

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 10 January 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	66 Chester Square, London, SW1W 9DU,		
Proposal	Demolition of existing mews building to rear (Ebury Mews East) and erection of replacement mews building comprising lower ground, ground and two upper floors. Erection of extension to closet wing containing lift shaft to rear elevation of the main building; erection of lower ground floor infill extension, internal refurbishment and alterations, and installation of mechanical plant at first and fourth floors.		
Agent	Montagu Evans		
On behalf of	Mr & Mrs Andrew & Virginia Goodsell		
Registered Number	16/04122/FULL and 16/04123/LBC	Date amended/ completed	12 May 2016
Date Application Received	4 May 2016		
Historic Building Grade	Grade II		
Conservation Area	Belgravia		

1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

66 Chester Square is a grade II listed terrace property located within the Belgravia Conservation Area. To the rear the property is linked to the mews building fronting Ebury Mews East.

This application seeks to demolish the existing mews building to the rear (Ebury Mews East) and to erect a replacement mews building comprising of lower ground, ground and two upper floors, to erect a rear extension to the closet wing of the main building containing a lift shaft, to erect a lower ground floor infill extension, carry out internal refurbishment and alterations, and install mechanical plant at first and fourth floors.

The provision of additional residential floorspace would accord with policy H3 of the Council's Unitary Development Plan (UDP) and policy S14 of Westminster's City Plan: Strategic Policies (City Plan).

The key issues for consideration are:

- * The impact on the character and appearance of the Grade II listed building and the Belgravia Conservation Area; and
- * The impact on residential amenity of neighbouring occupiers.

The existing mews building is of poor design and adds little to the overall character of the conservation area. The building is however considered as a listed building, due to its association with the main house. Its demolition and rebuilding is therefore considered to cause less than substantial harm, where the harm is outweighed by the improved appearance of the revised design. The proposed mews façade includes traditional brick details and a fenestration more akin to the character of the mews. The inclusion of a mansard, also helps to create a continuous roof profile that is considered of benefit to the appearance of the mews and the conservation area.

The extension to the closet wing containing the lift shaft has been amended on officer advice and reduced in height by one storey. The closet wing extension rises to second floor level and is considered acceptable in the context of the rear of the terrace.

The lower ground floor infill extension is considered acceptable due to the enclosed nature of the site and the limited impact the works would have on the overall character of the building.

To the front, a new porch is proposed which replicates in detailing, scale, form and materials the existing porches within the terrace. Similar porches have been approved elsewhere, notably at no's 69 and 71.

The proposed mechanical plant locations at first and second floor levels are considered acceptable. At first floor level, the plant is enclosed by the back of the main house and the mews. At fourth floor level the existing parapet helps to shield views thereby reducing its impact. Subject to conditions, Environmental Health officers have no objection and it is considered that the plant will not result in noise nuisance or a loss of neighbouring amenity.

The internal alterations and other external alterations are considered acceptable in design terms subject to recommended conditions. The proposals comply with the NPPF, policies DES1, DES5, DES6, DES9, and DES10 of the UDP, and S25 and S28 of the City Plan, in that the works preserve the special interest of the listed building and the character and appearance of this part of the Belgravia Conservation Area.

In amenity terms, policies S29 of the City Plan, and ENV 7 and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure, and noise.

An objection has been received from the adjoining residential occupier at 67 Chester Square on the grounds that the proposals would adversely affect their residential amenity in terms of loss of light and increase in sense of enclosure, particularly to their rear first floor reception room window. Accordingly, the applicant has carried out an assessment on surrounding properties based on the various numerical tests laid down in the Building Research Establishment (BRE) guide "Site Layout Planning for Daylight and Sunlight: a guide to good practice".

The BRE guidelines suggest that a 27% Vertical Sky Component (VSC) is indicative of a 'good level' of daylight. The BRE guidelines state that daylight levels may be adversely affected if the VSC measured

at the centre of an existing main window is less than 27% and less than 0.8 times its former value. Should windows achieve sufficient levels of VSC they are seen as compliant in terms of daylight.

