

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 14 June 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	11 Upper Belgrave Street, London, SW1X 8BD,		
Proposal	Internal and external alterations including creation of a garage on the Wilton Street elevation with associated crossover, a rear extension at fourth floor level and enlarged roof terrace at fifth floor level in connection with the use of the property as a single family dwelling. excavation works at lower ground floor, rebuilding of ground floor rear infill addition, rear extension at first floor and third floor levels, creation of terraces at first and roof levels, and installation of condensers at roof level		
Agent	Ms Rosalind Price		
On behalf of	Waltonwagner Limited		
Registered Number	16/02481/FULL 16/02482/LBC	Date amended/ completed	31 March 2016
Date Application Received	19 March 2016		
Historic Building Grade	II*		
Conservation Area	Belgravia		

1. RECOMMENDATION

Refuse permission and listed building consent – design and heritage impact

2. SUMMARY

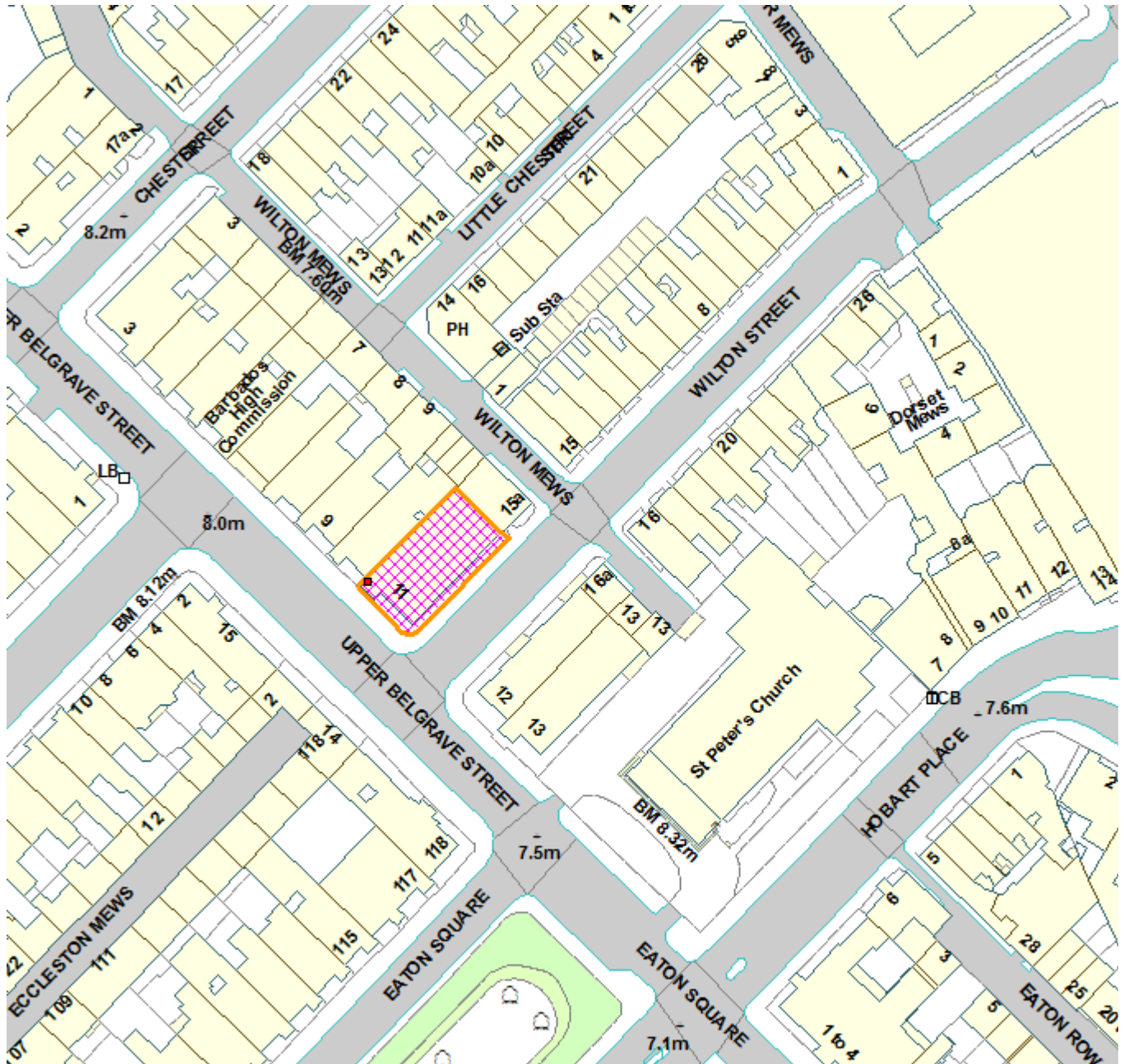
11 Upper Belgrave Street is a grade II* listed building located in the Belgravia Conservation Area. It comprises lower ground, ground, and four upper floors. It has recently been granted permission for conversion back into a single family dwelling. Permission/consent is now sought for additional alterations both internally and externally.

The main issues which arise from the proposals are:

- The impact on the special architectural / historic interest of the grade II* listed building;
- The impact on the character and appearance of the Belgravia Conservation Area;
- The impact on the highway and residential movement;

The proposal is considered to have an adverse impact upon the special architectural / historic interest of the listed building and upon the character and appearance of the conservation area. It is not considered that there are public benefits which outweigh the harm cause and as a consequence the applications are recommended for refusal.

3. LOCATION PLAN



4. PHOTOGRAPHS



Photo 1: Upper Belgrave Street (front) and Wilton Street (side) elevations



Photo 2: Wilton Street (side) and Wilton Mews (rear) elevations, showing main rear wing, currently faced in brick with a stucco return, with the lower closet wing adjoining to the right.



Photo 3: As Photo 2, but close-up, showing the narrow width of the rear wing, and its definition from the lower closet wing.



Photo 4: Ground Floor Kitchen Wall and Chimney Breast proposed for removal.



Photo 5: First Floor Garden Room to Lobby Wall (right hand wall) proposed for removal and cornice proposed to be concealed by elaborate suspended ceiling.

5. CONSULTATIONS

Historic England

Do not wish to comment. Authorisation to determine application received 26/04/2016.

Belgravia Neighbourhood Forum

Any comments received to be reported verbally

Belgravia Residents Association

Any comments received to be reported verbally.

Highways Planning - Development Planning

Suitable mitigation measures required to off-set the loss of the on-street residential parking on Wilton Street.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 19 Total No. of replies: 12

No. of objections: 11

No. in support: 1

Highways:

- loss of existing on-street parking for residents
- creation of a hazard and congestion in a busy street, too close to junction, increased danger to pedestrians in particular school children

Design:

- garage in this elevation is out of character and destroys integrity building and surroundings,
- garages are traditionally located in the mews

Other

- excavation works, construction noise and traffic obstruction
- description of development does not include the garage

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is an end of terrace first rate townhouse forming the corner of Upper Belgrave Street and Wilton Street, within the Belgravia Conservation Area. It forms the southern end of the Grade II* listed terrace, 3-11 Upper Belgrave Street, designed by George Basevi and built 1830-35 as part of his work for Thomas Cubitt for the development of the upper end of the designed Belgravia townscape.

Originally a private hotel of high repute, it later became a house in the proper sense in the later 19th century, undergoing a significant scheme of alteration in the 1880s under

its then owner, the Earl of Cork and Orrery. The City Council's records show that the property has been used as offices since 1938. Planning permission granted on 17 July 1986 for the use of the premises as offices, confirms that the lawful use of the property is Class B1 office for National and Cultural Institutions or Ecclesiastical organisations, including the headquarters of charitable and voluntary organisations serving a national or international role or members of listed professions in the decision notice. The building was last occupied by the Institution of Structural Engineers which left the building in June 2014.

6.2 Recent Relevant History

16/02428/LBC

Internal alterations including the installation of new joinery, skirting boards, architrave and cornicing; installation of window seats; new applied stucco embellishment on all floors; creation of new shower niches at second and third floor level; new ceiling design to dining room and living rooms. External alterations including raising the height of existing chimney stack and replacement of chimney pots; masonry wall at roof level; installation of satellite dish and aerial; new roof light at roof level; new pyramidal roof light and two rooflights at first floor level; installation of external CCTV, intercom panels and new ventilation grills.

Application Permitted 31 May 2016

16/02410/NMA

Amendments to planning permission dated 29 February 2016 RN: 15/06723/FULL for Alterations in association with change of use to a single family dwelling, including enlargement of window opening at lower ground floor and new window with fanlight; demolition and rebuilding of ground floor level rear infill addition with associated excavation works of 1000mm for drainage and services , one storey rear extension at first floor level, rear extension at third floor level, insertion of pilasters to side and rear elevations, creation of terraces at first floor level and roof level with associated balustrades, insertion of new rooflights at first floor level and roof level, roof and rooflight moved from fourth to roof level, and installation of condensers at roof level with associated dropping of roof level. Namely, changes to roof level design changes, changes to the front elevation, changes to the side elevation, and changes to the rear elevation.

