of objection have been received from residents within 70 Charlwood Street on amenity grounds.

The key issues for consideration are:

- The impact of the proposals upon the character and appearance of the building and the Pimlico Conservation Area; and
- The impact of the proposals on the amenity of neighbouring residents.

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<p>The proposals are considered acceptable in design, conservation and amenity terms in accordance with Westminster's City Plan and Unitary Development Plan (UDP) policies and are recommended for approval.</p>

3. LOCATION PLAN



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4. PHOTOGRAPHS

Front elevation of 149 Cambridge Street



Rear elevation of 149 Cambridge Street



5. CONSULTATIONS

WESTMINSTER SOCIETY

No objection.

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: 50

Total No. of replies: 3

No. of objections: 3

No. in support: 0

Three letters of objection have been received from residents within 70 Charlwood Street on the following grounds:

Amenity

- Loss of sunlight, daylight and overshadowing to residential properties in Charlwood Street.

PRESS ADVERTISEMENT / SITE NOTICE: YES

6. BACKGROUND INFORMATION

6.1 The Application Site

149 Cambridge Street is a five-storey unlisted building located in the Pimlico Conservation Area and Pimlico CAZ. It is an end of terrace property on the north eastern side of Cambridge Street at the junction with Charlwood Place.

The building was historically built as single-family dwelling, but has since been divided into residential flats. The application relates to Flat 4, which is a three-bedroomed flat located on the second and third floors of the building.

6.2 Recent Relevant History

17/06915/FULL

Erection of second floor rear extension with window in side elevation, replacement of window with new timber framed glazed double doors and steel balustrade to rear second floor terrace, in connection with enlargement of Flat 4.

Application Refused 27 September 2017

The application was refused on the grounds of design (the principle of a second-floor rear extension) and overlooking. The applicant appealed the decision (17/00431/TPREF) and the Inspector concluded that, whilst the development would be contrary to UDP Policy

DES 5 (B), that the extension would be modest in size and subordinate to the proportions of the building. This would result in a flush treatment to the rear wall at second floor level and would not be out of keeping with the accretion of extensions at the rear of properties in the vicinity. Whilst the development would be seen from adjacent dwellings, it would not be readily perceived from the public realm, notwithstanding the flank wall being visible over the lower adjacent building in Charlwood Street with a return frontage to Cambridge Street

However, the Inspector also concluded that the design of the rear and side windows proposed would contrast 'starkly' with the traditional shape and nature of windows at the rear of the host and neighbouring buildings. Moreso, the insertion of a window in the flank wall of the building would be uncharacteristic of the area and result in overlooking. The appeal was therefore dismissed on design and amenity grounds.

7. THE PROPOSAL

	Existing GIA (sqm)	Proposed GIA (sqm)	+/- (sqm)
C3	42	49	+6
Total	42	49	+6

Permission is sought for the construction of a single-storey infill extension at rear second floor level which would project approximately 2.08m from the rear building line. The extension would effectively replace the existing corner terrace on the building and lie flush with the existing rear projection at this level, with three new rooflights proposed above. It will create approximately 6sqm of additional internal floor area to facilitate the creation of an open-plan living/kitchen/dining room and study space at second floor level.

The window to the remaining terrace is proposed to be replaced with a set of timber-framed, double-glazed French doors.

8. DETAILED CONSIDERATIONS

8.1 Land Use

There are no land use changes associated with this application.

8.2 Townscape and Design

Proposals for extensions to existing housing are acceptable in principle by way of Policy H3 (E) of the Council's Unitary Development Plan (adopted in 2007).

The surrounding locality is significantly built-up in nature, with several rear closet wing projections found to the immediate rear of the site. The existing closet wing already extends up to the penultimate level, such extensions are generally resisted by Policy DES

5 (B) of the UDP. The proposed extension will result in a full width extension at this level, and whilst such an extension would normally be resisted, it will be flush with the existing rear building line, appropriately proportioned with the existing building scale and will not be readily perceived from the public realm. On balance therefore, the proposed extension is not considered to significantly detract from the host or adjacent properties or significantly add 'bulk' to the existing property and as such it is not considered that the development could reasonably be resisted in design and conservation terms.

