

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 1 September 2020	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Bayswater	
Subject of Report	39 Northumberland Place, London, W2 5AS		
Proposal	Erection of two storey infill extension to the rear of the building at lower ground and ground floor levels.		
Agent	DNA Architecture		
On behalf of	Parker		
Registered Number	20/00094/FULL	Date amended/ completed	13 January 2020
Date Application Received	8 January 2020		
Historic Building Grade	Unlisted		
Conservation Area	Westbourne		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

This application relates to a single family dwelling house; an unlisted building of merit within the Westbourne Conservation Area. Planning permission is sought for the erection of a two-storey infill extension to the rear of the building at lower ground and ground floor levels

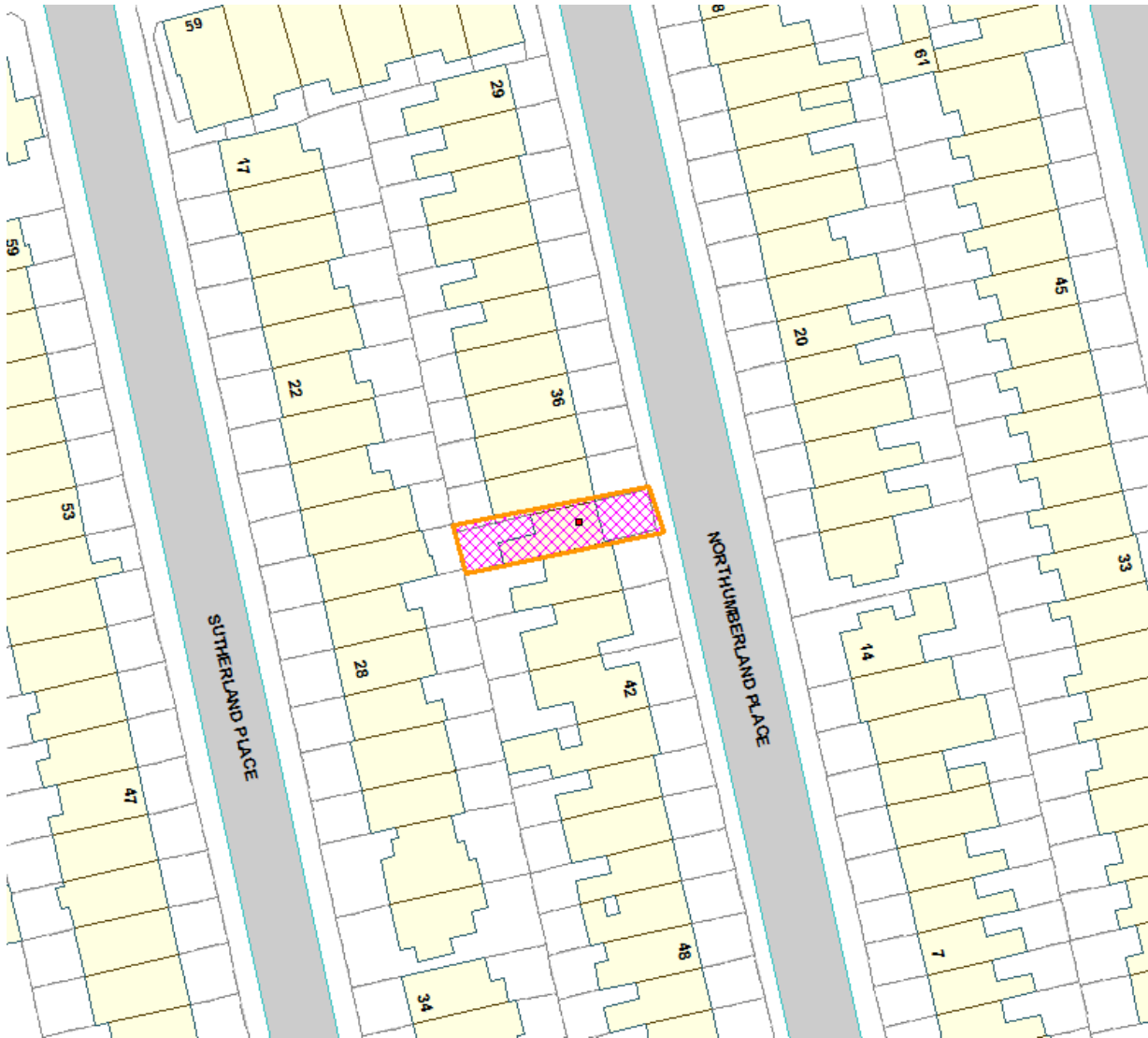
Concerns have been raised from five surrounding residential owners and also the Notting Hill East Neighbourhood Forum, principally on grounds of design and amenity.

The key issues in the determination of this application are:

- The impact of the proposed works on the character and appearance of the building and Westbourne Conservation Area;
- The impact of the proposed works on the amenity of neighbouring residents.

The proposals are considered to comply with the City Council's policies as set out in Westminster's City Plan and the Unitary Development Plan (UDP) and the application is accordingly recommended for approval.

