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CITY OF WESTMINSTER		
PLANNING APPLICATIONS SUB COMMITTEE	Date 14.09.2021	Classification For General Release
Report of Director of Place Shaping and Town Planning		Ward(s) involved Little Venice
Subject of Report	Flat 2 & 4, 121 Sutherland Avenue, London, W9 2QJ	
Proposal	Amalgamation of flats 2 and 4 to create a 4-bedroom flat.	
Agent	Nick Jenkins	
On behalf of	Mr Gore	
Registered Number	21/03794/FULL	Date amended/completed
Date Application Received	8 June 2021	8 June 2021
Historic Building Grade	Unlisted	
Conservation Area	Maida Vale	

1. RECOMMENDATION

Refuse Permission – loss of residential unit

2. SUMMARY

Planning permission is sought for the amalgamation of flats 2 and 4 to create a 4-bedroom flat across ground and first floors of the property.

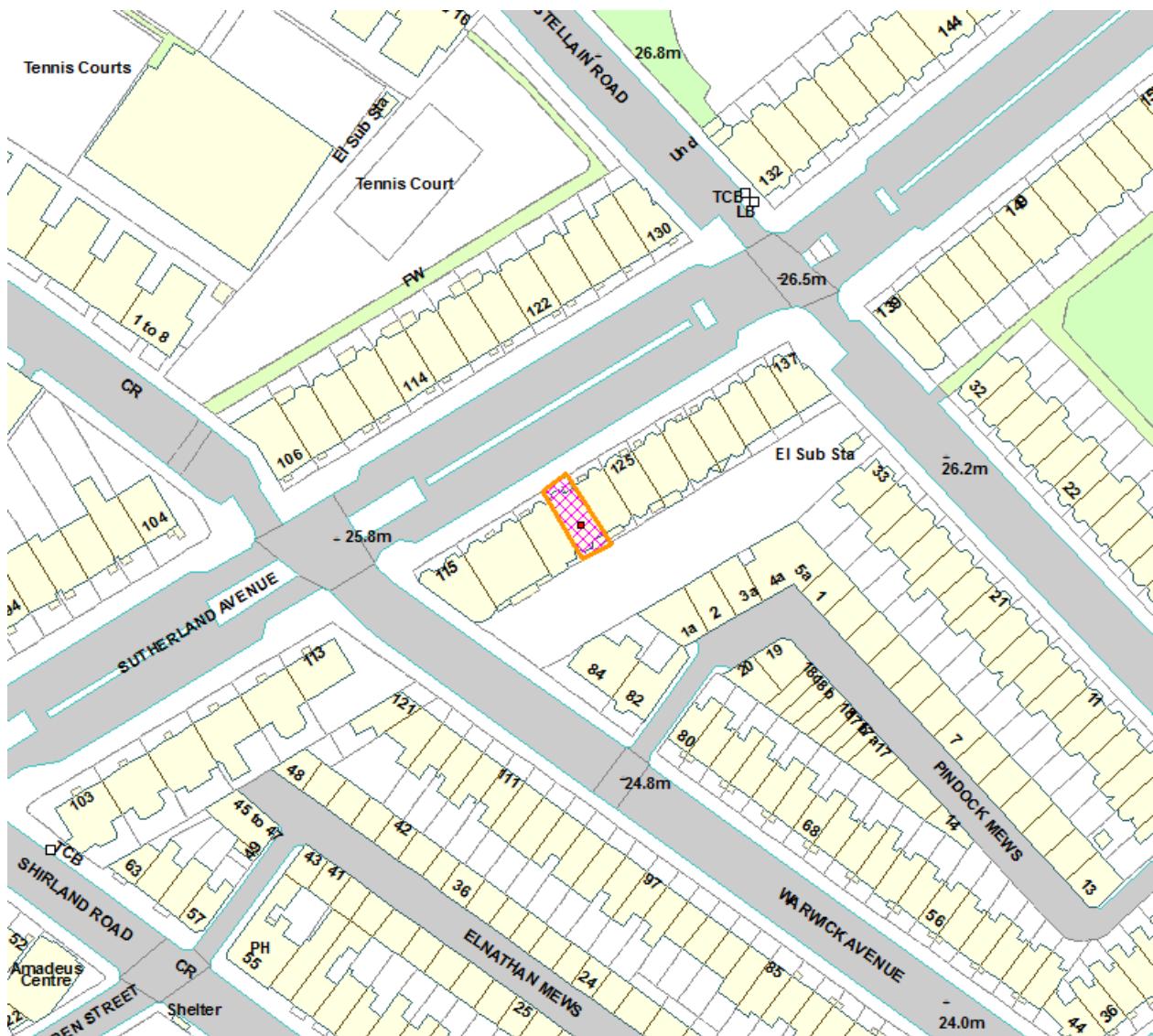
The key issue in the determination of this case is:-

- The loss of a residential unit.