In terms of the rear fenestration details, following officer advice, the scheme has been amended to install only one timber-framed window to the new extension as opposed to two, which officers considered to be considerably out of keeping with the overall rear elevation. The revised fenestration details to the rear elevation are now considered to be in keeping with those of the host building.

The proposed balustrading would be of the same design and height as the existing balustrade and would replace the loss of the connecting bridge structure between the two rear terraces.

Overall, the proposed development is not considered to detract from the host or adjacent properties and would not harm the character and appearance of the Pimlico Conservation Area, in accordance with Policies DES 1 and DES 9 of the UDP and S25 and S28 of Westminster's City Plan (adopted in 2016). Furthermore, given the considerations made above, the second-floor rear extension is considered to be justified in terms of Policy DES 5 of the UDP.

8.3 Residential Amenity

The site is located in a residential area, with the surrounding properties largely divided into flats. Three letters of objection have been received on the grounds of loss of sunlight, daylight and overshadowing to residents within Charlwood Street.

The proposed extension will be within close proximity (approximately 4m) to the rear windows within 66, 68 and 70 Charlwood Street.

The previously refused scheme in September 2017 which was subsequently dismissed on appeal (as detailed above) for an identical scaled extension, did not include loss of light or overshadowing in the reasons for refusal.

Undoubtedly, the proposed extension will result in some overshadowing/enclosure to the rear of Nos. 68 and 70 Charlwood Street, however, given its limited projection of approximately 2m and the existing built up nature to the rear of these properties, it is not considered that a refusal on the ground of loss of light, sense of enclosure or overshadowing could be sustained.

The extension will replace an existing terrace. No windows are proposed on the flank wall (western elevation) of the extension and the proposal therefore raises no issues in terms of loss of privacy or overlooking. The proposal is therefore considered acceptable in amenity terms in accordance with Policies ENV 13 of the UDP and S29 of the City Plan.

8.4 Transportation/Parking

The proposal is not considered to have any impact on the existing highway network or parking levels.

8.5 Economic Considerations

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

8.6 Access

Access to the property will remain as existing.

8.7 Other UDP/Westminster Policy Considerations

None.

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

None applicable to this site.

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.

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8.13 Environmental Impact Assessment

Not applicable for a scheme of this size.