Application Permitted 31 May 2016

15/06724/LBC

Internal and external alterations in association with change of use to a single family dwelling, including enlargement of window opening at lower ground floor and new window with fanlight demolition and rebuilding of ground floor level rear infill addition with associated excavation works of 1000mm for drainage and services , one storey rear extension at first floor level, rear extension at third floor level, insertion of pilasters to side and rear elevations, creation of terraces at first floor level and roof level with associated balustrades, insertion of new rooflights at first floor level and roof level, roof and rooflight moved from fourth to roof level, and installation of condensers at roof level with associated dropping of roof level.

Application Permitted 18 December 2015

15/06723/FULL

Alterations in association with change of use to a single family dwelling, including enlargement of window opening at lower ground floor and new window with fanlight; demolition and rebuilding of ground floor level rear infill addition with associated excavation works of 1000mm for drainage and services , one storey rear extension at first floor level, rear extension at third floor level, insertion of pilasters to side and rear elevations, creation of terraces at first floor level and roof level with associated balustrades, insertion of new rooflights at first floor level and roof level, roof and rooflight moved from fourth to roof level, and installation of condensers at roof level with associated dropping of roof level.

Application Permitted 29 February 2016

14/10038/FULL

Use as a single family dwelling house.

Application Permitted 19 December 2014

7. THE PROPOSAL

Listed building consent (16/02428/LBC) has recently been granted and a Non-Material Amendment application (16/02410/NMA) has recently been approved (both on 31 May 2016 under officer's delegated powers) for Items 1 to 17 as listed below, for works which are considered to be non-contentious:

1. New timber splayed linings to lower ground floor windows;
2. Window seats to ground floor Family Living Room, Dining Room and Kitchen / Family Dining;
3. New timber dado panelling to Family Living Room and Dining Room;
4. New decorative plaster ceilings to Family Living Room and Dining Room;
5. Alteration to base of main stair, to turn steps 45 degrees and new decorative plaster mouldings to main staircase, from ground up to fourth floor level.
6. Installation of trench heaters to first floor rooms, new timber dado panelling, fabric wall hangings and joinery units (concealing air-conditioning units) in first floor Reception Room;
7. Full height French panelling and bookcases to first floor Study;
8. New timber dado panelling and joinery units (concealing air-conditioning units) to meet existing cornices in first floor office;
9. New wall and ceiling design to the second floor Master Bedroom (subject to an amending condition requiring an amended design);
10. Alterations to build-out cills to windows in second floor Master Bedroom and Her En-suite and formation of shower niches to second floor en-suites.
11. Built-in joinery to conceal air-conditioning units to second floor Bedroom Two, fourth floor Bedroom Four, Studio and Living Room.
12. Blocking up internally window to secondary staircase at third floor level (rear elevation);
13. Infilling of internalised sash window overlooking main staircase at fourth floor level;
14. Alterations to approved rooflights to both roof levels;
15. Installation of external lighting and security cameras / intercoms at lower ground and ground floor levels;

16. Installation of cast-iron grilles to external walls;
17. Levelling of height of secondary chimney and installation of TV aerial and satellite dish to main roof.

The planning and listed building consent applications which are the subject of this report include all of the above works, plus the more contentious items listed 18 to 21 below:

18. Removal of internal wall and chimney breast at ground floor level to form enlarged Family Kitchen / Dining area;
19. Removal of internal wall at first floor level and false ceilings / wall linings to form formalised Garden Room;
20. Construction of extension at fourth floor level, finished in stucco to match adjoining elevation;
21. Enlargement of approved bike store to become a garage.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Loss of office

The lawful use of the building is office use (Class B1). The proposal would result in the loss office floorspace. The principle of residential conversion of the property has already been accepted by virtue of the 2014 planning permission (RN: 14/10038/FULL), and the 2015 planning permission and listed building consent (RN: 15/06723/FULL and 15/06724/LBC). Nevertheless the Council has acknowledged the need to safeguard Westminster's role as an economic generator of high value creative employment and also meet the borough's considerable housing needs. To this end, the implementation of office policies is currently being reviewed and interim measures (set out in an initial statement dated 18 March 2015) announced; no loss of office floorspace in the Core Central Activities Zone (CAZ), Named Streets, and Opportunities Areas will be considered acceptable unless a developer can demonstrate that the benefits of a proposal, taken as a whole, outweigh the loss of the office floorspace. As the property lies outside those identified areas it is considered that the loss of the existing office accommodation cannot reasonably be resisted.

Furthermore the provision of additional housing accommodation is welcomed under the City Plan Policy S14 and saved UDP Policy H3. Therefore the change of use is considered acceptable in principle. Moreover the proposal is to return the building to residential use is welcome in historic building terms.

Affordable housing

There is a policy expectation that the affordable housing should be provided on site.

Policy S16 relates to affordable housing. It requires that proposals of 10 or more new residential units, or over 1000sq.m of additional residential floorspace provide affordable housing.

The expectation of the London Plan, the UDP, and the City Plan is that affordable housing should be provided on site. Policy S16 states “where the Council considers that this is not practical or viable, the affordable housing should be provided off-site in the vicinity. Off-site provision beyond the vicinity of the development will only be acceptable where the Council considers that the affordable housing provision is greater and of higher quality than would be possible on or off site in the vicinity, and where it would not add to an existing localised concentration of social housing...”

The additional residential floorspace within the building comprises 1,761.73m² (GEA) which triggers a requirement for the provision of 240m² of affordable housing under S16 of the Westminster City Plan: Strategic Policies and H4 of the UDP. Policy S16 adopts a cascade approach with a preference for on-site affordable housing, followed by the use of an alternative site nearby and finally, where neither option is achievable, a payment in lieu of the amount of affordable housing floorspace required.

It is acknowledged that provision on site in this instance would compromise the purpose of the proposals which are to return the listed building to its original use. No 11 Upper Belgrave Street was originally built as a single family dwelling. Accommodating three affordable housing units would involve the provision of separate cores, access and arrangements; the invasive works would not be acceptable on listed building grounds. Although the applicant (Grosvenor) owns a number of properties in the area, the buildings in this part of Belgravia would be costly to maintain for an RSL. In the absence of an alternative site, a payment in lieu of on-site or off-site provision is considered acceptable and the applicant has agreed to meet this requirement. The required payment in lieu is £1,412,880. A payment of £1,332,840 secured by the 29 February 2016 permission has already been paid to the Council. The applicant has agreed to pay the additional amount of £80,040 to meet the full policy compliant figure required in connection with the current application. Had the application been considered acceptable in all other aspects the affordable housing contribution would have been secured by Grampian condition.

8.2 Townscape and Design

In accordance with Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, when determining these applications special regard / attention must be paid to the preservation of the special architectural / historic interest of the listed building and to the preservation / enhancement of the character / appearance of the conservation area. As guided by Sections 7 and 12 of the NPPF, great weight must be placed on the preservation of designated heritage assets such as these, and harm may only be granted permission where that harm would be significantly and demonstrably outweighed by public benefits which can only be secured through allowing that harm.

The works proposed by the applications which are the subject of this report are extensive, and would on the whole return the building to a more elaborate set of interiors of very high quality, commensurate with the size and significance of the building. They are based on a sound assessment of the building and Basevi's other works, but also introduce new (traditionally designed) elements of interior design which would add new layers to the building's architectural significance.

Items 1-17 listed above in Section 7 of this report have already been approved on 31 May 2016 under application references 16/02428/LBC and 16/2410/NMA. N.B. Item 9 was approved subject to a condition requiring an amended design for the panelling to the Master Bedroom on the second floor. Without such a condition the panelling proposed for this room is considered unacceptable, see below. Items 18-21 of the proposals are considered to be more contentious and therefore form the subject of this report.

Items 9: Second Floor (internal)

The design shown for the Master Bedroom is considered to be excessively elaborate for a bedroom at this level in the building, which is otherwise characterised by a decreasing architectural hierarchy from this floor upwards (the second floor should be notably simpler in design than the principal Ground and First Floors).

Item 18: Ground Floor Kitchen

Approval is sought to remove an internal wall and chimney breast, leaving shallow nibs and a downstand from the ceiling, to create a larger Family Kitchen / Dining Room. As approved by the original consents, these two spaces would have remained separate but linked via enlarged openings each side of the chimney breast.

The rooms affected are secondary rooms, but are characteristic of the cellular planform, more modest rooms typical towards the rear of a house of this type. The proposal would result in a significant loss of historic fabric, most particularly in the form of the chimney breast which projects from the side walls. Whilst the nibs and downstand would provide some interpretation of the rooms' historically separate form, the character of the resultant space would be effectively that of one room, so losing the distinctive small cellular planform to this part of the house.

Item 19: First Floor Garden Room

To the first floor it is proposed to remove the wall which separates the Garden Room from the inner lobby, and to build into the space a highly designed set of suspended ceilings and wall linings, to link the first floor external terrace through the principal Reception Room without having to traverse the separate lobby.

