

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 10 January 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Marylebone High Street	
Subject of Report	16 Wigmore Place, London, W1U 2LX		
Proposal	Installation of a new service door at north elevation and new door and fanlights to west elevation.		
Agent	Robin Walker		
On behalf of	Jonathan Glanz		
Registered Number	16/10373/FULL	Date amended/ completed	31 October 2016
Date Application Received	31 October 2016		
Historic Building Grade	Grade II (curtilage)		
Conservation Area	Harley Street		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

This is an application from Cllr Jonathan Glanz, Ward Councillor for the West End Ward.

16 Wigmore Place is a two storey mews building at the north end of Wigmore Place. The building is situated on the west side of the street with the end of the street wrapping around the north elevation of the building to form a narrow alley. The west elevation of the building faces onto a garden courtyard to the rear of 13 Wimpole Street, with which it is connected at basement level. The upper floor is used as a flat, with a garage and storage space on the ground floor.

16 Wigmore Place is considered to be within the curtilage of the grade II listed 13 Wimpole Street. It is in the same ownership, is connected at basement and ground floor levels and the two buildings appear to be contemporary with one another. It is in the Harley Street Conservation Area and the Audit identifies it as being a 'neutral' building, that is, one which neither contributes to nor detracts from the character or appearance.

After due consideration, it is considered that listed building consent is required for these works, as well as planning permission, and an informative advises the applicant of this.

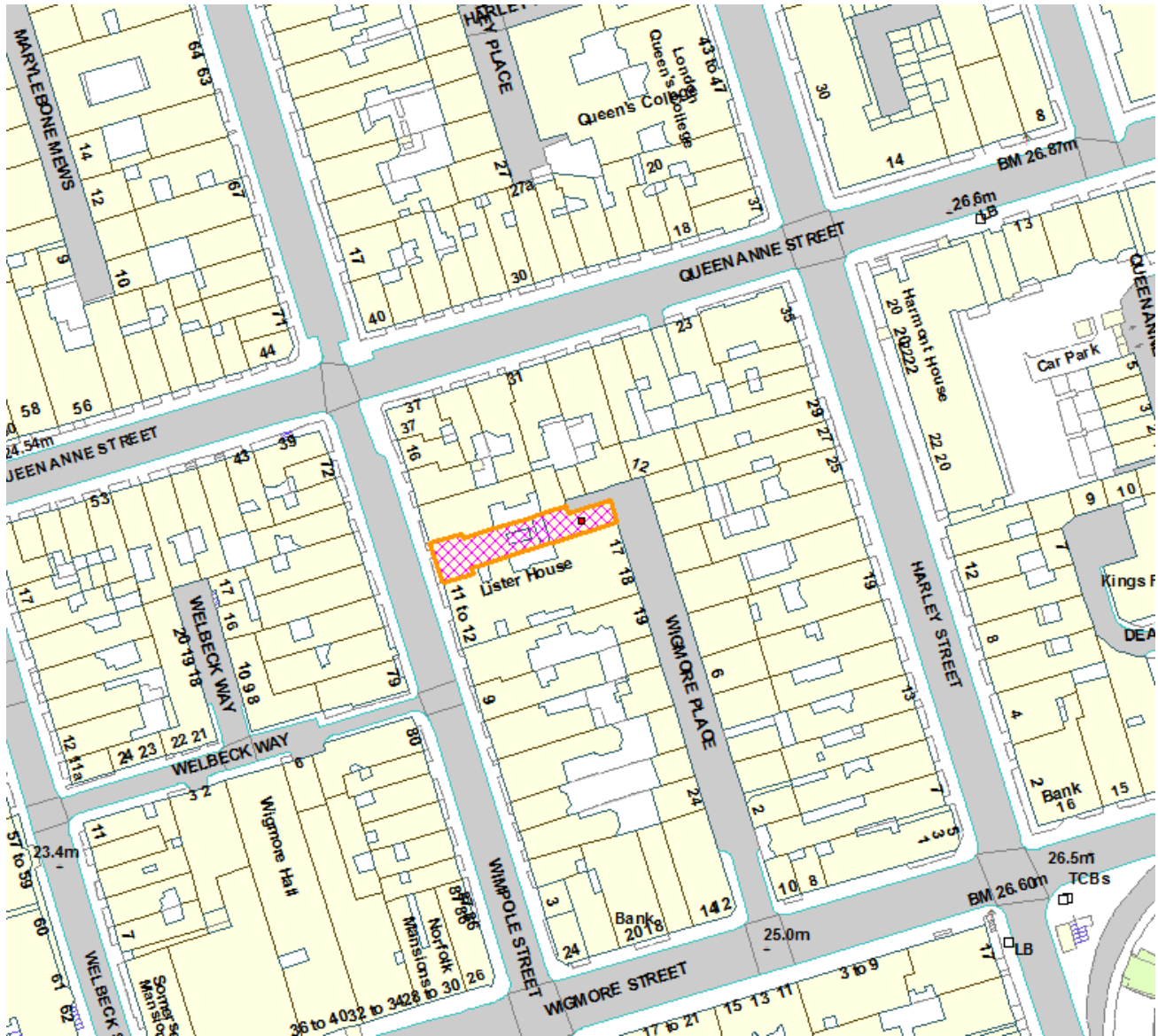
The building consists of two parts. On Wigmore Place is a building with hipped roof and undistinguished brick facades. The proposed insertion of a new service door to the north elevation is uncontentious in design terms. The facade here is hidden from all views except those from immediately opposite. This part of the building is not of particular interest and the proposed doors are suitable in terms of materials and design.