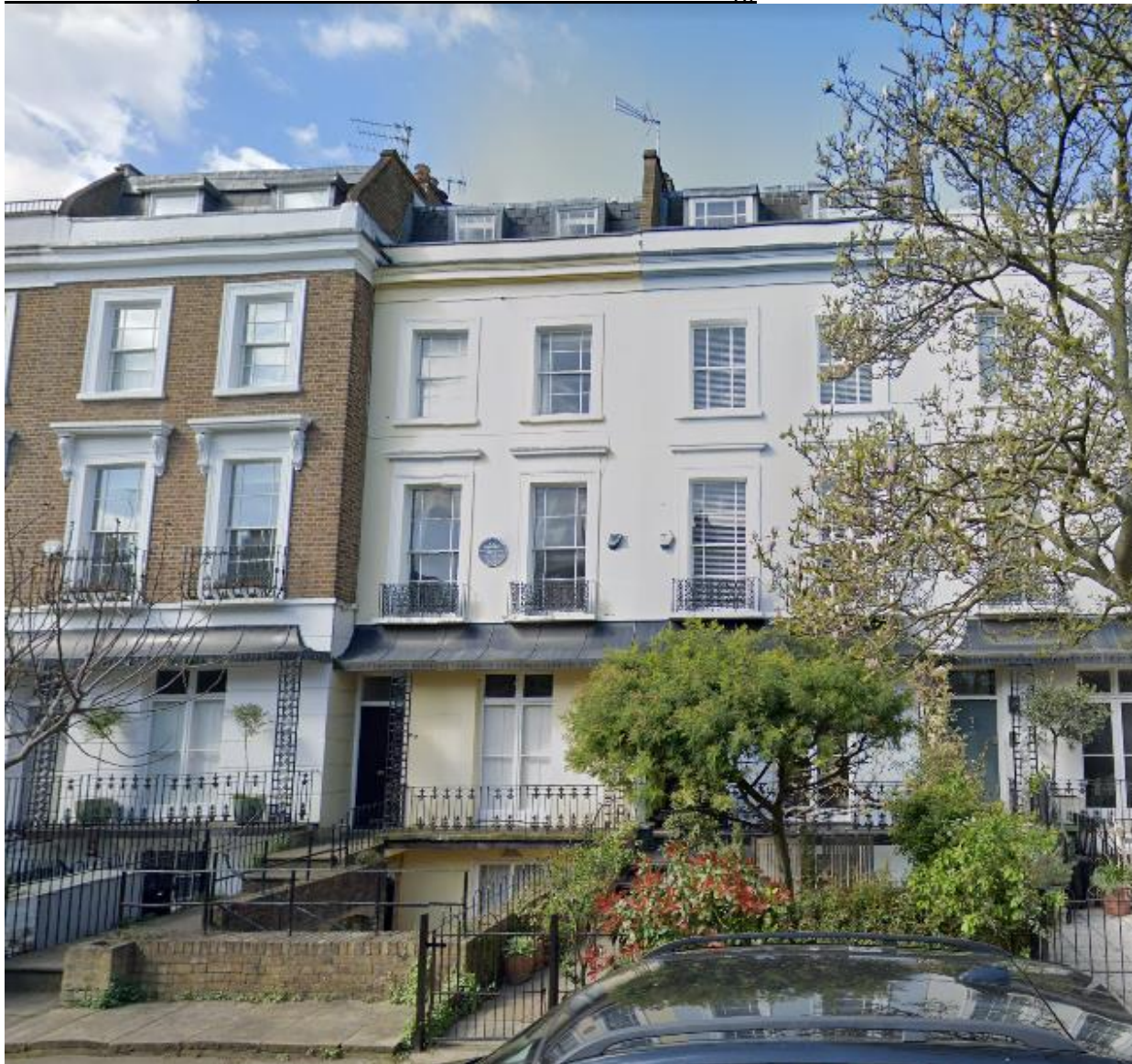
3. LOCATION PLAN



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4. PHOTOGRAPHS

Front Elevation (Prior to Works on the Basement Commencing)



Rear Elevation (Prior to Works on the Basement Commencing)



Views out from Rear Elevation



Cont'd....



5. CONSULTATIONS

First Round of Consultation (expired 6 February 2020)

NOTTING HILL EAST NEIGHBOURHOOD FORUM:

Objection Received Citing the Following Concerns:

- State that the glazing should be set back slightly from the face of the rear extension
- State that they object to any infill over the principal floor level or upper ground floor level
- Concerns about other features shown to main roof and roof of existing closet wing
- State that the front railings appear to be very high and unsympathetic and that original examples are at no. 34
- Object to the loss of greenery to front and rear gardens including the hard paving
- State that the drawings should show the context including full elevations of adjacent houses
- State that all materials should be annotated on the drawings and query the lack of detail in the application submission
- Concern about light pollution and glare, and comment that this should be dealt with by conditions
- State that they prefer the historic or true mansard format
- State that the proposals do not appear to improve neighbours lives or the pleasure of their gardens