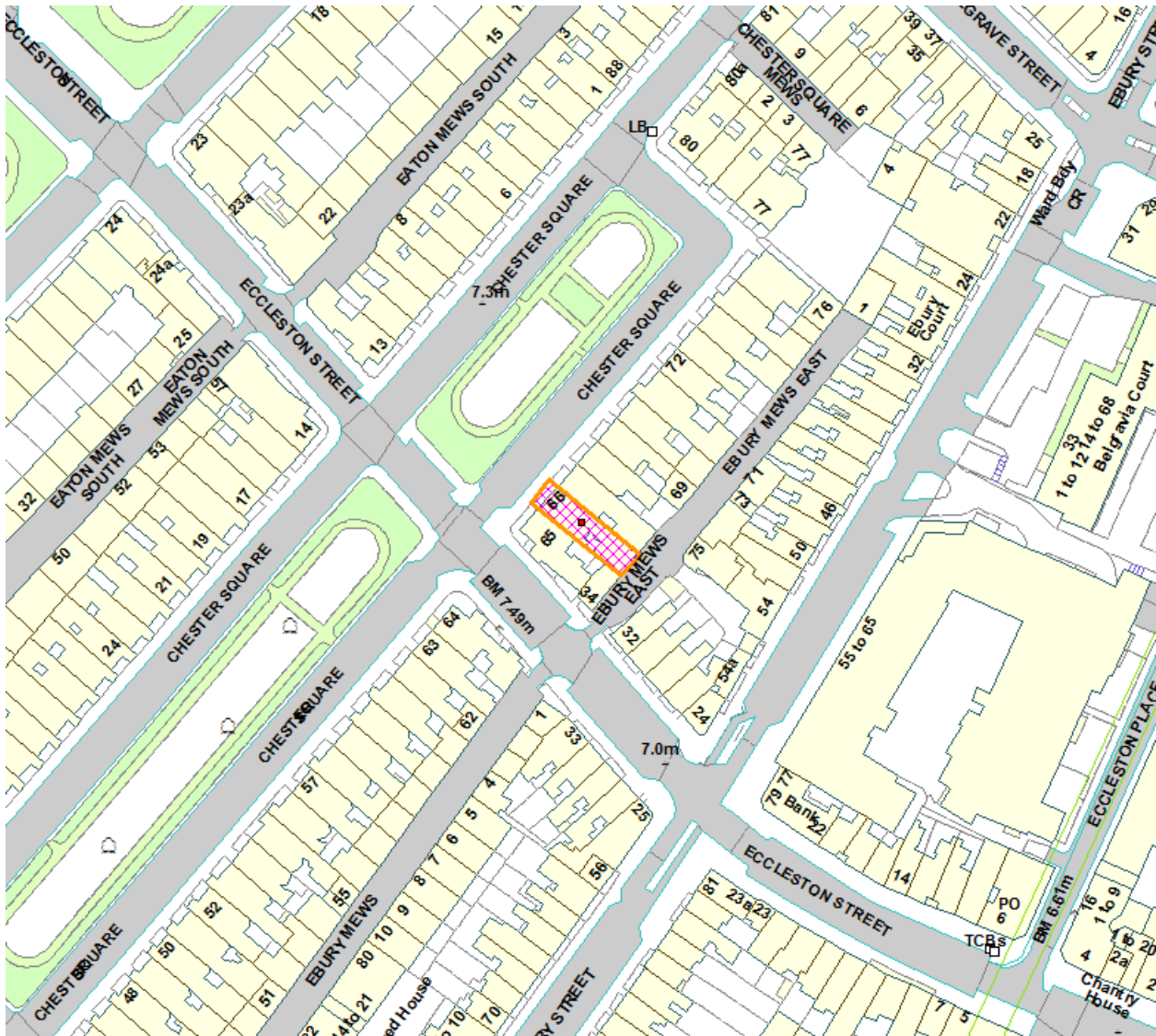
Of the 17 windows tested at no 67 Chester Square, one transgression is noted which is to the rear first floor reception room window. This window has an existing VSC of 18.6% which would be reduced to 14.3% following development. This is a reduction less than 0.8 times its former value, or a percentage loss of 23.1%. The affected window serves the first floor reception room, which is dual aspect with windows fronting Chester Square. Given that the first floor reception room is dual aspect, the transgression is not considered to cause a significant loss of amenity to sustain refusal of planning permission.

In respect of sunlight, the BRE guide suggests that a dwelling will appear reasonably well sunlit provided that at least one main window wall faces within 90% of due south and it receives at least a quarter of annual probable sunlight hours (APSH), including 5% of APSH during the winter months. All windows at 67 Chester Square will continue to meet and exceed the BRE's target criteria. Therefore, the proposed development is fully compliant with the BRE guidelines for sunlight.