The other part faces the rear of Wimpole Street and is an older building (probably eighteenth century) with a pitched roof and traditional mews arrangement of door and window openings. This part of the building makes a greater contribution to the character and appearance of the conservation area. The proposed door and new over door lights are acceptable in design terms. Blind windows to this façade are unlikely to have originally contained windows or door openings, but are nonetheless considered to be suitable locations for new openings.

The proposal is acceptable in Highways terms, providing that the reconfigured garage space maintains a depth of at least 4.9m. The proposal maintains two parking spaces, a ratio of one per residential unit on the site.

The installation of a new service door at north elevation and new door to west elevation are considered acceptable on amenity grounds as they will not lead to a material worsening in overlooking or loss of privacy to any neighbouring residential properties.

3. LOCATION PLAN



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4. PHOTOGRAPHS



West elevation, facing Wigmore Place



North elevation, facing Wigmore Place

5. CONSULTATIONS

Marylebone Association
No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 64

Responses received: 0

Any response will be reported verbally

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND PAPERS

1. Application form
2. Response from Marylebone Association, dated 11 November 2016

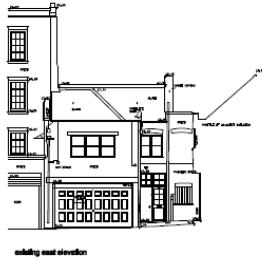
Selected relevant drawings

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

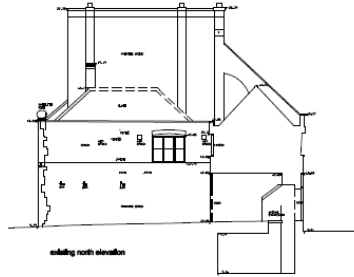
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: PAUL QUAYLE BY EMAIL AT pquayle@westminster.gov.uk.

7. KEY DRAWINGS

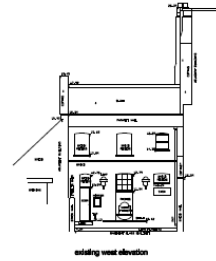
Existing plan and elevations



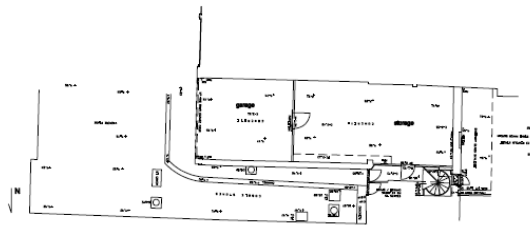
existing east elevation



existing north elevation



existing west elevation

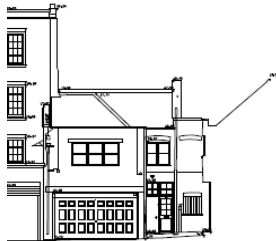


existing ground floor plan

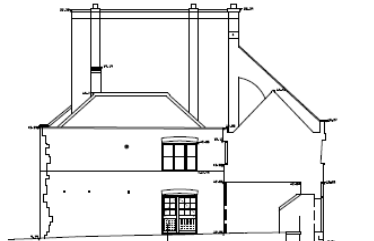


location plan - scale 1:1250

Proposed plan and elevations

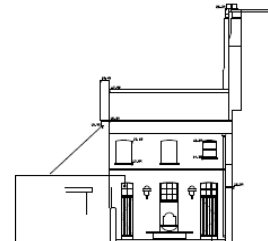


proposed east elevation



proposed north elevation

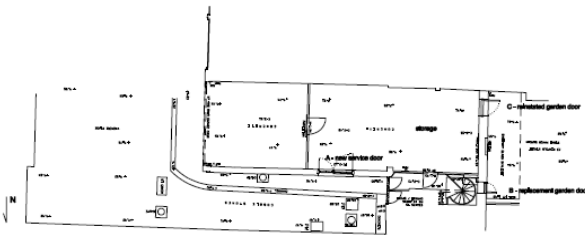
A - new service door
painted brick glazed door with T&G panelling



proposed west elevation

B - replacement garden door
painted brick & panel height to panel detail, clear glass
set above painted brick T&G panelling replacement door

C - replacement garden door
painted brick & panel height to panel detail, clear glass
set above painted brick T&G panelling door



existing ground floor plan

DRAFT DECISION LETTER

Address: 16 Wigmore Place, London, W1U 2LX

Proposal: Installation of a new service door at north elevation and new door and fanlights to west elevation.

Reference: 16/10373/FULL

Plan Nos: PP-002; PP-003

Case Officer: Toby Cuthbertson

Direct Tel. No. 020 7641 8705

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 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 East Marylebone 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)

- 3 Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:
- o between 08.00 and 18.00 Monday to Friday;
 - o between 08.00 and 13.00 on Saturday; and ,
 - o not at all on Sundays, bank holidays and public holidays.

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

- o between 08.00 and 18.00 Monday to Friday; and ,
- o 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 neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

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, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 16 Wigmore Place is within the curtilage of the grade II listed 13 Wimpole Street, and the proposed works are considered to have an impact on the special architectural and historic interest of that building. A listed building consent application will be required for the works.

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.