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 18

Total No. of replies: 4

No. of objections: 3

No. in support: 0

3 objections received, and one letter expressing queries and concerns, on the following grounds:

Design:

- Object to the appearance, bulk and height of the extension

Amenity:

- Concern expressed about impact of extension on lower ground and ground floor side windows
- Concern expressed about sound proofing of the extension
- Concerns expressed about light pollution
- Objection to overlooking from the extension

Other:

- Request for a site visit
- Concerns expressed about noise from building works
- Query whether other examples of similar extensions are in the area

- Query description of development in stating that the extension was proposed at ground and first floor levels
- Comment that a glazed infill extension is in place between nos. 40 and 41 Northumberland Place with opaque glazing to the upper third of the extension

PRESS ADVERTISEMENT / SITE NOTICE:
Yes

Second Round of Neighbour Consultation (Expired 17 April 2020):

NOTTING HILL EAST NEIGHBOURHOOD FORUM:

Objection Received Citing the Following Concerns:

- Object on grounds of over-development
- State that at least a square of garden should be retained
- Concern expressed that no SUDS are proposed to compensate for loss of garden space
- State that the drawings should show the context including full elevations of adjacent houses
- State that it is necessary to have photographs to assess the building
- Concern expressed about the submission of drawings from previous application
- State that all materials should be identified on the drawings including glazing
- State that the rectangle feature shown to roof on elevation drawings is unacceptable
- Query the hoop feature on the rear elevation
- Query whether application 15/06654/FULL has lapsed or whether it remains valid
- State that missing information would be required for them to comment further

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 18
Total No. of replies: 5
No. of objections: 5
No. in support: 0

Four objections received from three surrounding neighbours, and one further letter of comment, expressing views on the following grounds:

Design:

- Concern expressed regarding the lack of clarity on the materials proposed

Amenity:

- Objection on grounds of overlooking, including the impact this would have upon a business, and that it could not be appropriately mitigated with planting
- Comment that the extension should be soundproofed

Other:

- Query regarding it being unclear as to the nature of the changes in the revised scheme
- Concern expressed regarding the lack of time to give comments

- Note the approval of an extension at no. 40 Northumberland Place but maintain the objection to the proposals at no. 39 Northumberland Place
- Comment that a party wall award will be needed between nos. 38 and 39 Northumberland Place
- State that they do not object provided the architects are aware that the window being enclosed is for a toilet, and that they remain happy to provide access to fresh air and a certain amount of daylight as had been agreed with the architects
- Request that the Council do not wait for the 21-day consultation period to expire as they wish the construction project to complete

Third Round of Neighbour Consultation (Expired 21 August 2020):

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 1 (immediate neighbour)

Total No. of replies: 0

6. BACKGROUND INFORMATION

6.1 The Application Site

This application building is an unlisted single dwelling house located within the Westbourne Conservation Area. The building comprises a newly created basement floor and also lower ground, ground and three upper floors, with the third floor being in mansard form.

6.2 Recent Relevant History

19/09122/FULL

Variation of condition 1 of planning permission dated 15 April 2016 (RN: 15/06654/FULL) for: Excavation of new basement level below the existing footprint of the house and part front and rear gardens including lightwells, associated alterations to the front garden and boundary wall, extension into the front garden at lower ground floor level, erection of a rear infill extension at lower ground floor level, alterations to fenestration at rear including erection of first floor Juliet balcony, alterations to fenestration of side and rear elevations of closet wing. NAMELY, extension into the front lightwell at lower ground floor level and the widening of entrance steps and landing at ground floor level by 350mm.

Granted – 12 May 2020

A number of conditions pursuant to this permission have been discharged.

Earlier applications/permission include:

15/06654/FULL

Excavation of new basement level below the existing footprint of the house and part front and rear gardens including lightwells, associated alterations to the front garden and boundary wall, extension into the front garden at lower ground floor level, erection of a rear infill extension at lower ground floor level, alterations to fenestration at rear including erection of first floor Juliet balcony, alterations to fenestration of side and rear elevations

of closet wing.
Granted 15 April 2016

14/04298/FULL

Lower ground floor extension to the front lightwell and the construction of a new basement level below the existing footprint of the house, part of the rear garden, and front lightwell. Lowering the lower ground floor by 600mm.

Non-determination appeal dismissed on 25th June 2015 - on grounds of the width of the front steps and extension resulting in a bulky form, with the solid upstand adding to that bulk

12/00342/FULL -

Erection of single storey rear extension together with lowering of the existing lower ground floor level by 600 mm and rear garden area. Infilling front lightwell area at lower ground floor and new front staircase.

Granted – 11 September 2012

7. THE PROPOSAL

The application proposes the erection of a two-storey infill extension to the rear of the building at lower ground and ground floor levels.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The increase in residential accommodation is in line with policies H3 in the Unitary Development Plan and S14 in the City Plan.