The rear extensions would be noticeable from some rear windows as well as the rear first floor terrace of 67 Chester Square, however given their height and depth, they are not considered to lead to a significant increase in sense of enclosure to justify refusal of planning permission. The proposals are also not considered to have an adverse impact on the other neighbour at 65 Chester Square, who has recently received planning permission for similar extensions to the rear of their property.

The proposals are considered to comply with the Council's policies in relation to design, conservation, and amenity as set out in the City Plan and the UDP. As such, the application is recommended for approval subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



66 Chester Square



Rear (Ebury Mews East elevation)



Rear (main building elevation)

5. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION:

Any response to be reported verbally.

BUILDING CONTROL

The structural method statement is considered to be acceptable. An investigation of existing structures and geology has been undertaken and found to be of sufficient detail. The existence of groundwater has been researched and the likelihood of local flooding or adverse effects on the water table has been found to be negligible. The Mews building is to be constructed using RC underpinning which is considered to be appropriate for this site. The proposals to safeguard adjacent properties during construction are considered to be acceptable.

ENVIRONMENTAL HEALTH:

No objection subject to conditions.

HISTORIC ENGLAND:

Do not consider it necessary for this application to be notified to Historic England.

THE GEORGIAN GROUP:

Any response to be reported verbally.

TWENTIETH CENTURY SOCIETY:

Any response to be reported verbally.

THE VICTORIAN SOCIETY:

Any response to be reported verbally.

COUNCIL FOR BRITISH ARCHAEOLOGY:

Any response to be reported verbally.

ANCIENT MONUMENTS SOCIETY:

Any response to be reported verbally.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 4;

Total No. of replies: 2 (2 replies from 1 neighbour)

Objection from the occupiers of the neighbouring property at 67 Chester Square on grounds the proposals will adversely affect their amenity in terms of loss of light and overbearing impact.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. Recent Relevant History

66 & 67 Chester Square

12/02936/FULL & 12/02937/LBC

Use of Nos. 66 and 67 Chester Square as two separate dwelling houses and the reinstatement of internal walls to block up five internal doorways and infilling of the external boundary wall between the rear roof terraces of the two properties. Internal alterations.

Application Permitted 23 May 2012

65 Chester Square

15/11131/FULL & 15/11132/LBC

Creation of a new basement level below the lower ground floor, erection of lower ground floor infill extension, rear extensions at first and second floor level, creation of roof terrace at second floor level, modifications to the mansard roof, mechanical plant at lower ground and roof levels, internal works and maintenance to the external facades.

