

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 14 <sup>th</sup> June 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> St James's	
<b>Subject of Report</b>	<b>55 Victoria Street, London, SW1H 0EU,</b>		
<b>Proposal</b>	Infill terrace at 11 <sup>th</sup> floor level to create additional internal living space, installation of a retractable roof to provide access to new roof terrace at 12 <sup>th</sup> floor level enclosed by glass balustrades, creation of additional terrace at rear 11 <sup>th</sup> floor level enclosed by glass balustrade, reconfiguration of rooftop PV cells to accommodate roof terrace, increase height of CHP flue and alterations to windows and doors.		
<b>Agent</b>	Gerald Eve		
<b>On behalf of</b>	Coveside (55 Victoria St) Ltd		
<b>Registered Number</b>	15/09202/FULL	<b>Date amended/ completed</b>	1 October 2015
<b>Date Application Received</b>	1 October 2015		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	No		

## 1. RECOMMENDATION

Refuse planning permission – detailed design and creation of roof top clutter.

## 2. SUMMARY

The site is located on the corner of Victoria Street and Strutton Ground. Permission was granted on 5<sup>th</sup> August 2013 for alterations and extensions to create a part 8, part 10, part 12 storey building with replacement of the façade and associated works including creation of terraces in association with the use of the building as 54 residential units (Class C3), retail (Class A1) and bank (Class A2). Subsequent to the original permission a variety of non-material amendments and variations have been approved. Works are continuing on site and the building is now substantially complete.

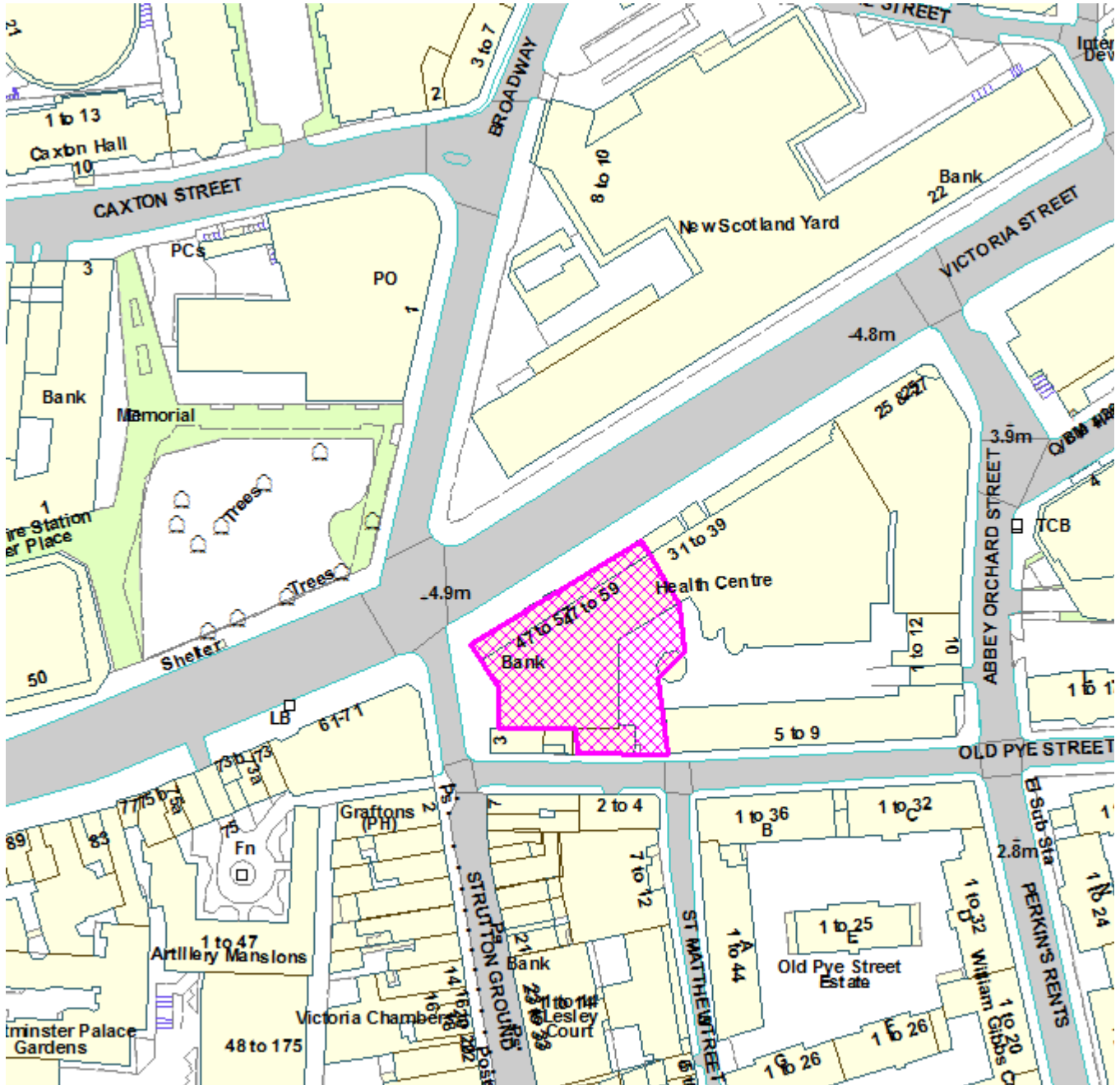
Permission is now sought to make alterations to the duplex penthouse located on 10<sup>th</sup> and 11<sup>th</sup> floor levels. The upper most two storeys of the building include substantial full height areas of glazing, the original intention being to provide a more transparent and lightweight appearance to these floors. The penthouse includes an inset terrace at 11<sup>th</sup> floor level. The application seeks to infill the 11<sup>th</sup> floor terrace replicating the glazing to the floor below. A new terrace is proposed on top of the tower at 12<sup>th</sup> floor level which will be accessed from the penthouse via an internal stair and a sliding rooftop hatch. The terrace would amount to approx 45m<sup>2</sup> and would be surrounded by glass balustrade. A large power generator flue would also need to be extended at roof level by approx 1m.