8.2 Townscape and Design

The key legislative requirements in respect to designated heritage assets are as follows:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66 of the same Act requires that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 72 of the same Act requires that *“In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

The application building of no. 39 Northumberland Place has an existing brick faced closet wing extension at the rear of the building which rises to half landing level between ground and first floors. It is considered an unlisted building of merit within the Westbourne Conservation Area. The adjoining building to the north side (no. 38 Northumberland Place) also has a brick faced rear closet wing which rises to ground floor level. The application seeks permission to erect a two storey rear extension at lower ground and ground floor levels set between the existing rear closet wing of the application building and that on the adjoining building at no. 38, and slightly recessed from the rear elevation line of both of those existing closet wings. The applicants have confirmed that the new basement floor level included in application 15/06654/FULL approved in 2016 has already been erected underneath this area, and the extension proposed in this application represents a proposed new structure rising above that existing newly created basement.

The rear elevation of the extension is designed with a brick framework around four vertically proportioned glazed panels each at lower ground and at ground floor levels. To lower ground floor level the central two panels act as doors opening onto the rear garden with the two flanking panels being fixed windows. To ground floor level each of the glazed panels will be fixed shut. The roof above incorporates a projecting glazed rooflight/lantern structure, and also incorporates a glazed frame above the lightwell and fresh air vents both in association with protecting the amenity of the adjoining property at no. 38 Northumberland Place (as discussed elsewhere in the report).

The overall design of the infill extension with its brick frame and vertically proportioned window panels with subdivided timber framing is considered to integrate appropriately with the main building, and whilst with a brick framework nonetheless the overall visual impression is of an extension suitably lightweight enough to allow for the plan form of the side return of the closet wing to still be readily appreciated.

The subservient visual appearance of the extension is further enhanced by the set back from the rear elevation lines of both adjoining closet wing extensions, and by the two storey height remaining two full floor levels below the main rear elevation height of the building.

Two storey infill extensions are an increasingly common feature within the street, and in this regard it is noted that a two storey infill extension has been approved to no. 40 Northumberland Place on 10th December 2019, and a separate two storey infill extension has been approved to no. 41 Northumberland Place on 22nd November 2019, with a number of other similar approvals in Northumberland Place. As such, the two-storey infill extension proposed in this application is considered to integrate appropriately with the existing and emerging townscape in the street.

The objection received from a local resident citing concerns about the appearance, bulk and height of the extension is noted, as are the comments from the Notting Hill East Neighbourhood Forum regarding over-development, however set between two flanking brick closet wings and slightly recessed back from their rear elevation line it is considered that the height and bulk are acceptable, and they are in line with others approved in the street. The design of the extension has been amended during the course of the application process and is now considered to integrate appropriately with the character of the building. As such, the objections on these grounds are not considered sustainable.

The comments of the Notting Hill East Neighbourhood Forum state that the glazing should be set slightly back from the face of the existing rear extension and that there should not be any infill extension above upper ground floor level are noted. The extension proposed in this application however is recessed behind the line of the existing brick closet wing and the extension is proposed to lower ground and ground floor levels only. As such, it is considered in line with those comments expressed by the Forum.

The comments of the Notting Hill East Forum regarding the annotations of materials are noted, and the drawings in their revised form clearly state the materials proposed, which are considered sympathetic to this mid-19th century terraced property.

As such, the proposal is considered acceptable, mindful of policies DES 1, DES 5 and DES 9 of the UDP and S25 and S28 of the City Plan; and therefore, a recommendation to grant conditional permission would be compliant with the requirements of the NPPF and the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8.3 Residential Amenity

Policy ENV13 in the UDP states that the Council will resist proposals that would result in a material loss of daylight and sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 in the City Plan aims to protect the amenity of residents from the effects of development.

Sunlight, Daylight and Sense of Enclosure Issues

The infill extension proposed is located between two existing brick faced closet wings. It does not project above the height of these flanking closet wings and is slightly recessed behind their rear elevation lines. The main existing building to the application site is two floor levels higher than the height of the extension proposed. Given this, it is not considered that the extension proposed would give rise to an unacceptable impact in terms of sunlight, daylight or sense of enclosure to surrounding residents.

The exception to the above comments regarding sunlight, daylight and sense of enclosure is with regards to two windows in the south facing party wall elevation of the rear extension of No. 38 Northumberland Place. These windows in the party wall directly face into the application site in the location of the two-storey extension proposed. The window at lower ground floor level serves a utility room and the window at ground

floor level serves a toilet. A previous application (15/06654/FULL - approved on 15.04.2016) allowed for a single storey rear extension to the application building at lower ground floor level which enclosed across the line of the lower ground floor level utility room window of no. 38 Northumberland Place. The extension approved in that application incorporated a lightwell/air duct feature between the extension and the windows in the party wall to allow for ventilation and some light to be maintained to that room at lower ground floor level within no. 38, notwithstanding that the extension was very heavily enclosing that lower ground floor window.