Application Permitted 26 April 2016

7. BACKGROUND PAPERS

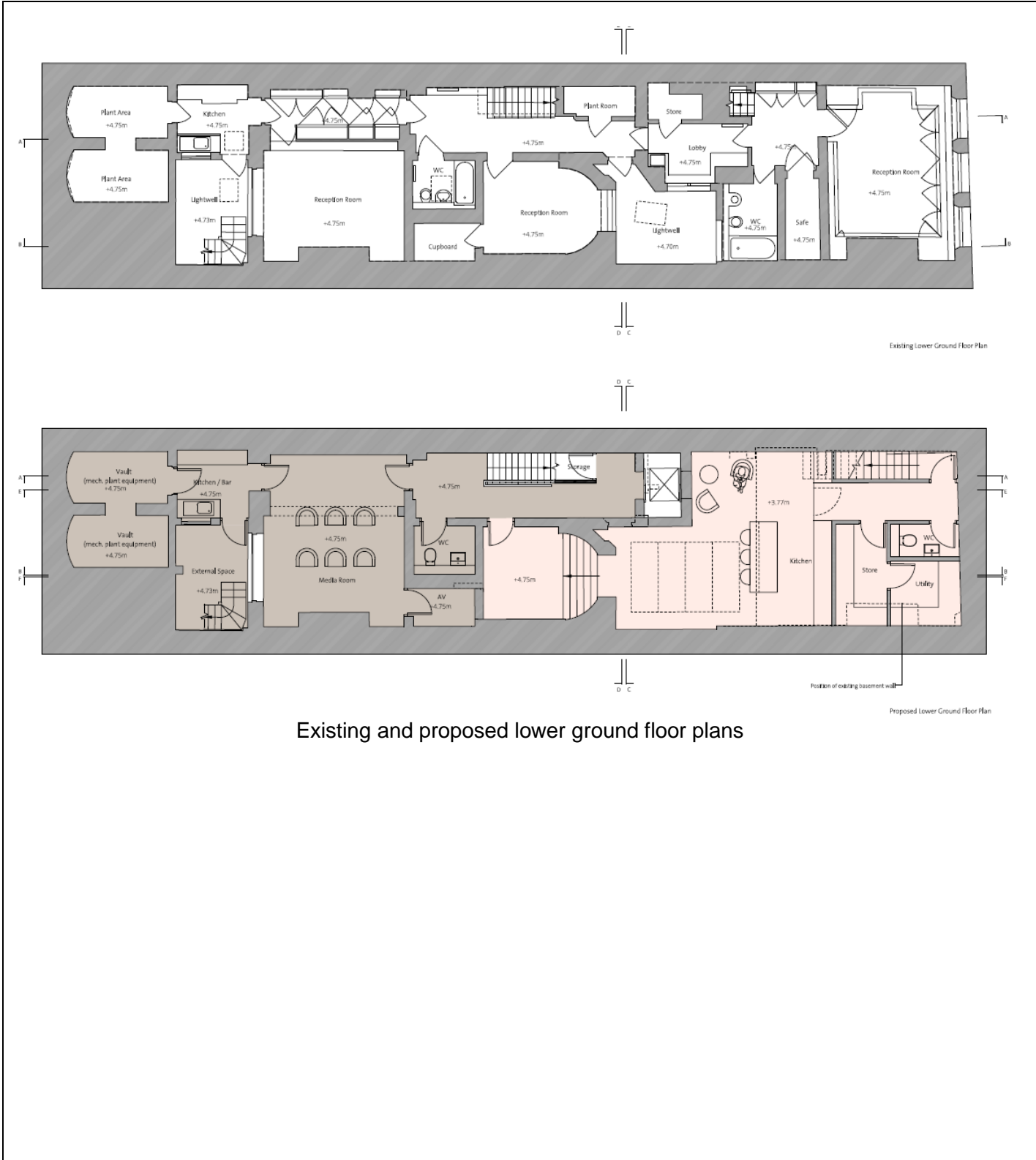
1. Application form.
2. Response from Historic England dated 1 June 2016.
3. Response from Building Control dated 31 May 2016.
4. Response from Environmental Health dated 13 June 2016.
5. Letters on behalf of the occupiers of 67 Chester Square dated 23 June 2016 and 7 October 2016.