8.14 Other Issues

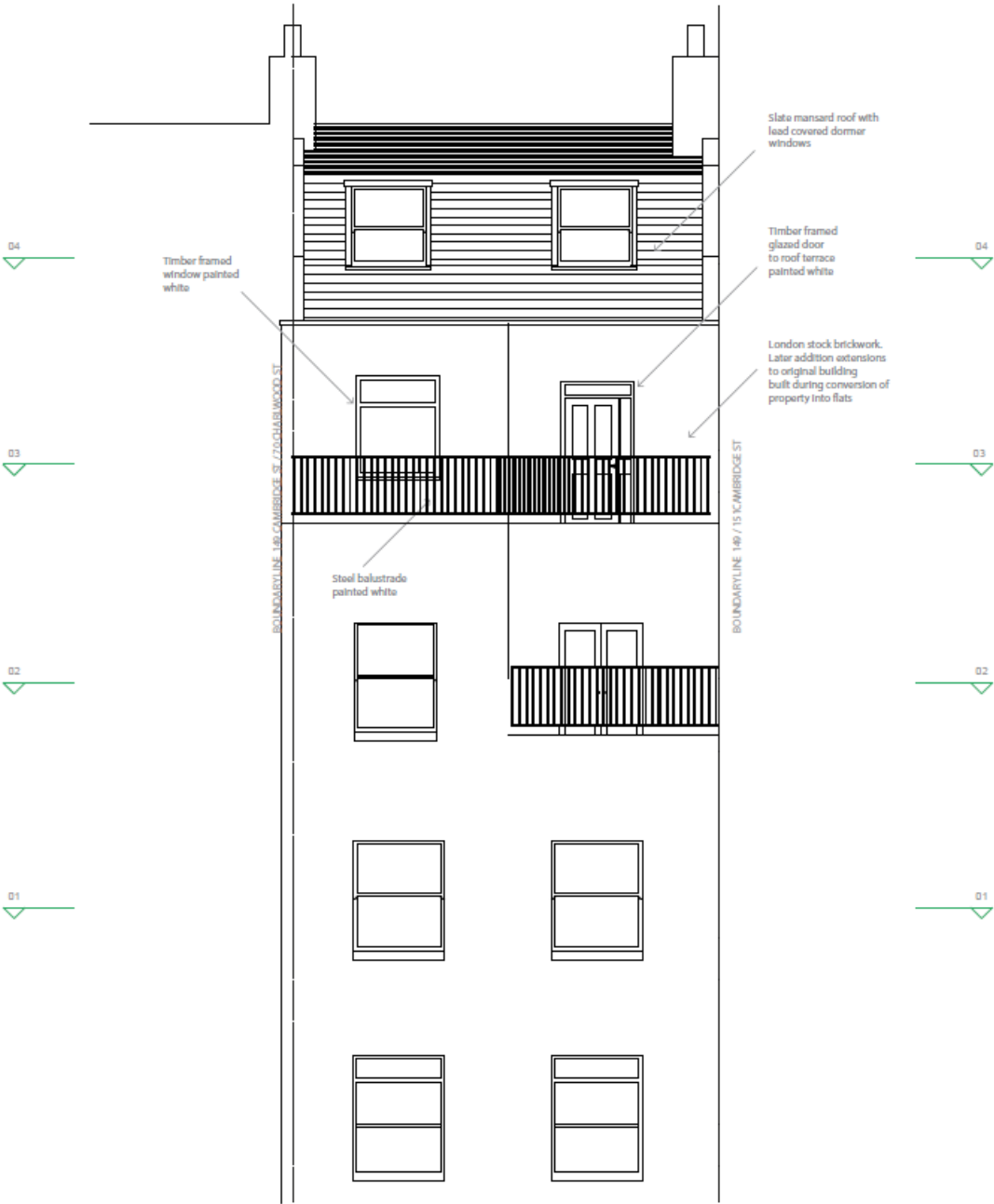
None.