The layout of this space is important to the cellular planform of the building, as are the internal proportions of the Garden Room. The proposals would wholly overwhelm the character of this space, concealing the attractive cornicing which defines the room and deleting the understanding of the planform in this part of the house.

Item 20: Fourth Floor Extension

The extant approvals include for an extension to the closet wing at third floor level to be finished in brick to match the more vernacular rear elevations of the terrace and to define it from the more polite elevations of the main house and rear wing, facing Wilton Street. It is now proposed to extend the closet wing further, up to the top fourth floor, to be finished in stucco to match the main rear wing.

Policy DES 5 of the Unitary Development plan is clear that extensions should normally terminate a storey below the main parapet level – this proposal would equal the main parapet level. Whilst the policy uses the terminology of ‘normally’ so accepting that there may occasionally be exceptions, it is not considered that this property provides such an exception. In extending to this level and in the same material as the main rear wing, would create an adversely broad rear elevation, with proportions in excess of the established proportions of the principal elevations. It would blur the line between the main rear wing and the closet wing.

Item 21: Enlargement of Approved Bike Store to Garage

Objections have been received on design grounds to the introduction of a garage to the Wilton Street elevation of the building.

The proposed arched garage door to the Wilton Street (side) elevation is designed to mimic the mews arches which are common in Belgravia. The manner in which this would be infilled by a combined pedestrian and garage door set however compromises that design such that, whilst acceptable and not unattractive, it would be a somewhat confused design, not least because the entrance to Wilton Mews remains, without an arch, almost immediately to the east of the site.

However, the design as proposed is otherwise of a high quality and would, subject to detailing, produce an acceptable addition to the side elevation of the house. Therefore it is not considered reasonable to refuse permission/consent on design and listed building grounds in relation to the introduction of a garage.

Summary: Townscape, Heritage and Design

Items 1 to 8, and 10 to 17, and Item 21, are considered acceptable in design grounds. Items 1 to 17 have also been determined under officers’ delegated powers separately via the concurrent NMA/LBC submission listed in the planning history above, including an amending condition to deal with Item 9.

Items 9 and 18 to 20 are however considered to be harmful to the special architectural and historic significance of the listed building, and item 20 would in addition harm the building’s positive contribution to the character and appearance of the Belgravia Conservation Area.

Whilst the proposals would undoubtedly introduce some personal benefits for the applicant, although these are likely to be minimal, there would be no public benefits resulting from the harm which is considered to be caused. As such there are considered to be no exceptions to the statutory presumption against harm as required by the Act and the NPPF, and as such Planning Permission and Listed Building Consent are recommended to be refused for the reasons listed below.

8.3 Residential Amenity

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a loss of daylight/sunlight, particularly in dwellings, and that developments should not

result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing.

The proposals include rear extensions at first, third and fourth floor levels. The proposal is supported by a daylight and sunlight assessment, and due to the existing relationships with the adjoining properties the proposed rear extensions do not raise amenity concerns.

Under planning permission 15/06723/FULL the principle of roof terrace at first and fifth floor levels were considered acceptable in amenity terms.

The introduction of a garage on the Wilton Street elevation allowing space for one car is not considered to raise amenity concerns for the adjoining neighbours.

8.4 Transportation/Parking

Nine letters of objection have been received regarding the creation of the garage to the Wilton Street elevation with an associated crossover. The neighbours are particularly concerned about design, pedestrian and vehicular safety and loss of parking issues. One letter of objection refers to the fact that the creation of a garage was not originally mentioned in the description of development. This was amended and new consultation letters to neighbours were sent.

Whilst the position of the new access is not ideal given the nature of Wilton Street and Wilton Mews, the applicant has submitted a Transport Statement in support of the proposed access which is considered acceptable and generally robust. The information indicates relatively low speeds on both roads. The proposed garage will provide space for one car only, it is a low speed road with accesses, and the proposed garage is set back from the public highway with railings enclosing the front space. Therefore it is not considered reasonable to refuse permission on pedestrian and vehicular safety grounds.

The area of kerb where the crossover would be installed is occupied by a section of residential car parking bays. The proposal will result in the loss of a minimum of 2 on-street car-parking spaces, maybe more when visibility splays are factored into the measurement. The provision of one private off-street car parking space is not normally considered a direct and suitable replacement for on-street parking as it is limited to small number of users contrary to on-street car parking spaces which are of benefit to many.

The applicant proposes to provide at no public cost 2 replacement parking bays within the immediate vicinity of the site and as such the proposal will not result in the loss of on-street residents parking. Had the application been considered acceptable, this would have been secured through Grampian condition.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Other than remarks made in section 8.4, there are no other access issues associated with this proposal.

8.7 Other UDP/Westminster Policy Considerations

Had the application been considered acceptable on design grounds the Council's standard noise conditions would have been recommended in relation to the installation of condensers at roof level.

8.8 London Plan

This application raises no strategic issues.

8.9 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.

8.10 Planning Obligations

Not relevant

8.11 Environmental Impact Assessment

Not relevant.

8.12 Other Issues

Three letters of objection raise concerns about the excavation works, noise, and disturbance associated with the creation of a garage.

The excavation works of 1000mm remain as per approved scheme under 15/06723/FULL and 15/06724/LBC.

Objection on the grounds of noise and disruption during construction works do not in themselves form a sustainable reason to refuse permission. Had the application been considered acceptable the Council's standard hours of building works condition would have been recommended. In addition a highway licence would be required before any construction equipment such as scaffolding or skips can be placed on the road or pavement.

9. BACKGROUND PAPERS

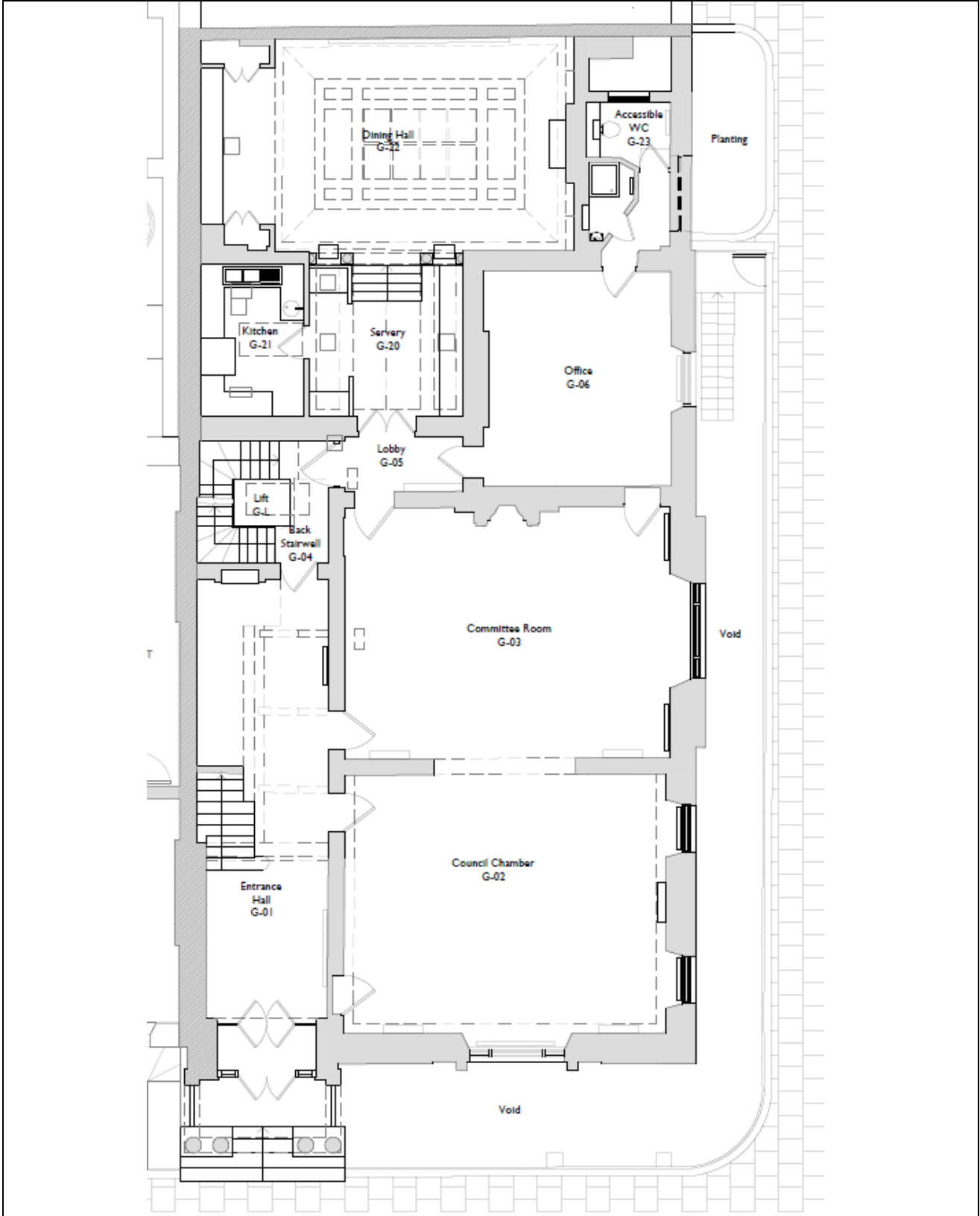
1. Application form
2. Response from Historic England (Listed Builds/Con Areas), dated 26 April 2016
3. Memo from the Highways Planning Manager, dated 11 May 2016
4. Letter from agent of occupier of 15a Wilton Street, London, dated 8 April 2016
5. Letter from occupier of 1 Wilton Street, London, dated 26 April 2016
6. Letter from occupier of 14 Wilton Street, London SW1X 7AF, dated 28 April 2016