The proposals are considered unacceptable in design terms. The approved inset 11<sup>th</sup> floor terrace successfully incorporated itself within the architecture of the building, thus minimising any high level visual clutter and having the additional benefit of lightening the tower at its top. The current proposal would erode this design losing the 'pergola style' open character and visual interest at the top of the tower. In addition to this the proposals would introduce additional clutter at roof level, be it roof terrace paraphernalia or people using the terrace itself, which would be visible in longer views as illustrated by the photograph in this report. Overall, the proposal is considered to represent poor design which erodes the quality of the approved scheme.

The other elements of the current proposal which include the creation of a terrace at rear 11<sup>th</sup> floor level, enlargement of two east facing windows and modifications to a one bedroom flat at first floor level to create two bedrooms are considered acceptable. Given the new terraces are a substantial distance from neighbouring residential occupiers, they are not considered to lead to negative impact on amenity.

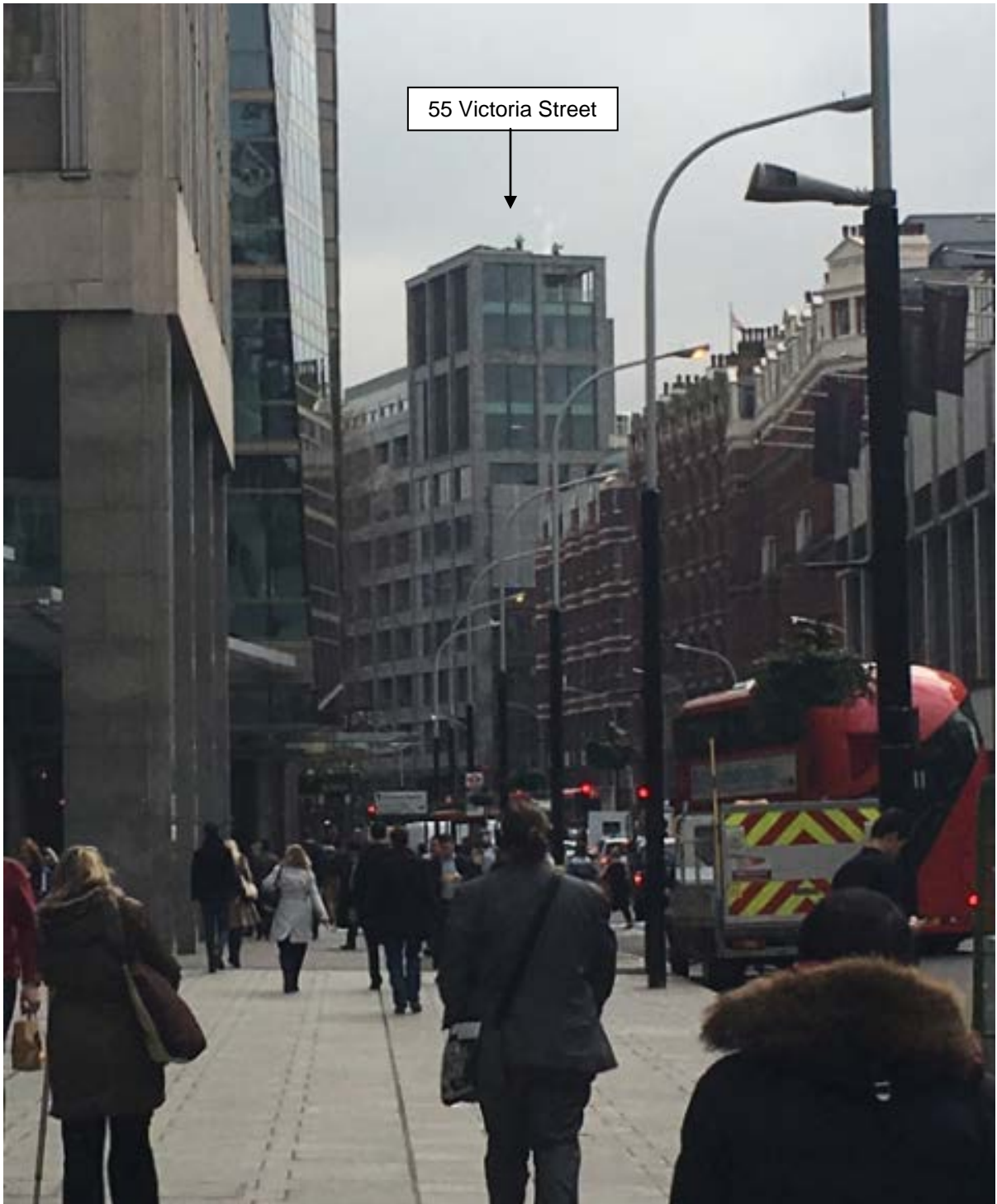
The introduction of two external terraces would result in the reduction of PV panel areas from 150m<sup>2</sup> to 106m<sup>2</sup>. The applicant has confirmed that the agreed commitment to achieve an "excellent" BREEAM Domestic Refurbishment scheme can still be achieved through use of higher efficiency PV panels.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



## 5. CONSULTATIONS

### THORNEY ISLAND SOCIETY

Object on the basis that the effect on the skyline from Victoria Street is significant - adding to the bulk of an already high building.

### WESTMINSTER SOCIETY

Any response received to be reported verbally.

### ENVIRONMENTAL HEALTH

No comment.

### ADJOINING OWNERS/OCCUPIERS

Number consulted: 44

Number of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND PAPERS

1. Application form
2. Response from the Thorney Island Society dated 30 October 2015
3. Response from Environmental Health dated 17 November 2015