For the reasons set out in this report, the loss of the residential unit which results from the proposal is considered to be contrary to policy and therefore unacceptable.

Councillor Dean supports the proposal and has requested that this application be considered by Committee.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front

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no. 121



Rear

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5. CONSULTATIONS

COUNCILLOR DEAN -WARD COUNCILLOR FOR LITTLE VENICE
Supports proposal

HIGHWAYS PLANNING TEAM
Any response to be reported verbally

PADDINGTON WATERWAYS & MAIDA VALE SOCIETY
Any response to be reported verbally

WASTE PROJECT OFFICER
Waste details not in line with Council's requirements – request further details.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 19
Total No. of replies: 0
No. of objections: 0
No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE:
Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application relates to an unlisted five storey property on the southeast side of Sutherland Avenue within the Maida Vale Conservation Area. The property is split into self-contained flats. Flat 2 occupies the ground floor and part of the first floor and Flat 4 occupies the remainder of the first floor.

There is a communal outdoor amenity area to the rear of the terrace.

6.2 Recent Relevant History

Planning permission was granted in October 2014 for the amalgamation of Flats 2 and 3 at ground and part first floor level to form one single family unit (3-bed maisonette known as Flat 2) and alterations to the existing rear extension at ground floor level and creation of part mezzanine floor.

7. THE PROPOSAL

This application seeks planning permission for the amalgamation of flats 2 and 4 to form a maisonette across ground and first floor levels. No external changes are proposed.

8. DETAILED CONSIDERATIONS

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8.1 Land Use

Policy 8 (Housing Delivery) of the City Plan 2019-2040 states that.

Part C. All existing residential units, uses, floorspace and land will be protected, except where:

1. the reconfiguration or redevelopment of supported or affordable housing would better meet need; or
2. non-family sized housing is being reconfigured to create family sized housing.

The existing Flat 2 which occupies the ground floor and part of the first floor is annotated on the submitted existing drawings to have 2 bedrooms and a playroom. However, planning permission was granted in November 2014 for the amalgamation of another flat within the block (then flat 3) to create the current flat on the basis that although a unit was being lost this met the policy exemption of 2 flats being joined to create a family sized dwelling (3 bedroom). The drawings submitted with that application annotated the room annotated as a playroom in this application as a playroom/bedroom 3. As the existing flat is considered a family sized unit (3 bedrooms) as a result of that 2014 permission, the loss of a further residential unit to allow for its further enlargement cannot be justified under Policy 8 as the existing flat is already family sized. At 107sqm the existing flat is in excess of the minimum space standards in the National Technical housing standards and the London Plan for a 2 storey 3 bed 5 person flat (93sqm) or even a 6-person flat (102sqm).

The applicant has stated that he & his family have lived in Maida Vale for many years and wish to stay local as they work locally in the medical profession, but that 4-bedroom houses are out of reach and 4 bedroom flats in Maida Vale hard to find.

Although the applicants' personal circumstances are acknowledged, the policy intends to achieve a balance between allowing family sized units to be created and protecting the number of residential units within the City.

Chapter 5 of the NPPF recognises the shortage of homes and seeks to support the Government's objective of significantly increasing the supply of homes.

Policy H1 of the London Plan seeks to increase housing supply within the city. Policy H2 recognises the importance of smaller, lower density sites in contributing to the increased supply of homes. Paragraph 4.2.8 of H2 states;

'Where existing houses are redeveloped or subdivided, boroughs may require the provision of family-sized units (3 bed + units) providing sufficient design flexibility is provided to allow the existing footprint of a house to be enlarged in order to meet this requirement. Where the amalgamation of separate flats into larger homes is leading to the sustained loss of homes and is not meeting the identified requirements of large families, boroughs are encouraged to resist this process.'

Flat 4 is 35sqm in floorspace which is slightly below the minimum space requirements of both the National Technical housing standards and the London Plan for a 1 bed flat (37sqm). However, it is only just below that minimum standard and is an existing flat

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which has clearly provided a good level of accommodation over a number of years with good levels of natural light and a reasonable layout. It is not considered that the flat is of such a poor quality as to justify the loss of the residential unit.

Councillor Dean, a Little Venice Ward Councillor, has expressed her support for the application but has not stated the reasons.

8.2 Townscape and Design

The proposal does not involve any external alterations and therefore is considered acceptable in design terms.