7. Letter from occupier of 6 Wilton Street, London SW1X 7AF, dated 28 April 2016
8. Letter from occupier of 11, Wilton Street, dated 29 April 2016
9. Letter from occupier of 17 Wilton Street, London, dated 2 May 2016
10. Letter from occupier of 5 Wilton Street , London, dated 3 May 2016
11. Letter from occupier of 4 Wilton Street , London, dated 3 May 2016
12. Letter from occupier of 12 Upper Belgrave Street , London, dated 9 May 2016
13. Letter from occupier of 16 Wilton Street , London, dated 9 May 2016
14. Letter from occupier of 19 Wilton Street, London, dated 11 May 2016
15. Letter from occupier of 8 Wilton Street, London, dated 19 May 2016

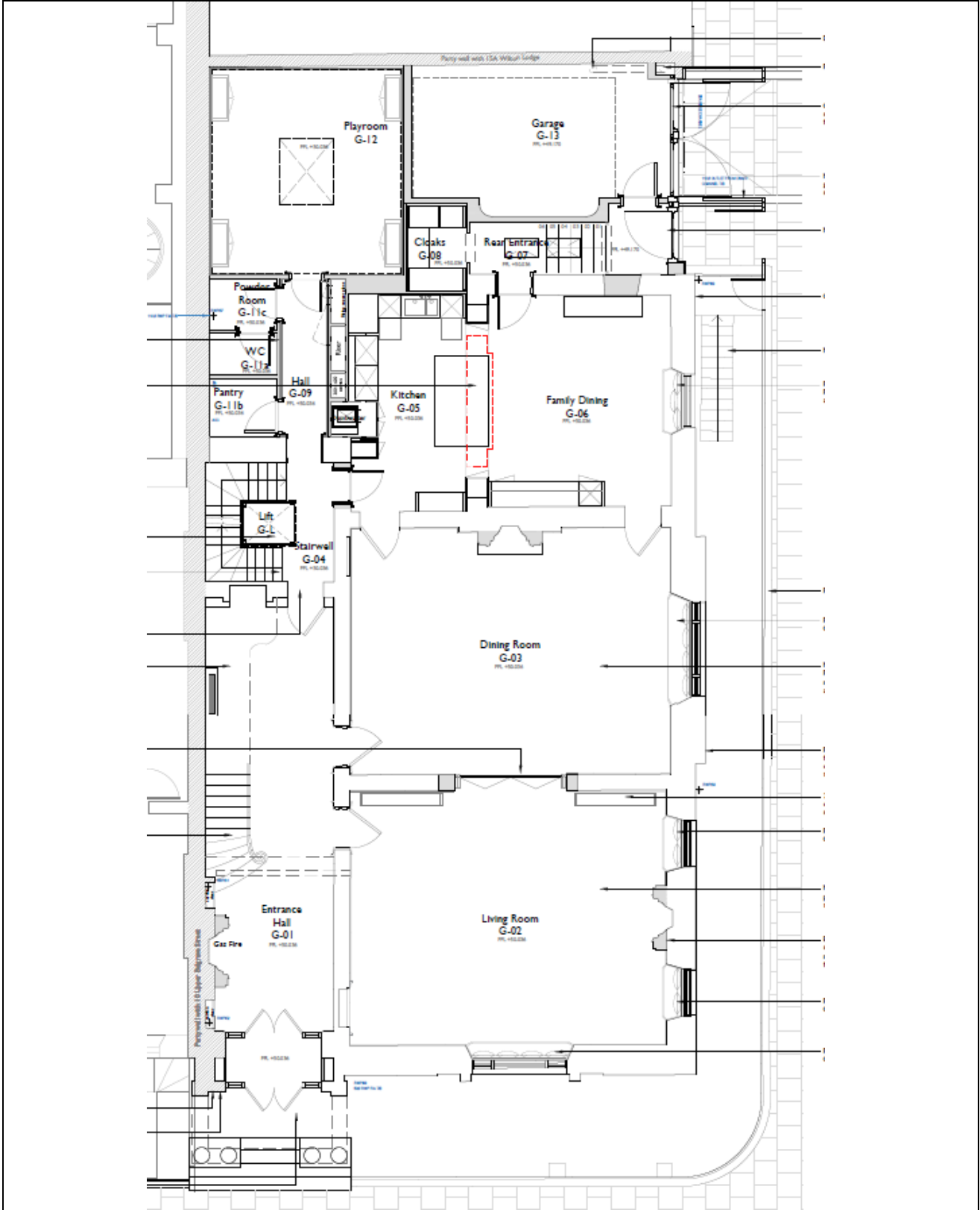
Selected relevant drawings

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

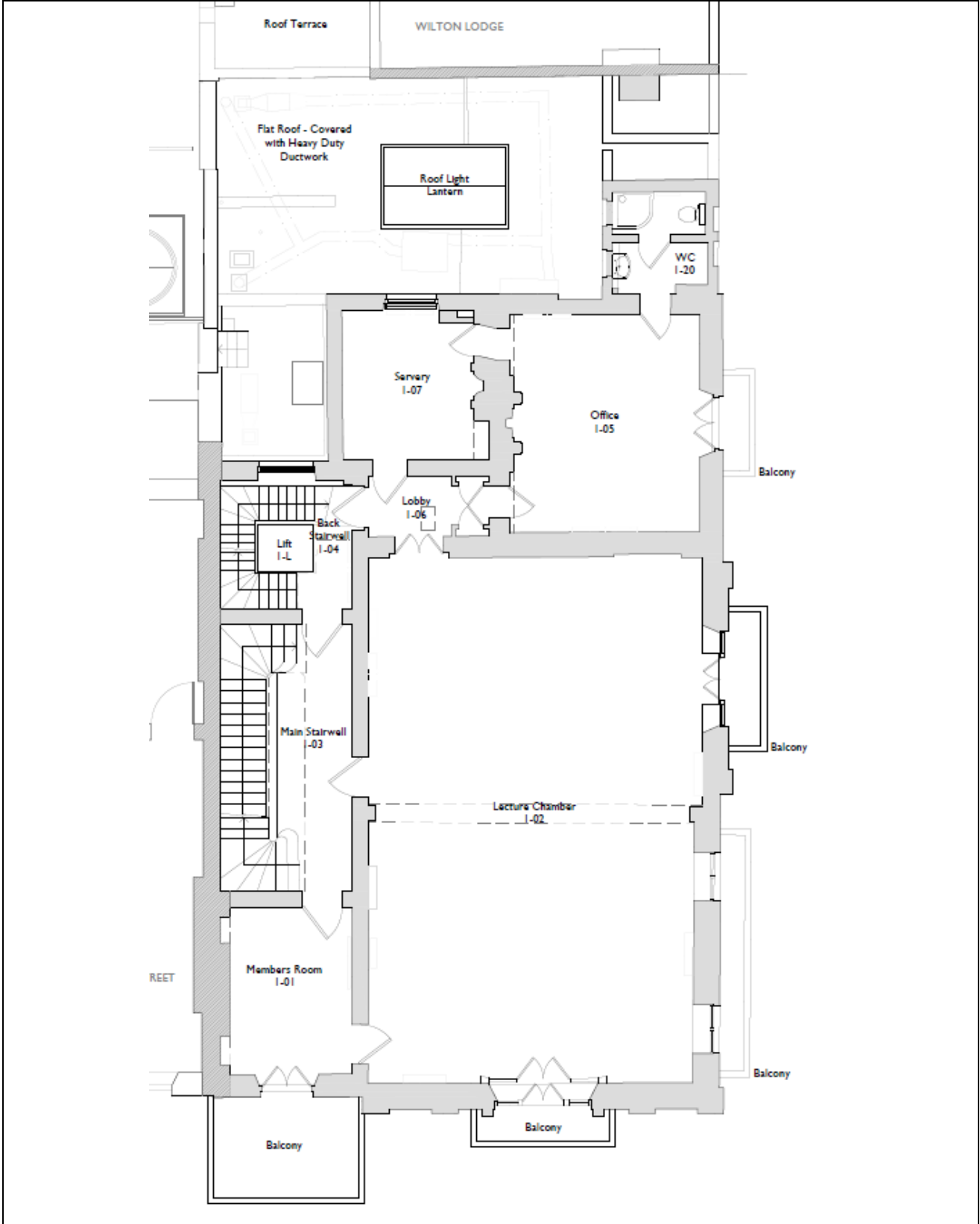
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT AURORE MANCEAU ON
020 7641 7013 OR BY EMAIL AT SouthPlanningTeam@westminster.gov.uk