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

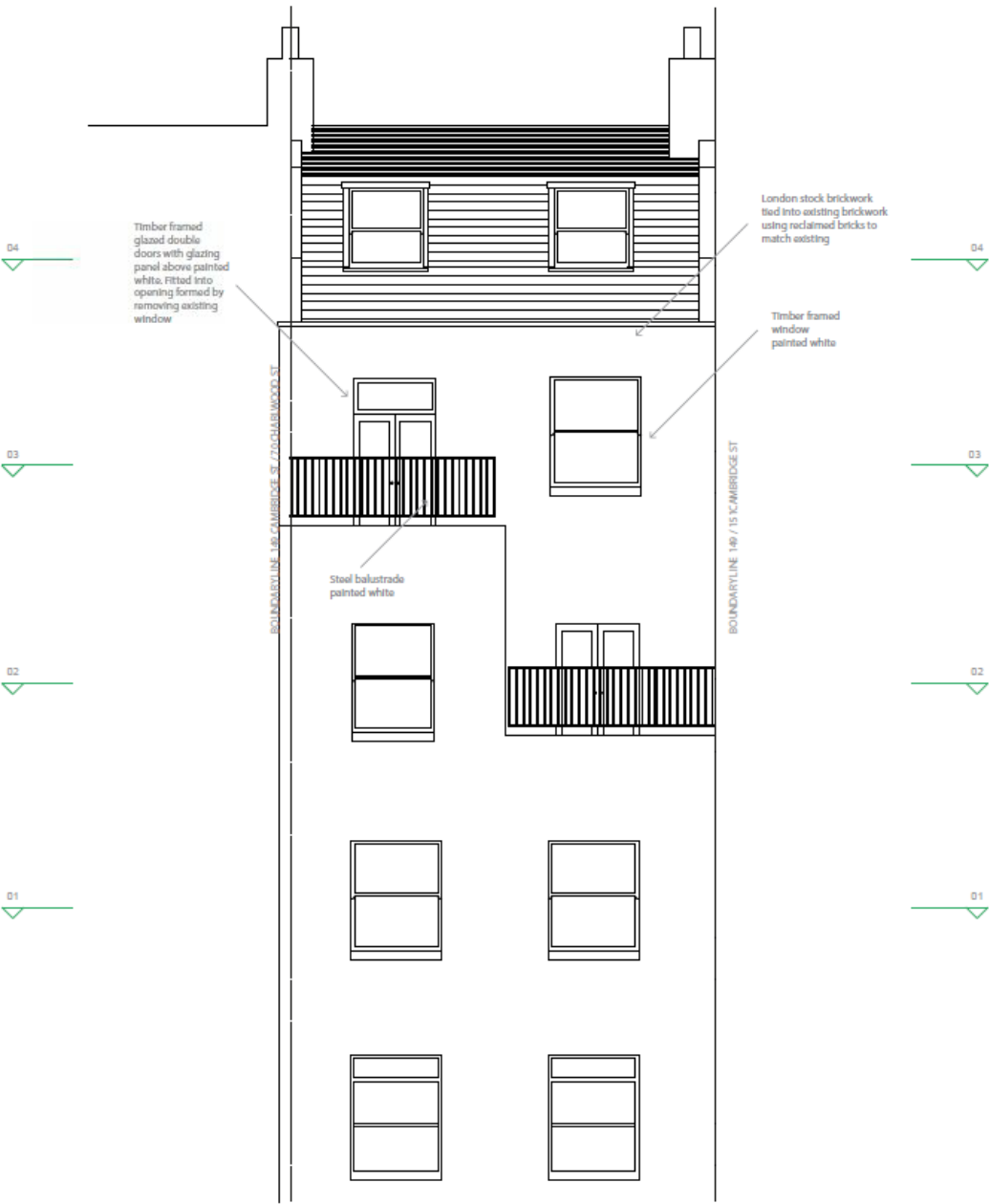
<p>IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT JASGHAR@WESTMINSTER.GOV.UK</p>