8.3 Residential Amenity

No external works are proposed, and the site would remain in use as residential accommodation therefore it is not considered that the proposal would result in any impact on neighbouring residential amenity.

8.4 Transportation/Parking

The proposal would result in a net reduction of one residential unit. The Waste Project Manager has requested details of the proposed waste storage however as the proposal would not increase demand for capacity and does not compromise the existing provision, it is not considered reasonable to require this. Similarly, it is not considered necessary to require details of bike storage provision.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Access is not changed by the proposal.

8.7 Other UDP/Westminster Policy Considerations

No other policy considerations.

8.8 Westminster City Plan

The City Plan 2019-2040 was adopted at Full Council on 21 April 2021. The policies in the City Plan 2019-2040 are consistent with national policy as set out in the National Planning Policy Framework (NPPF) (July 2021) and should be afforded full weight in accordance with paragraph 219 of the NPPF. Therefore, in accordance with s.38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan adopted in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 8.9). As set out in s.38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with

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the development plan, unless material considerations indicate otherwise.

8.9 Neighbourhood Plans

There are no Neighbourhood Plans in place for this site.

8.10 London Plan

This application raises no strategic issues.

8.11 National Policy/Guidance Considerations

The City Plan 2019 - 2040 (April 2021) policies referred to in the consideration of this application are considered to be consistent with the NPPF 2019 unless stated otherwise.