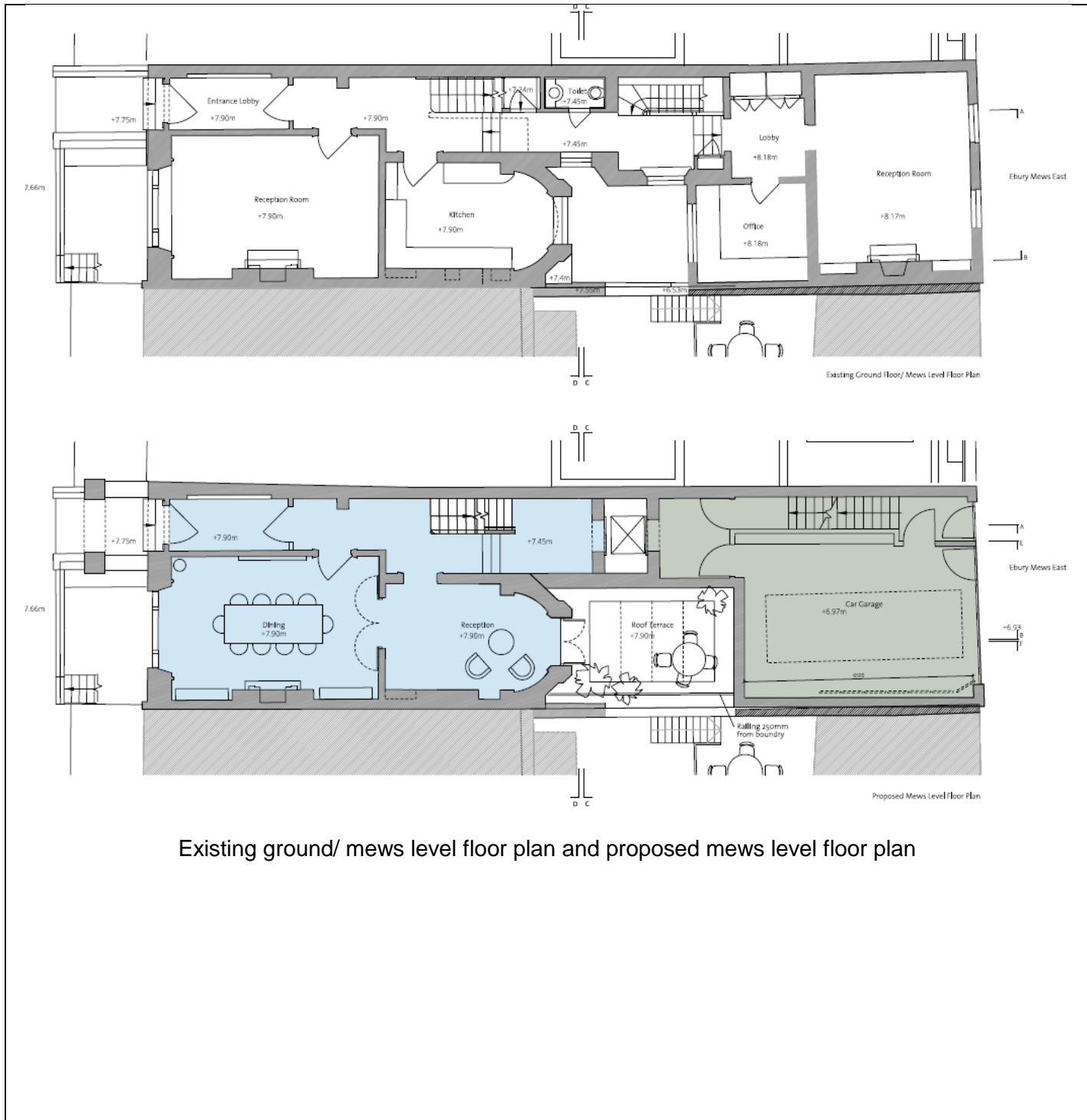
Selected relevant drawings

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