9. KEY DRAWINGS

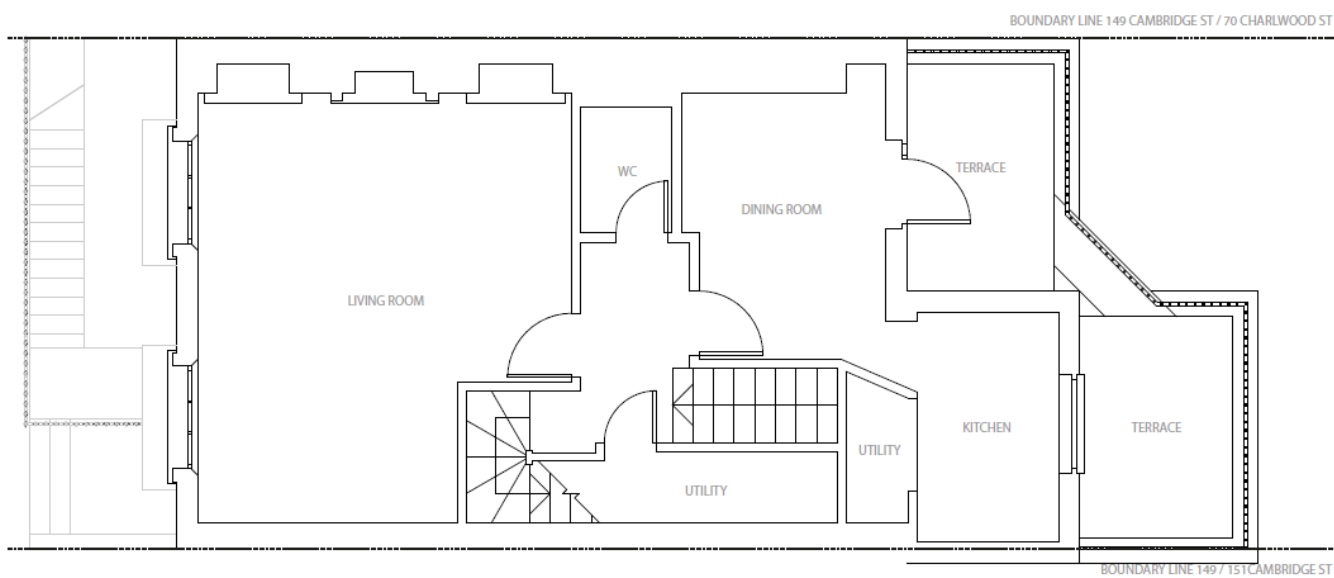
Existing Rear Elevation



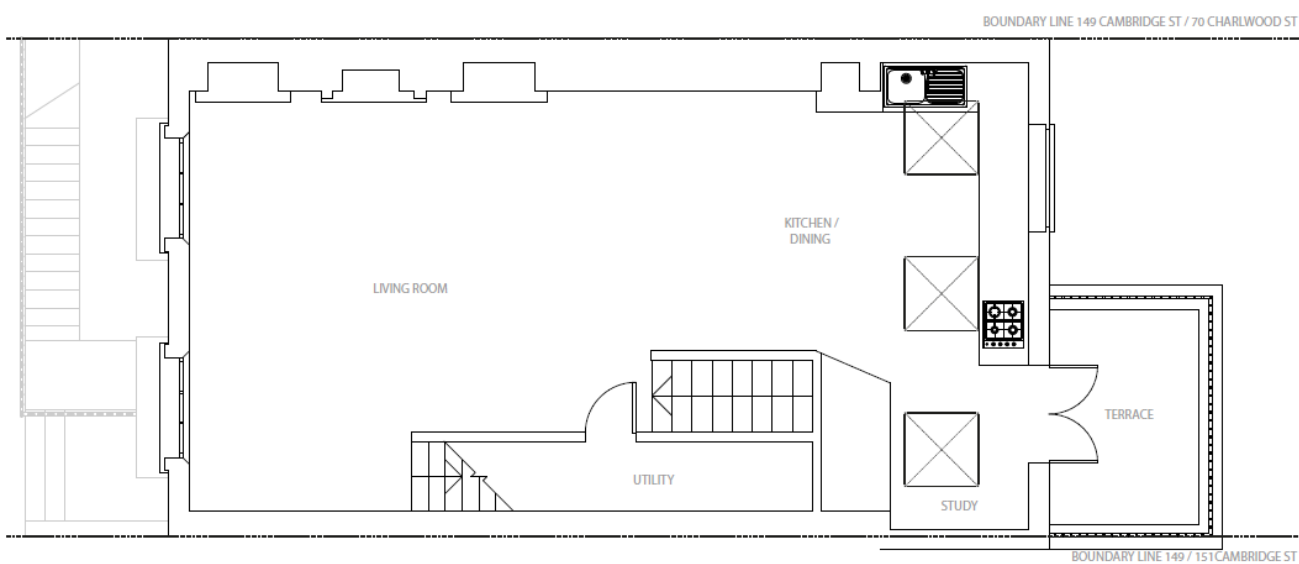
Proposed Rear Elevation



Existing second floor plan



Proposed second floor plan



DRAFT DECISION LETTER

Address: Flat 4, 149 Cambridge Street, London, SW1V 4QB

Proposal: Erection of second-floor rear extension and steel balustrade to rear second floor terrace, and replacement of existing window and door to rear elevation with new timber framed sash window and timber framed glazed double doors in connection with the enlargement of Flat 4.

Reference: 18/05122/FULL

Plan Nos: Site Location Plan, Block Plan, P01, P02, P03 Rev 2, P04 Rev 1, P05 Rev 1, P06, P07 Rev 4, P08 Rev 1, P09 Rev 1, P10 Rev 1, P11 Rev 1, P12 Rev 2. Information Only: E01, E02, E03, E04, E05, E06, E07 Rev 1, E08, E09, E10, E11, E12, P03 Rev 1 (superseded), Planning History Document, Design and Access Statement.

Case Officer: Hayley White

Direct Tel. No. 020 7641 7327

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 , onot 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)

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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)

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.