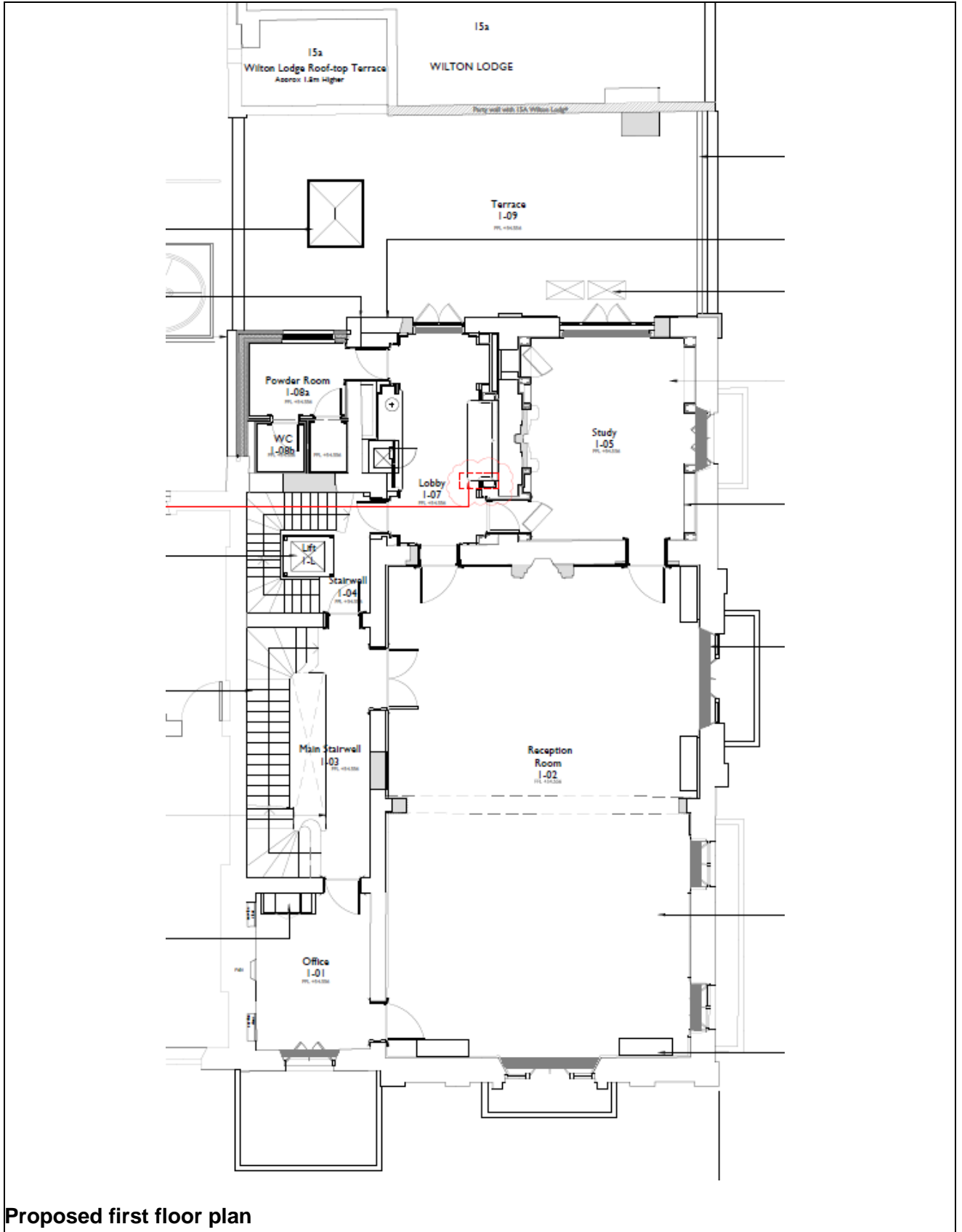
Existing ground floor



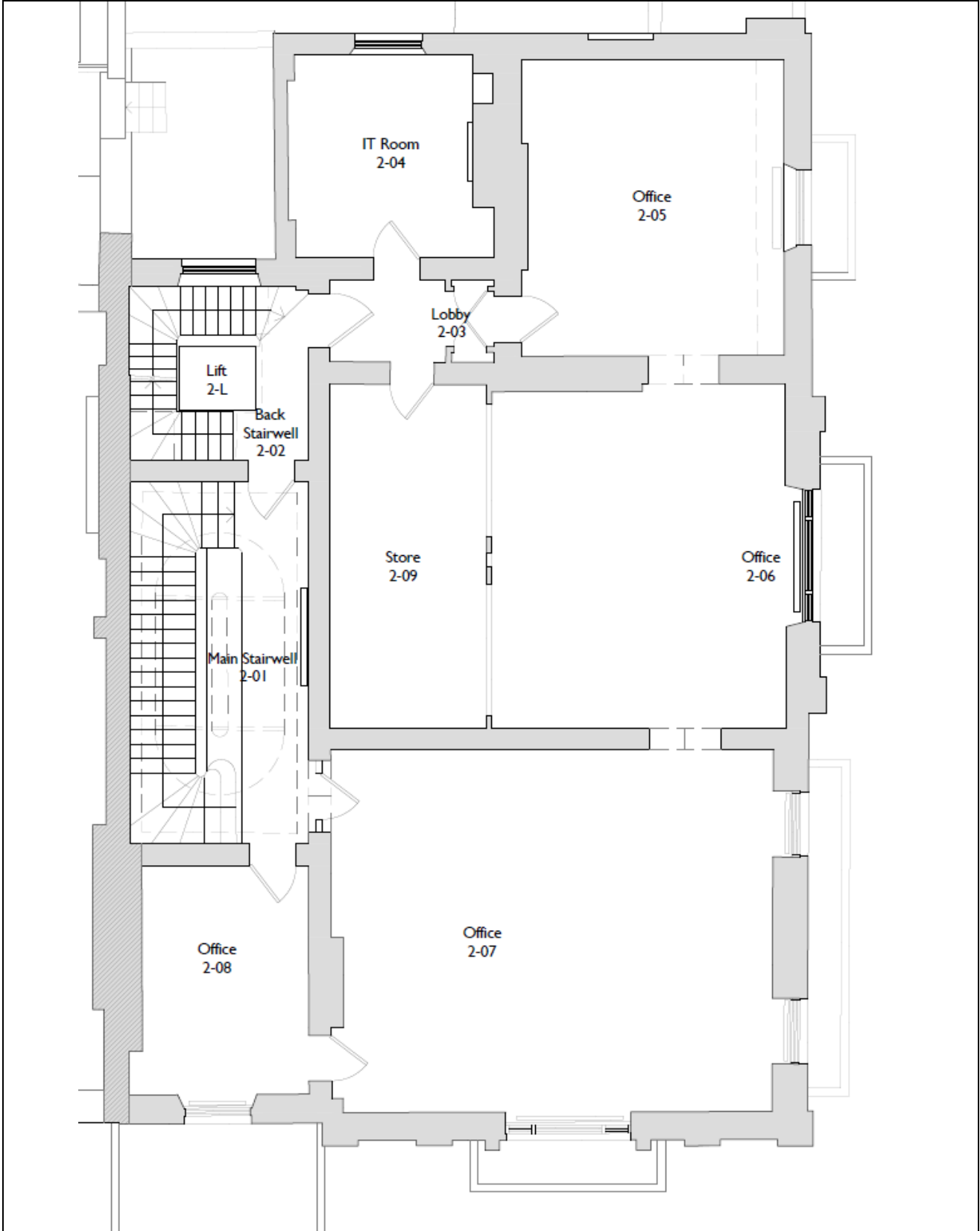
Proposed ground floor



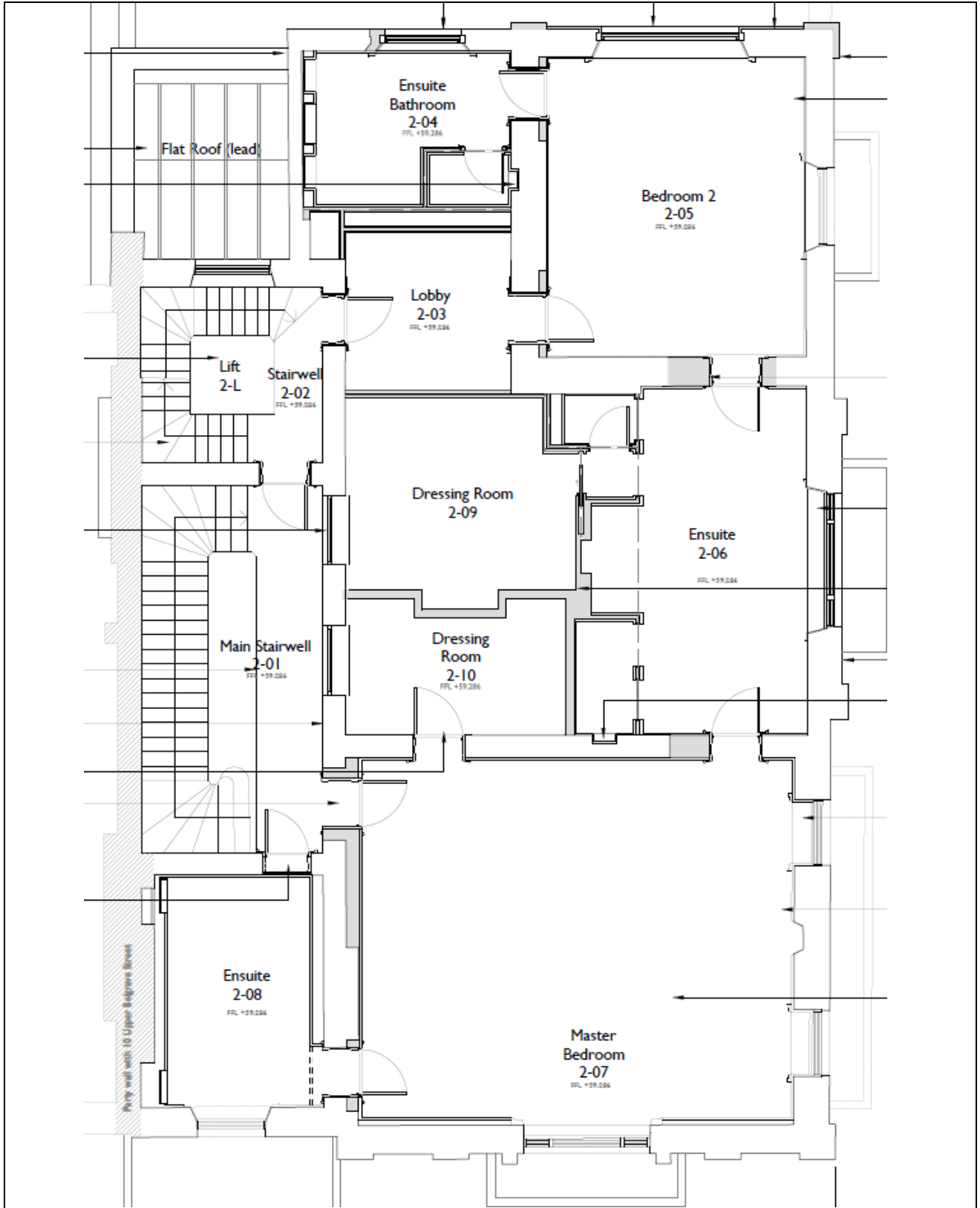
Existing first floor plan



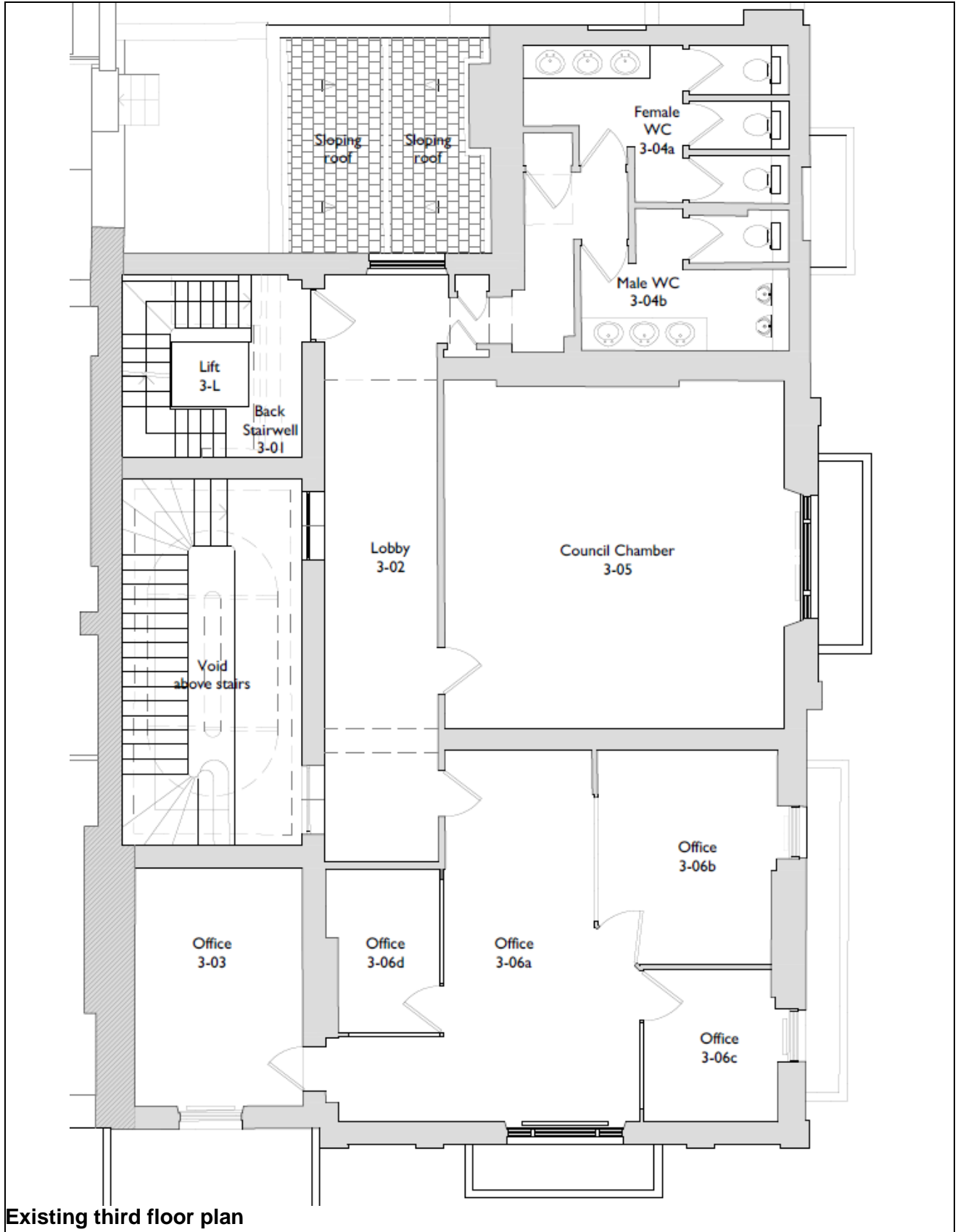
Proposed first floor plan



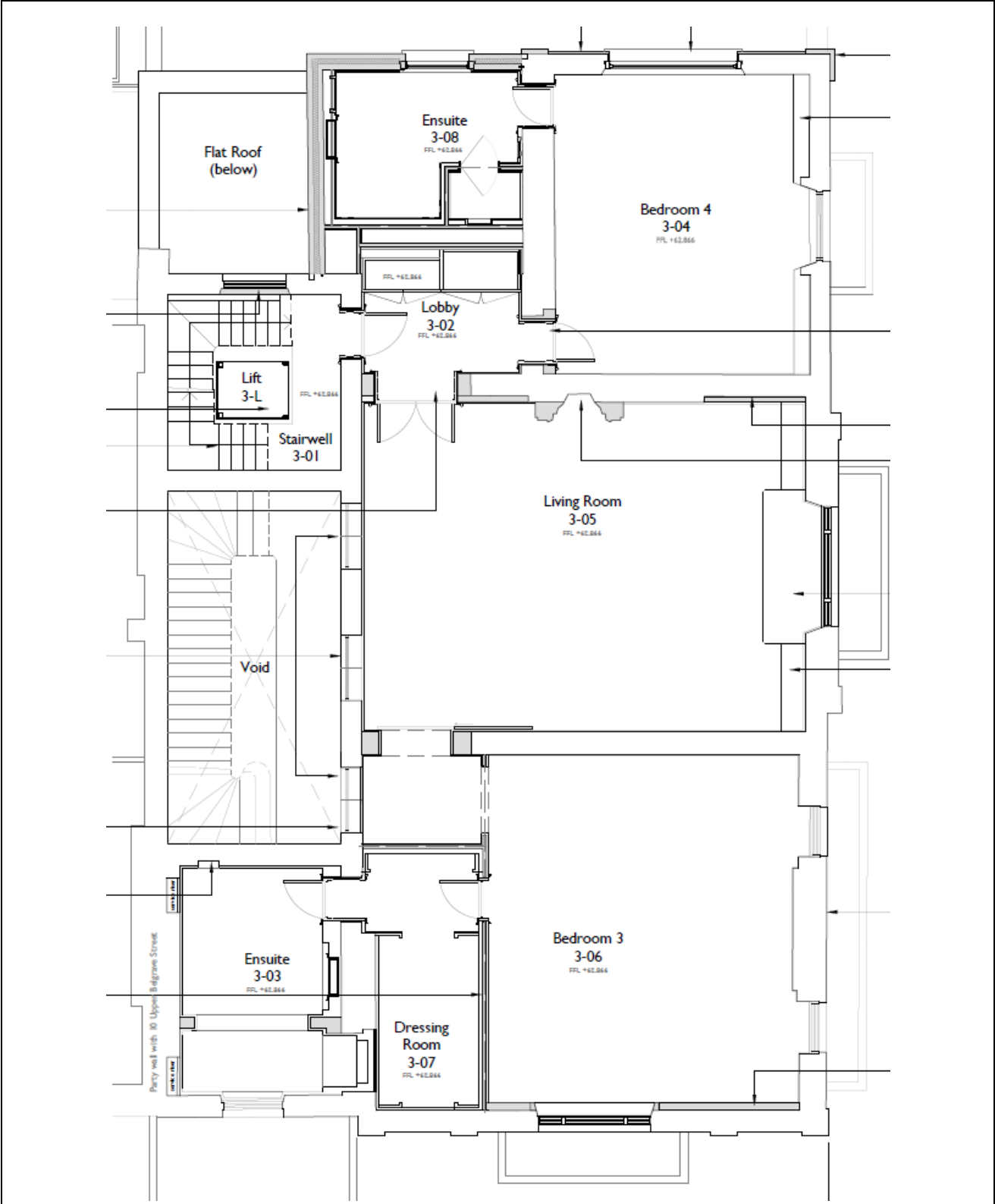
Existing second floor plan



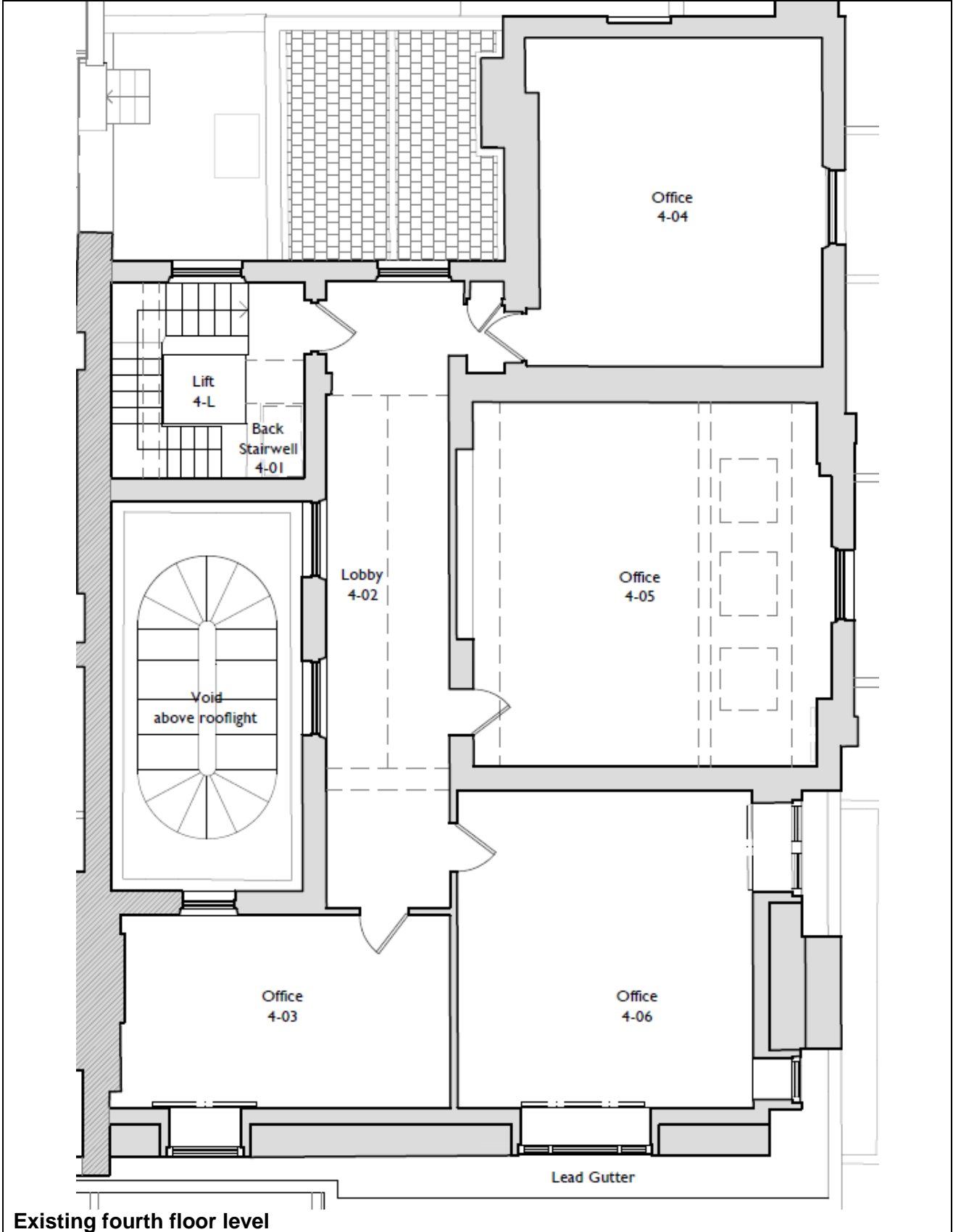
Proposed second floor plan



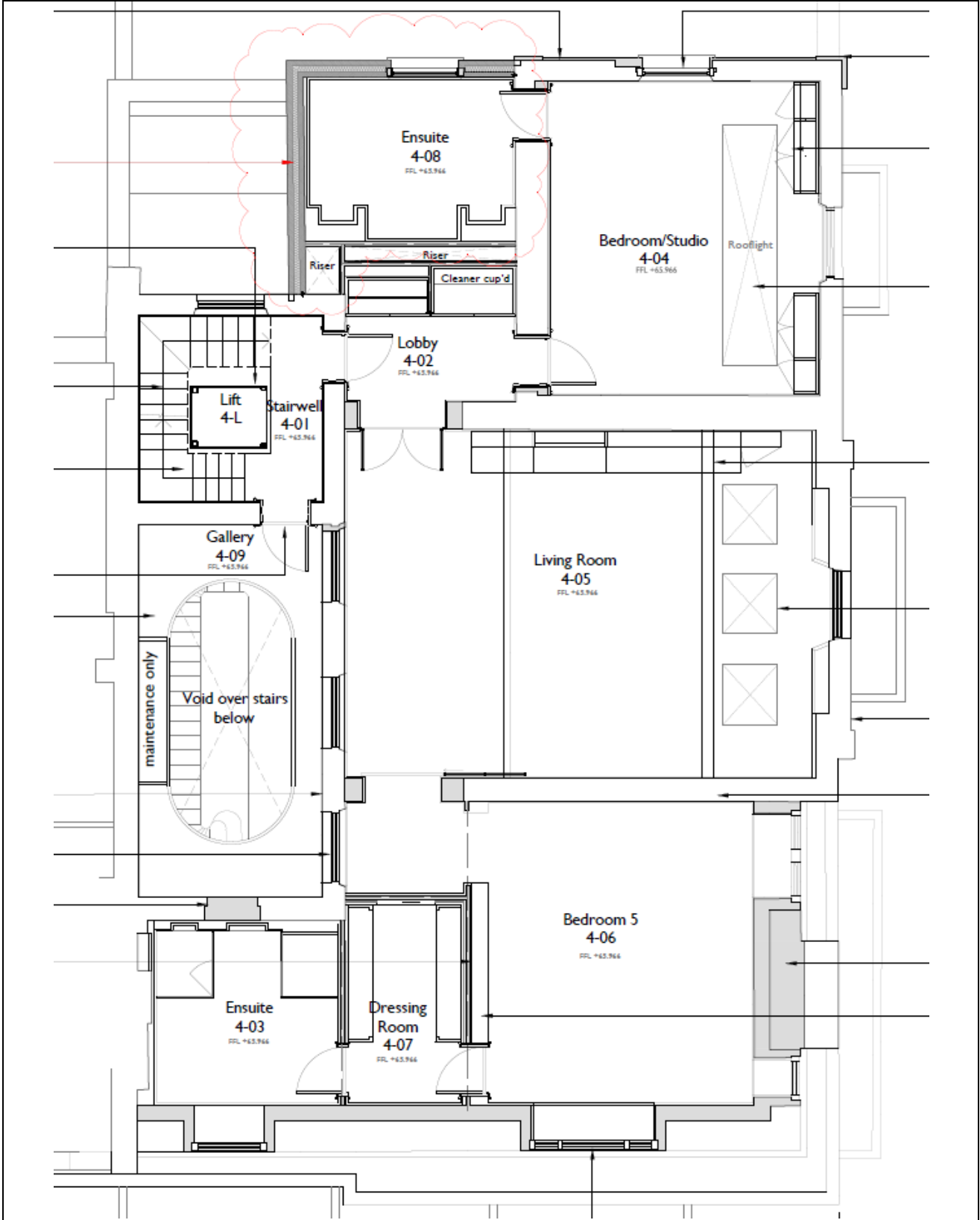
Existing third floor plan



Proposed third floor level



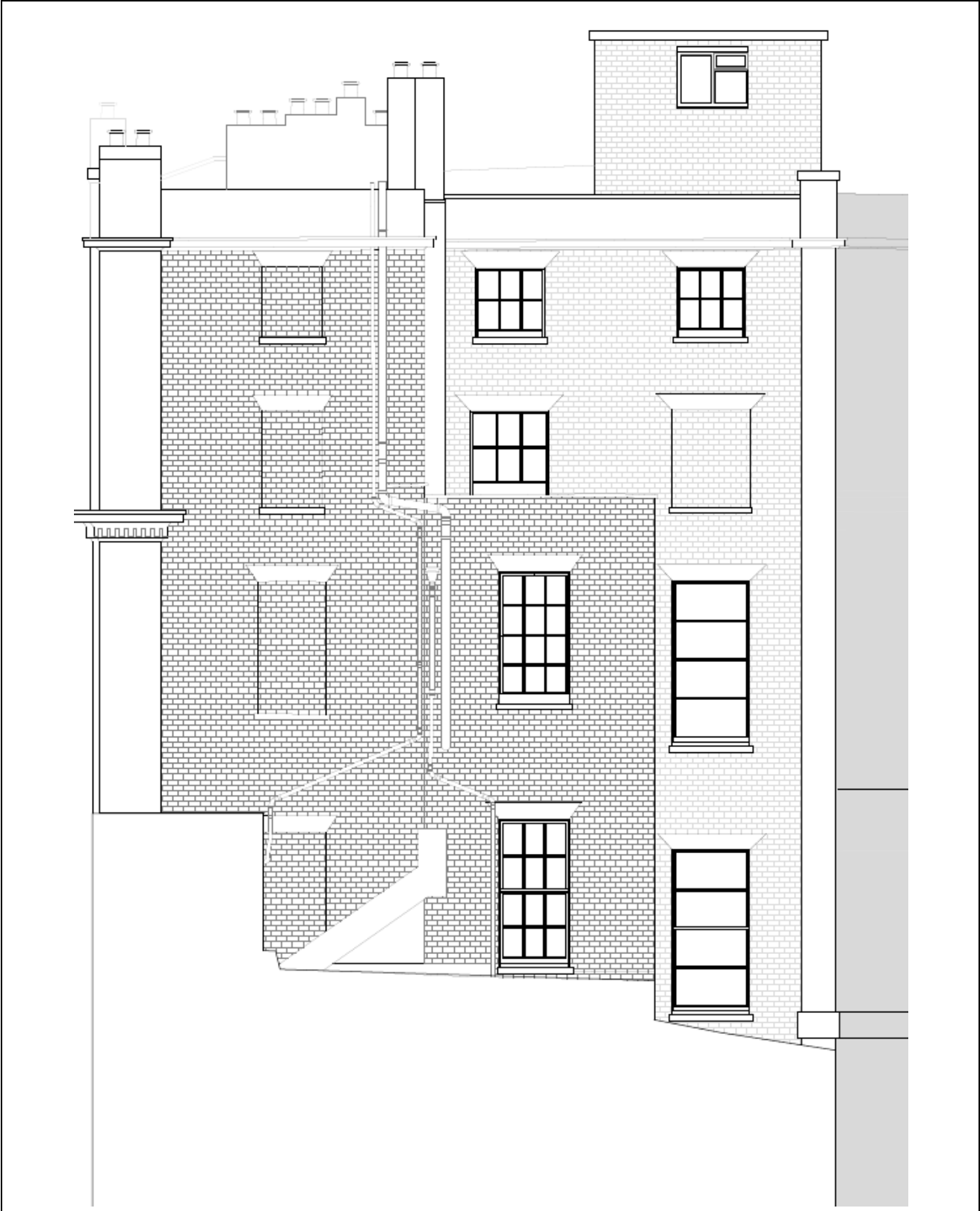
Existing fourth floor level



Proposed fourth floor plan

Existing side elevation (Wilton Street)





Existing rear elevation



Proposed rear elevation

DRAFT DECISION LETTER

Address: 11 Upper Belgrave Street, London, SW1X 8BD,

Proposal: Internal and external alterations including creation of a garage on the Wilton Street elevation with associated crossover, a rear extension at fourth floor level in connection with the use of the property as a single family dwelling; in addition of excavation works at lower ground floor, rebuilding of ground floor rear infill addition, rear extension at first floor and third floor levels, creation of terraces at first and roof levels, and installation of condensers at roof level as approved under 15/06723/FULL.

Reference: 16/02481/FULL