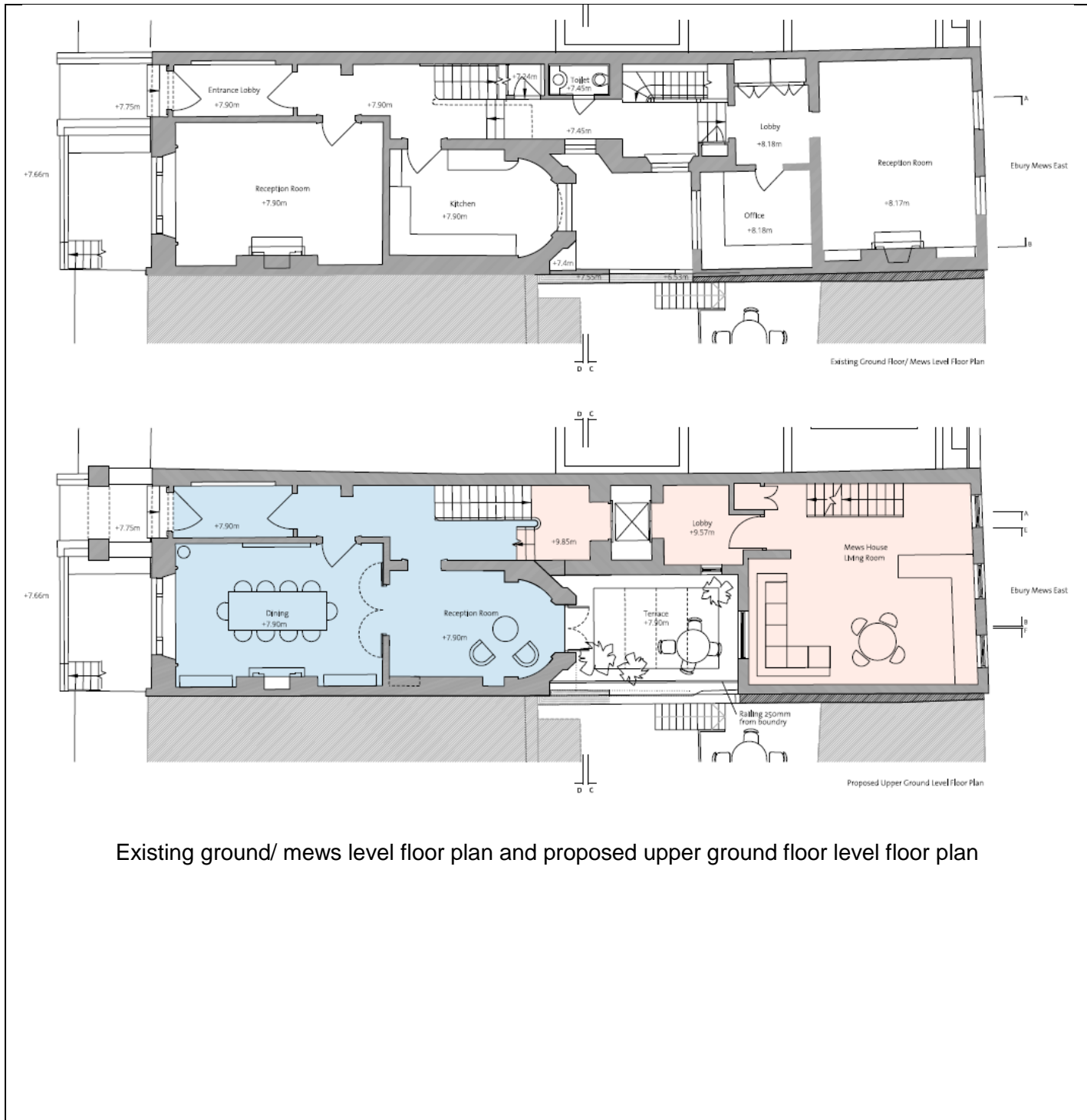
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MATTHEW MASON BY EMAIL AT MMASON@WESTMINSTER.GOV.UK