In this current application a lightwell/air duct feature is again proposed to allow light and air to reach both the lower ground and ground floor windows in the south facing party wall of the adjoining building at no. 38 Northumberland Place. It is recognised that the lower ground floor window would be even more heavily enclosed than would have been the case in the previously approved scheme 15/06654/FULL, and that the extension now proposed also heavily encloses the ground floor window of no. 38 Northumberland Place. Nonetheless, given the approach previously approved, given what is known regarding the use of the rooms, that they are two small windows which form part of a relatively large house with numerous windows to main front and rear elevations, and that their presence are considered as 'bad neighbour' windows facing directly onto the application site on the party wall line, the proposed extension incorporating a lightwell to protect some light and ventilation to these windows is considered acceptable and in these circumstances not to unacceptably impact the amenity of the adjoining dwelling house.

The applicants have also confirmed that the construction of the walls enclosing the lightwell will meet the requirements of building regulations with respects to sound insulation, fire resistance and thermal insulation.

Overlooking Issues

Strong objections have been received on grounds of a perceived loss of privacy from the extension to surrounding neighbours primarily to those opposite in Sutherland Place (including reference to overlooking affecting a business undertaken within a house). Objectors also state that they wish obscure glazing to be installed to the windows of the extension.

The proposed rear extension would be approximately 7.5m - 8m to the rear extensions and approximately 11m to their main rear elevations of the buildings to the rear in Sutherland Place. The application building already has windows in the main rear elevation and at ground floor level there is a sash window in the closet wing and therefore these windows already look out across to the rear elevations of the properties in Sutherland Place. Whilst the extension proposed will bring the main rear elevation closer to the objectors properties it is not considered that a reason for refusal could be sustained in this case given the existing situation and the degree to which mutual overlooking already occurs. It is also recognised that the submitted plans show a large double height space behind the glazing to the new extension which would prevent access from occupiers of the application building up to the ground floor level rear elevation windows, and in addition the ground floor rear windows will also be fixed shut.

It is also noted that a similar two storey glazed extension has been approved in recent

years to no. 40 Northumberland Place, as well as to other locations in the street. The glass incorporated into the previously approved extension at nos. 40 Northumberland Place was clear glass, and it also incorporated an external balcony at rear ground floor level.

The concerns of the objectors, including their desire for obscure glazing to be incorporated into the extension are noted. It is also recognised that the section drawing submitted by the applicants includes a reference to 'possible introduction of opaque glazing in top panel of each fixed glazed timber screen in rear elevation', a reference implying a consideration that they may accept obscure glazing to the top pane of the 5 panes of glazing which form the window panels at ground floor level on the extension. Given the circumstances of the case however, including the distance to the Sutherland Place properties, the windows to the existing rear elevation, the tight urban nature of the site, and the previous approvals for clear glazed extensions at these floor levels, it is not considered that a condition requiring obscure glazing could be justified and that the proposals for clear glazing to the extension would not give rise to an unacceptable degree of overlooking to surrounding residential occupiers.

Other Amenity Issues

A glazed lantern feature is proposed to the roof of the extension and a glazed structure above the lightwell adjoining the neighbouring property at no. 38 Northumberland Place. It is recognised that the Notting Hill East Neighbourhood Forum have made reference to light pollution as an issue which they consider needs to be addressed through conditions, however these features are not considered to allow for an unacceptable impact on neighbours in terms of light pollution and notwithstanding the points raised by the Forum they are considered acceptable as shown to the application submission.

The Notting Hill East Neighbourhood Forum raised concerns regarding the loss of greenery and loss of garden, however the area set between the closet wings where the extension is proposed is limited in scope, and a single storey extension with matching footprint has previously been approved to this location. As such, the concerns on this ground are not considered sustainable.

Amenity Conclusion

Given the above points therefore, the application is considered acceptable in amenity terms and in line with policies ENV 6 and ENV 13 in the UDP and S29 in the City Plan, and the objections received on grounds of an impact on amenity are not considered sustainable.

8.4 Transportation/Parking

The proposals do not raise any transportation or parking considerations.

8.5 Economic Considerations

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

8.6 Access

The proposals do not change the access arrangements into the building.

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. Formal consultation on Westminster's City Plan 2019-2040 was 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 and on the 19 November 2019 the plan was submitted to the Secretary of State for independent examination. In the case of a draft local plan that has been submitted to the Secretary of State for Examination in Public, under Regulation 22(3) of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, 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

There are no neighbourhood plans relevant for 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.

8.13 Environmental Impact Assessment

An Environmental Impact Assessment was not required for a development of this scale.

8.14 Other Issues

The Notting Hill East Neighbourhood Forum state that they prefer the 'historic or true mansard format'. However, this application does not propose any alterations to roof level.

The Forum also expressed a concern that no SUDS are proposed to compensate for loss of garden space. However, the lack of such features would not be a sustainable

reason for refusal of this application for an infill extension between two existing closet wings.

The Forum further query the accuracy of the drawings submitted and note the lack of photographs. However, and following revisions, it is considered that the drawings are sufficient to base a decision on and though noting the lack of photographs submitted by the applicants this in itself is not considered as a reason not to consider the application submission.

The Forum further state that the front railings appear to be very high and unsympathetic and that original examples are at no. 34 Northumberland Place. Whilst noting those points, they are not considered of direct relevance to this application for an extension to the rear of the building.