8.12 Planning Obligations

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

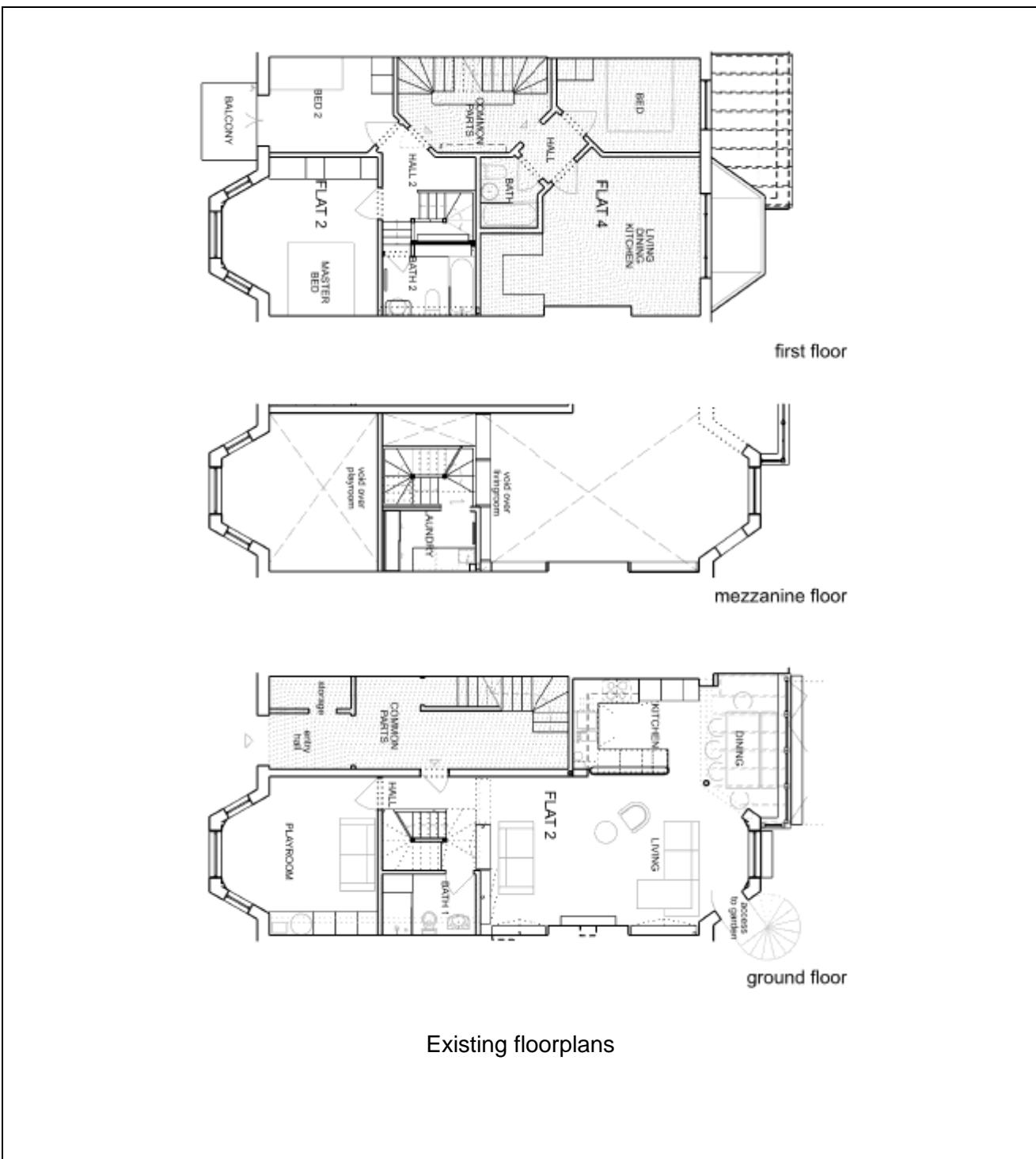
8.13 Environmental Impact Assessment

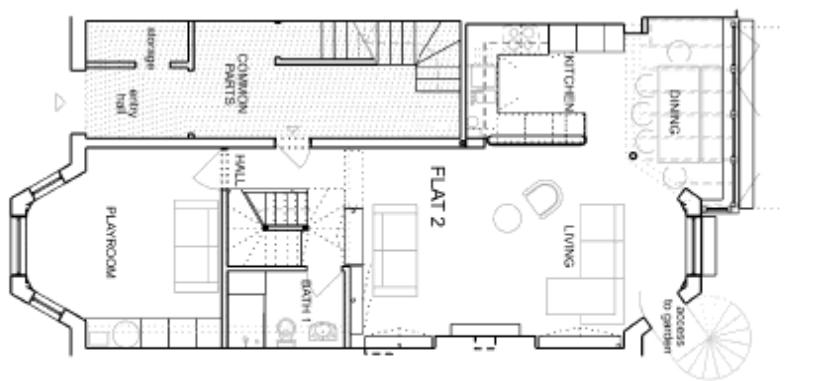
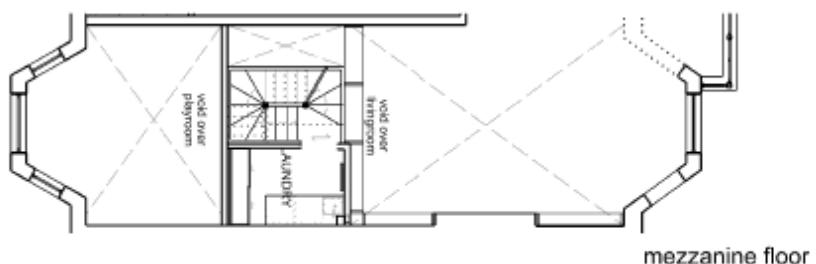
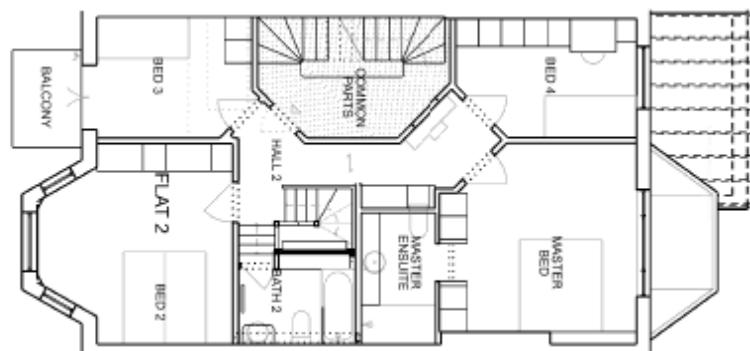
An Environmental Impact Assessment is not required for this application.

(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: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk

9. KEY DRAWINGS





Proposed floorplans

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DRAFT DECISION LETTER

Address: Flat 2, 121 Sutherland Avenue, London, W9 2QJ

Proposal: Amalgamation of flats 2 and 4 to create a 4-bedroom family dwelling.

Reference: 21/03794/FULL

Plan Nos: Site location Plan; NZ-D-PE-100-01Rev a; NZ-D-PP-100-01Rev a; Design and Access Statement; Cover letter dated 7 June 21.

Case Officer: Richard Langston

Direct Tel. No. 020 7641
07866036470

Recommended Condition(s) and Reason(s)

Reason:

- 1 Your development would lead to a reduction in the number of residential units. This would not meet Policies 8(C) of the City Plan 2019 - 2040 (April 2021), policies H1 and H2 of the London Plan (adopted March 2021) and Chapter 5 of the National Planning Policy Framework, which seek to optimise housing delivery.

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 so far as practicable. We have made available detailed advice in the form of our statutory policies in the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, London Plan (March 2021), planning briefs and other informal written guidance, as well as offering a full pre application advice service. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Please note: the full text for informatics 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