8. KEY DRAWINGS

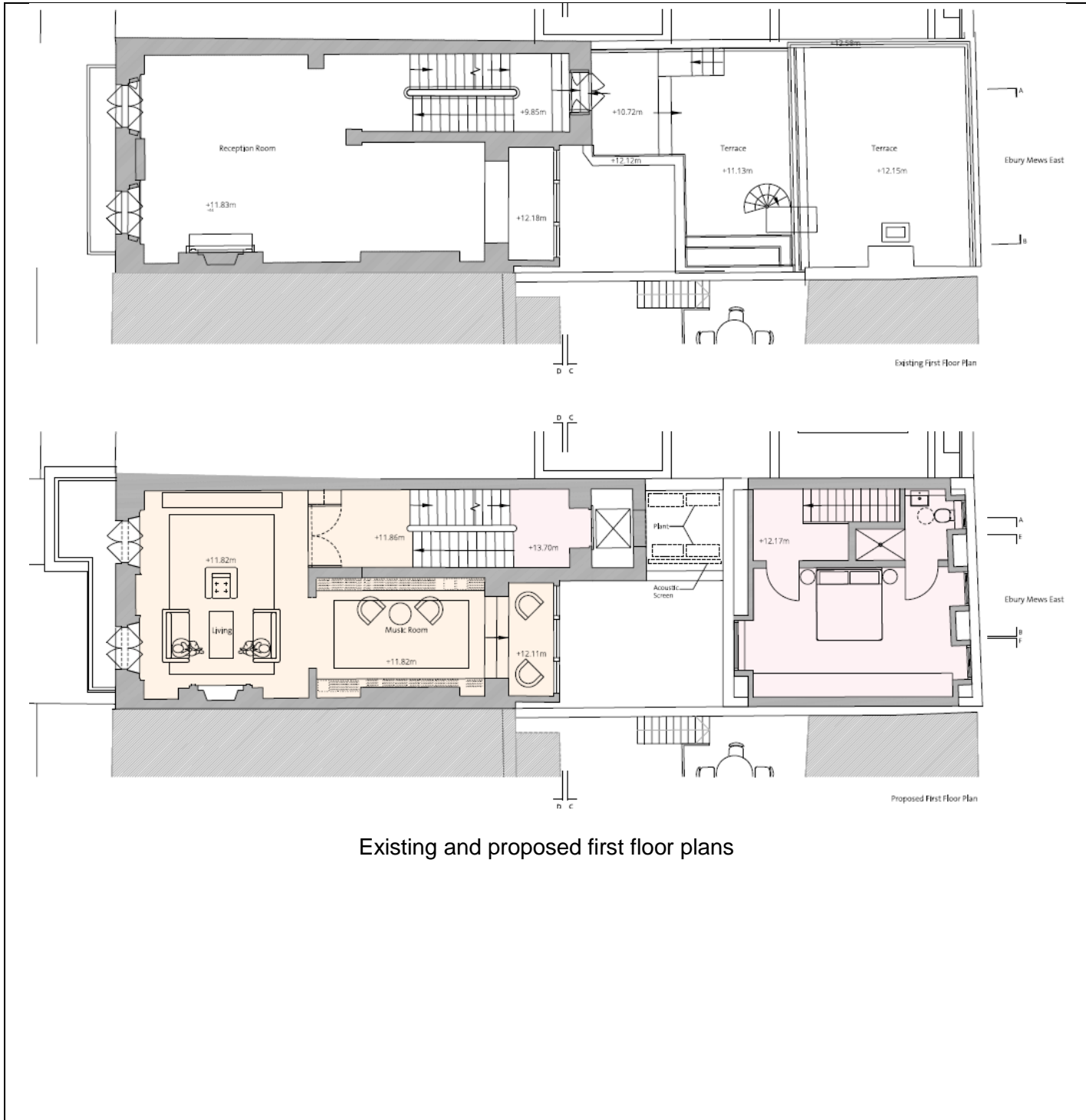




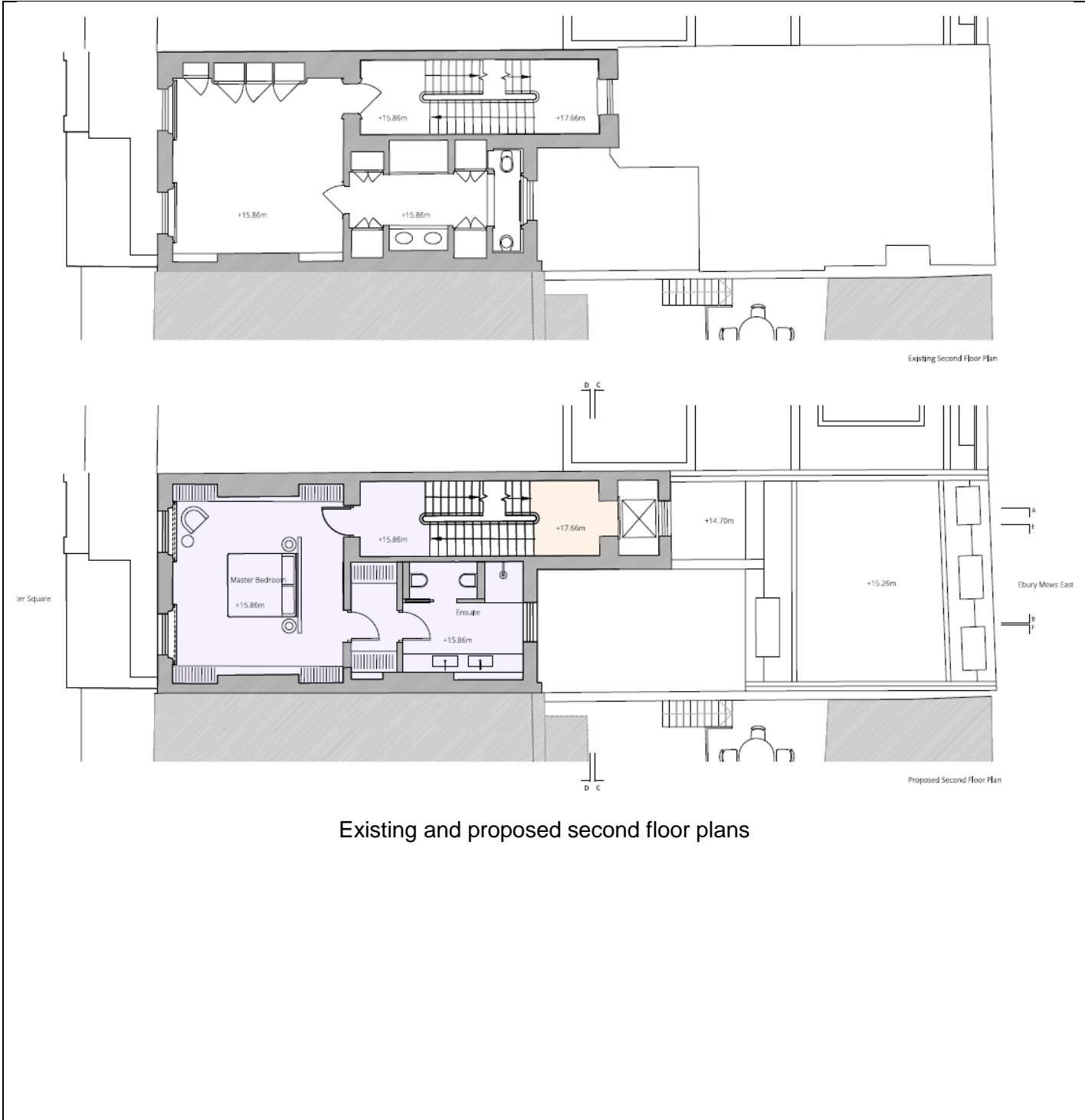
Existing ground/ mews level floor plan and proposed mews level floor plan