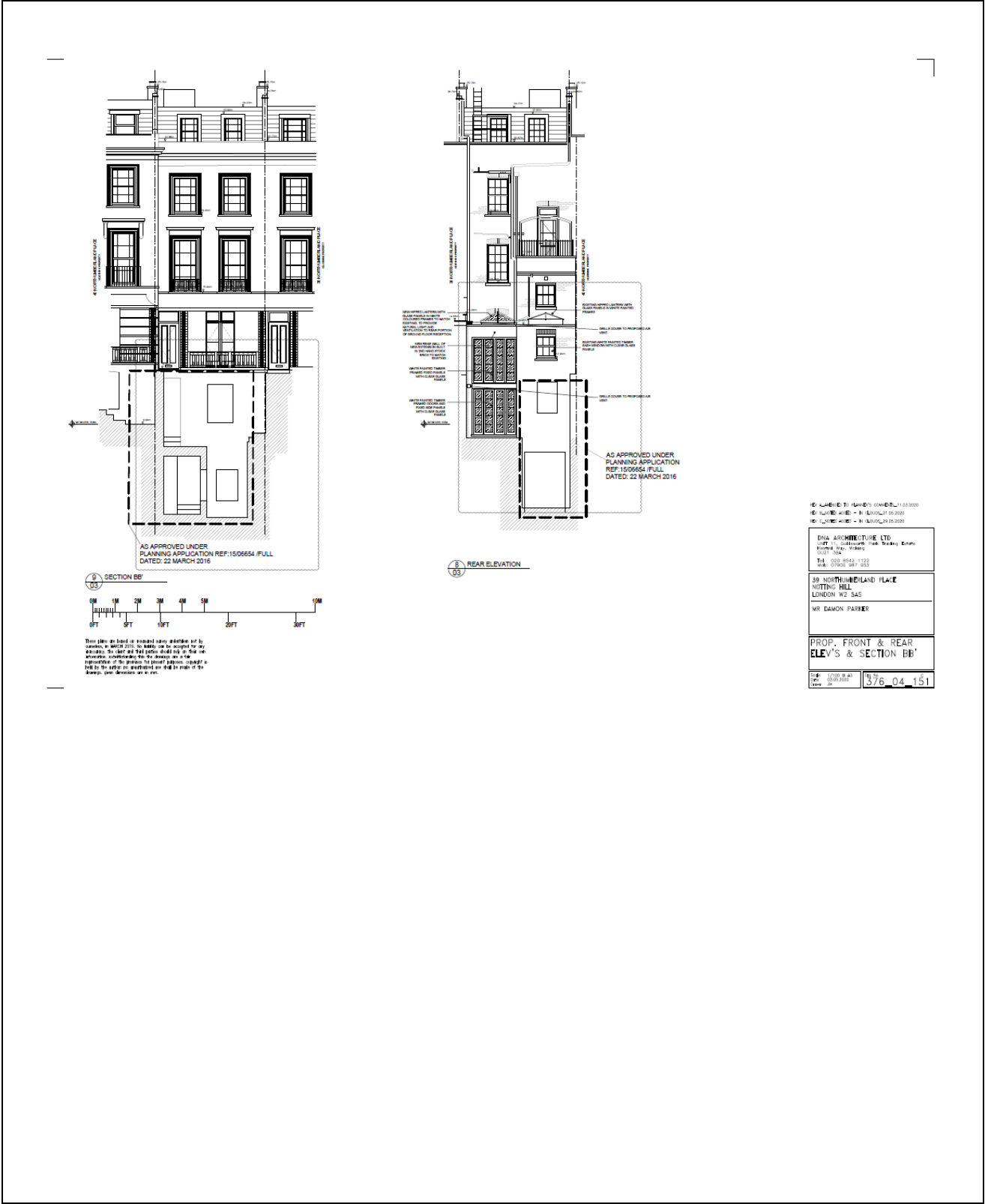
The Forum further query whether previous application 15/06654/FULL has lapsed, however the applicants have confirmed that the basement included in that application has been completed beneath the extension now proposed in this current application.

The comment received from a surrounding neighbour during the course of the application related to a request for a site visit is noted. The application was submitted prior to the current Government lockdown in response to the coronavirus pandemic, however the lockdown came into force prior to the writing up and completion of the assessment of the application. The case officer has visited the site early in the process of the application and retains photographs of the site. Along with other aerial photographs, photographs included with objections, the application drawings and other clarifications from the applicants it is considered that there is sufficient evidence available to allow for a full assessment of the current application proposals and base a decision on. The lockdown has unfortunately meant however that a site visit to the objector's property has not taken place.