Plan Nos: 000 rev. A; 100 rev. A; 101 rev. A; 102 rev. A; 103 rev. A; 104 rev. A; 105 rev. A; 106 rev. A; 120; 121; 122 rev. A; 1200; 1201 rev. A; 1202; 1203; 1204; 1205; 1206; 1207; 1208; 1209; 1210; 2011; 2012; 2015; 2016 rev. A; 2017; 2021; 2022; 2023; 2027; 2028; 2030; 2031; 2032; 2033; 2050; 2051; 2052; 2055; 2056; 2057; 1130; 1131; 1132; 1133; 1134; 1135; 1136; 1170; 1171; 1172; 2034; 2035; 2036; 2037; 2038; 2039; 2040; 2041; 2045; 2046; 2048; 2049; 721; 722; 723; 724; 711; 712; 713; 714; 715; 716; SK072; Environmental noise survey and dry cooler/water cooled condenser noise assessment dated 16 July 2015. FOR INFORMATION ONLY: Transport statement dated 29 February 2016; Daylight and sunlight report dated July 2015; Design and access statement dated March 2016; Feasibility stage report dated July 2015; Heritage appraisal and impact statement dated March 2016; Belgravia garage study dated March 2016. ,

Case Officer: Aurore Manceau

Direct Tel. No. 020 7641 7013

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

Because of its size, location and relationship to the original building the fourth floor rear extension would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Belgravia Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 5, DES 9 and paras 10.108 to 10.128 of the Unitary Development Plan, adopted January 2007. (X16AC)

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.

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.

Address: 11 Upper Belgrave Street, London, SW1X 8BD,

Proposal: Internal and external alterations including the creation of a garage with associated alterations, a rear extension at fourth floor level in connection with the use of the property as a single family dwelling; in addition of excavation works at lower ground