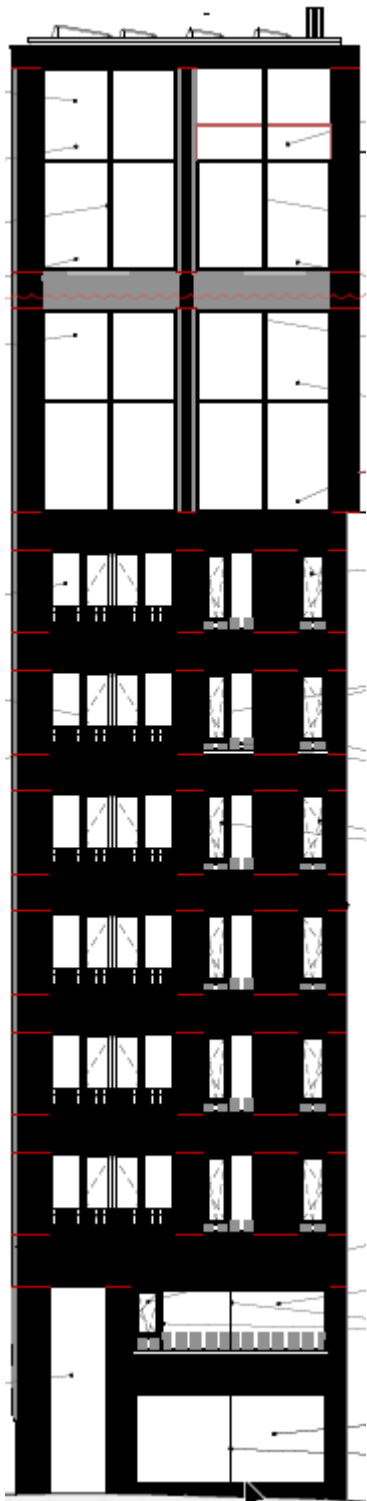
### Selected relevant drawings

(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 VINCENT NALLY ON 020 7641 5947 OR BY EMAIL AT [vnally@westminster.gov.uk](mailto:vnally@westminster.gov.uk)

7. KEY DRAWINGS

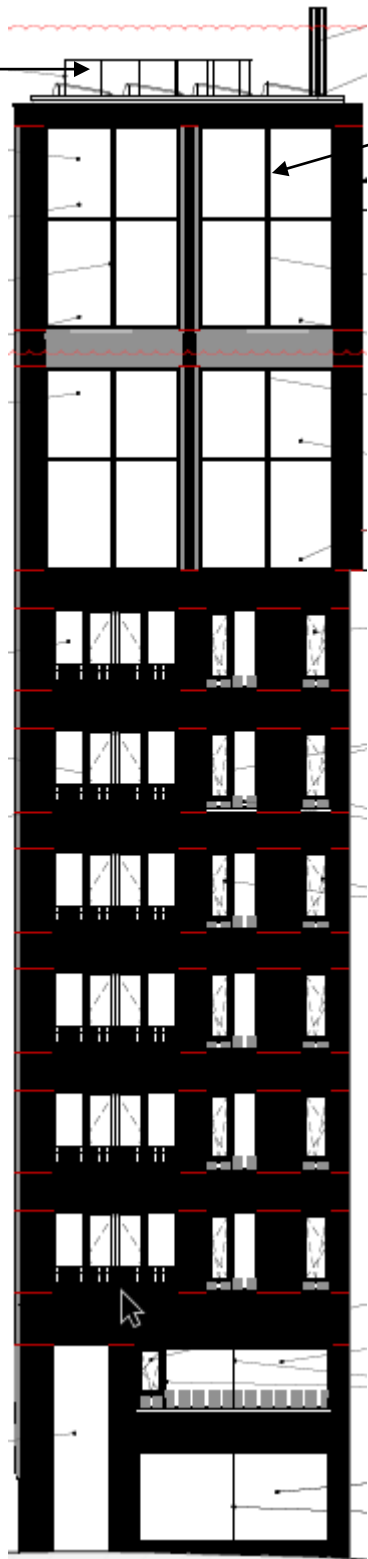
STRUTTON GROUND ELEVATION



EXISTING

12<sup>th</sup> floor terrace balustrade

Area of existing terrace to be infilled



PROPOSED

**DRAFT DECISION LETTER**

**Address:** 55 Victoria Street, London, SW1H 0EU,

**Proposal:** Infill terrace at 11<sup>th</sup> floor level to create additional internal living space, installation of a retractable roof to provide access to new roof terrace at 12<sup>th</sup> floor level enclosed by glass balustrades, additional terrace at rear 10<sup>th</sup> floor level enclosed by glass balustrade, reconfiguration of rooftop PV cells to accommodate roof terraces, increase height of CMP flue and alterations to windows and doors.

**Reference:** 15/09202/FULL

**Plan Nos:** PL000; PL001 P1; P002 P2; P003 P1; P011 P1; P012 P1; P013 P1; P014 P1; P015 P1; P016 P1; P017 P1; P021 P1; P022 P1; Sustainability Note; Design and Access Statement.

**Case Officer:** Vincent Nally

**Direct Tel. No.** 020 7641 5947

**Recommended Condition(s) and Reason(s):**

Reason:

- 1 Because of the impact on the detailed design of the tower through the infilling of the inset terrace and the creation of roof top clutter the proposed alterations would harm the appearance of this building and this part of the City. This would not meet S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 5 and DES 6 of our Unitary Development Plan that we adopted in January 2007. (X16BB)

**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 Westminster's City Plan: Strategic Policies adopted November 2013, Unitary Development Plan, Supplementary Planning documents, 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.