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

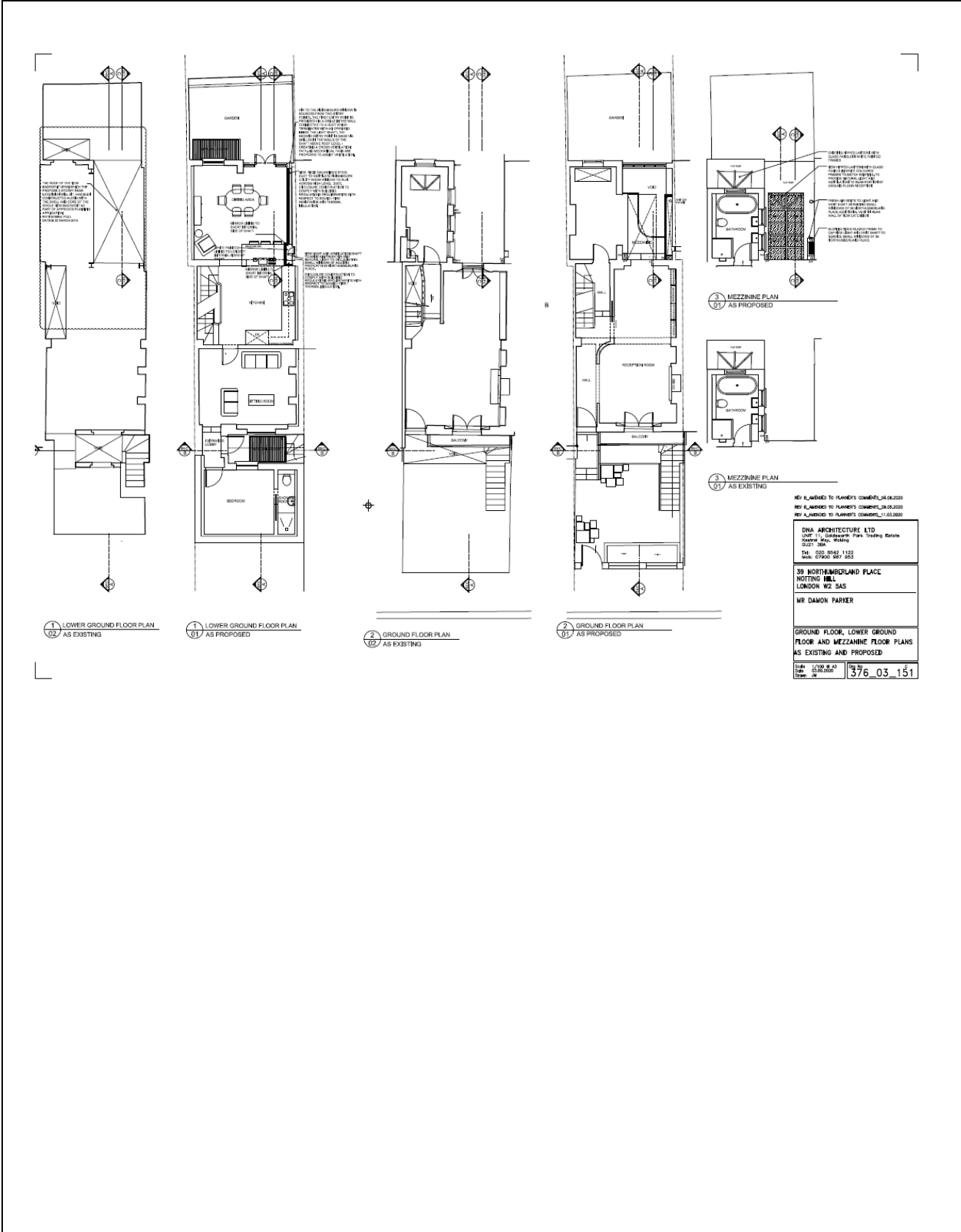
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: KIMBERLEY DAVIES BY EMAIL AT kdavies1@westminster.gov.uk @westminster.gov.uk.