floor, rebuilding of ground floor rear infill addition, rear extension at first floor and third floor levels, creation of terraces at first and roof levels, and installation of condensers at roof level as approved under 15/06724/LBC.

Plan Nos: 000 rev. A; 100 rev. A; 101 rev. A; 102 rev. A; 103 rev. A; 104 rev. A; 105 rev. A; 106 rev. A; 120; 121; 122 rev. A; 1200; 1201 rev. A; 1202; 1203; 1204; 1205; 1206; 1207; 1208; 1209; 1210; 2011; 2012; 2015; 2016 rev. A; 2017; 2021; 2022; 2023; 2027; 2028; 2030; 2031; 2032; 2033; 2050; 2051; 2052; 2055; 2056; 2057; 1130; 1131; 1132; 1133; 1134; 1135; 1136; 1170; 1171; 1172; 2034; 2035; 2036; 2037; 2038; 2039; 2040; 2041; 2045; 2046; 2048; 2049; 721; 722; 723; 724; 711; 712; 713; 714; 715; 716; SK072.

FOR INFORMATION ONLY: Design and access statement dated March 2016; Heritage appraisal and impact statement dated March 2016; Belgravia garage study dated March 2016.

Case Officer: Aurore Manceau

Direct Tel. No. 020 7641 7013

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

Reason:

Because of its size, location and relationship to the original building the fourth floor rear extension would harm the special interest, character and appearance of this grade II* listed building. It would also fail to maintain or improve (preserve or enhance) the character and appearance of the Belgravia Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1, DES 5, DES 9 and paras 10.108 to 10.128 of the Unitary Development Plan, adopted January 2007. and the advice set out in paragraph 2.3 and 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (X17EA)

Reason:

Because of the alterations to the historic plan form and spatial character of the building's interior, the removal of the walls between the proposed kitchen and family dining room at ground floor level would harm the character and special interest of this grade II* listed building. This would be against the advice set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007 and the advice set out in paragraphs 6.18-6.20 of our 'Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings'. (X18AB)

Reason:

Because of the alterations to the historic plan form and spatial character of the building's interior, the removal of the walls between the proposed garden room and lobby at first floor, would harm the character and special interest of this grade II* listed building. This would be against the advice set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007 and the advice set out in paragraphs 6.18-6.20 of our 'Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings'. (X18AB)

Reason:

Because of its over-elaborate design and poorly designed proportions, the proposed applied plaster wall panelling and ceiling to the Master Bedroom (Room 2-07) would harm the character and special interest of this grade II* listed building. This would be against the advice set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007 and the advice set out in paragraphs 6.18-6.20 of our 'Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings'. (X18AB)

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.