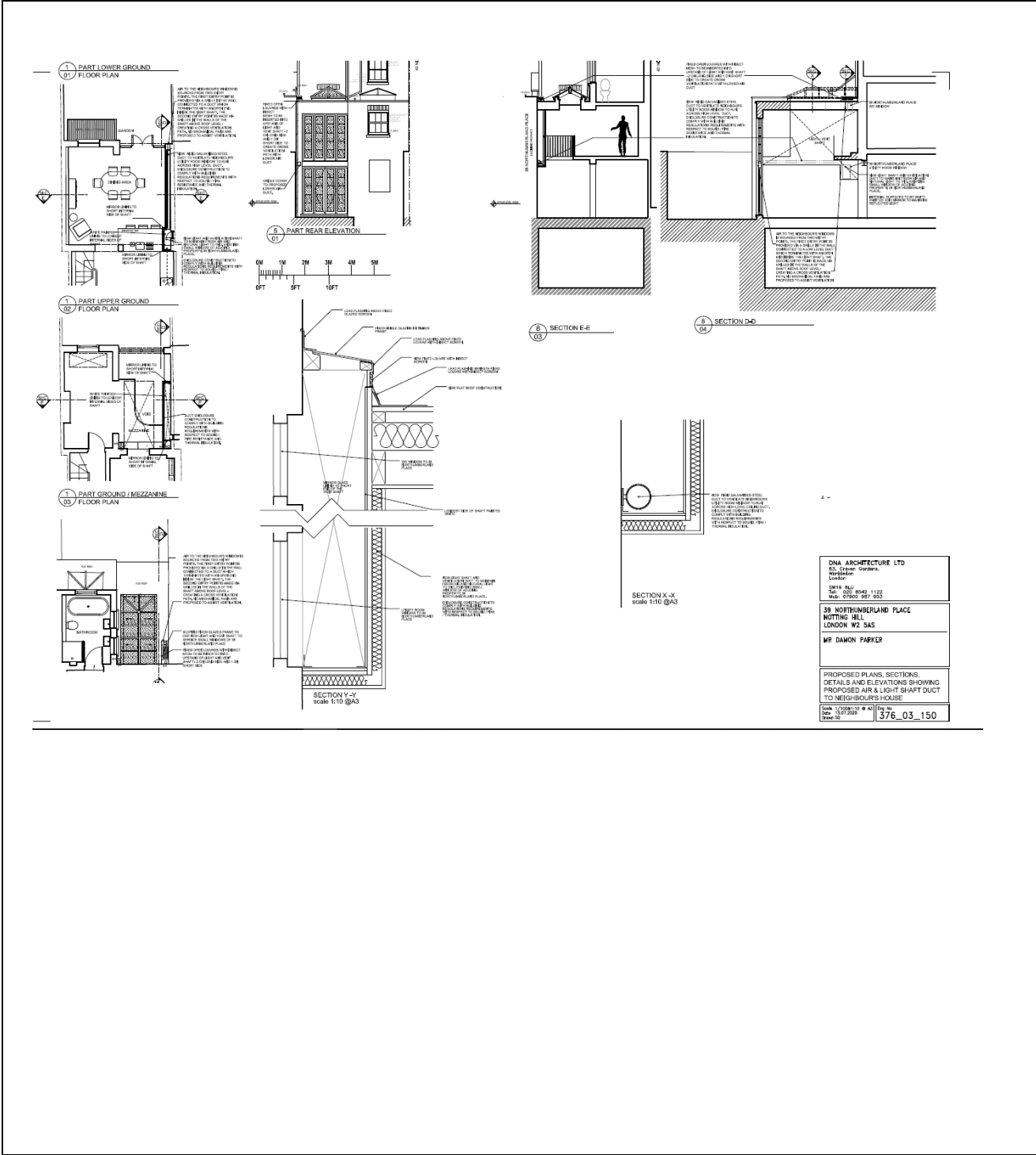
9. KEY DRAWINGS



© ARCHITECT: HENRY COOPER LTD 11.03.2016
 © PLANNER: AIE - 11.03.2016
 © DRAWING: AIE - 11.03.2016

DNA ARCHITECTURE LTD 11, Ladbroke Park, Wokingham RG40 3JH T: 0118 8942 122 M: 07960 189 252
58 NORTH HENRIETTA PLACE NOTTING HILL LONDON W2 3AS MR DAMON PARKER
PROP. FRONT & REAR ELEV'S & SECTION BB
1:50 11.03.2016 1:50 11.03.2016 376_04_151





DNA ARCHITECTURE LTD 81, Upper Gardens, London Email: info@dna-arch.com Tel: 020 8042 1122 Fax: 020 8042 1123	
59 NORTHUMBERLAND PLACE NOTTING HILL LONDON W2 5AS MR DAWN PARKER	
PROPOSED PLANS, SECTIONS, DETAILS AND ELEVATIONS SHOWING PROPOSED AIR & LIGHT SHAFT DUCT TO NEIGHBOUR'S HOUSE	
Scale 1:100 @ A1 DWG No. 376_03_150 Rev: 10	Date 10/03/10

DRAFT DECISION LETTER

Address: 39 Northumberland Place, London, W2 5AS

Proposal: Erection of two storey infill extension to the rear of the building at lower ground and ground floor levels

Reference: 20/00094/FULL

Plan Nos: 376-02-001, 376-02-101, 376-01-001, 376-03-151C as amended by 376-03-151B, 376-04-151C, 376-05-002P1, 376-04-152C, 376-04-153, 376-03-150

Case Officer: Alistair Taylor **Direct Tel. No.** 020 7641
07866037603

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:
 - between 08.00 and 18.00 Monday to Friday;
 - between 08.00 and 13.00 on Saturday; and
 - not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- between 08.00 and 18.00 Monday to Friday; and
- 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 Westbourne 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 to the rear elevation of the two-storey extension must match the existing original brickwork to the main rear elevation of the building 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 Westbourne 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 framing to the glazing of the windows and doors on the two-storey extension shall be formed in white painted timber framing

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 Westbourne 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 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)

- 7 You must keep the glazed panels to ground floor level on the rear elevation of the extension closed. You can use them in an emergency or for maintenance only. (C13LA)

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 You must incorporate the air duct/lightwell in full as shown on drawing 376-03-150 as an integral part of the new rear extension hereby approved. Once installed, you must not remove this feature and must maintain it as shown to that drawing

Reason:

To protect the environment of neighbouring residents 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. (R11AC)

- 9 The flat roof of the extension in the areas surrounding the lantern and air vents and roof to the lightwell shall be faced in lead or a grey coloured roofing membrane

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 Westbourne 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.