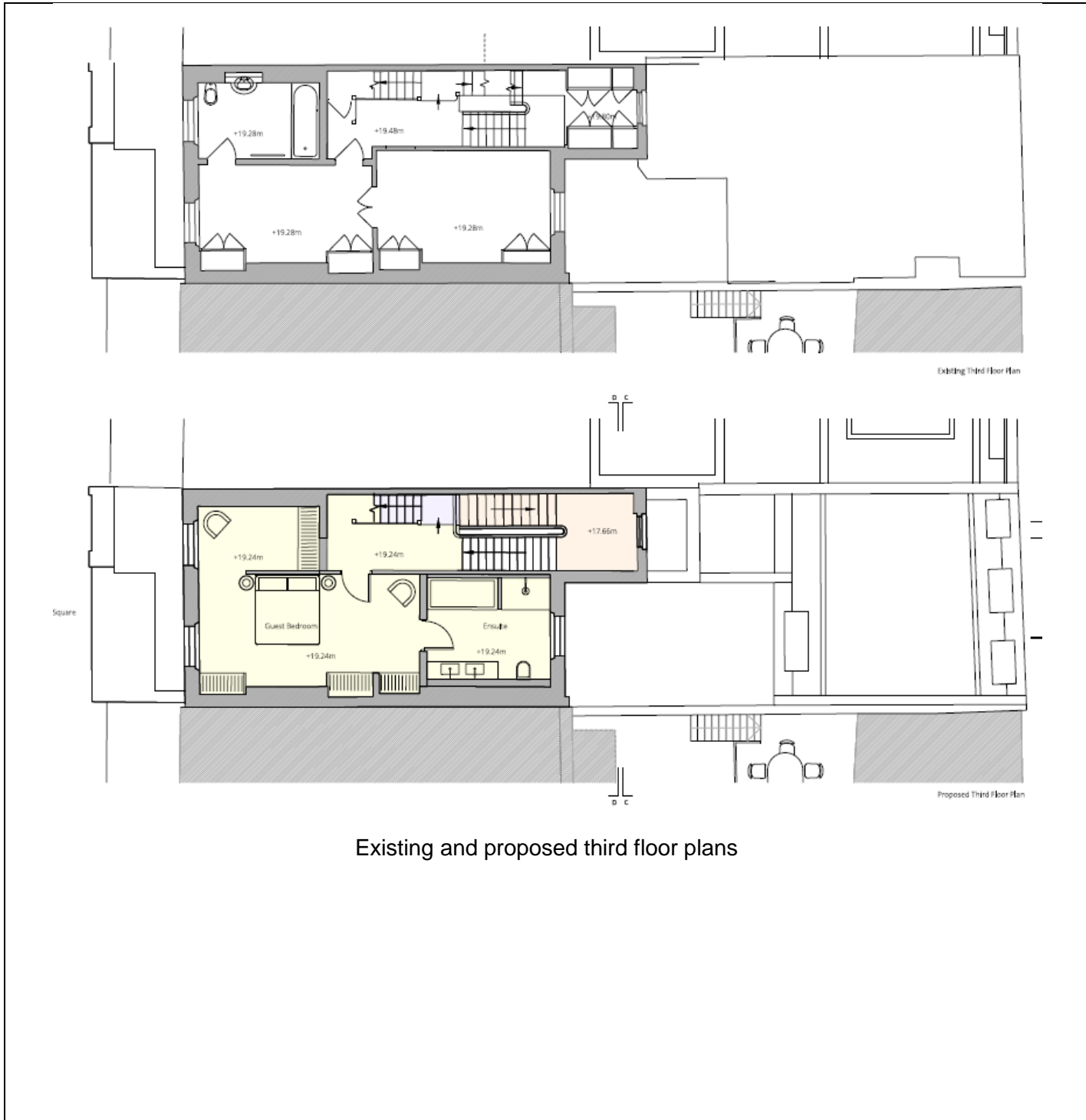
Existing ground/ mews level floor plan and proposed upper ground floor level floor plan



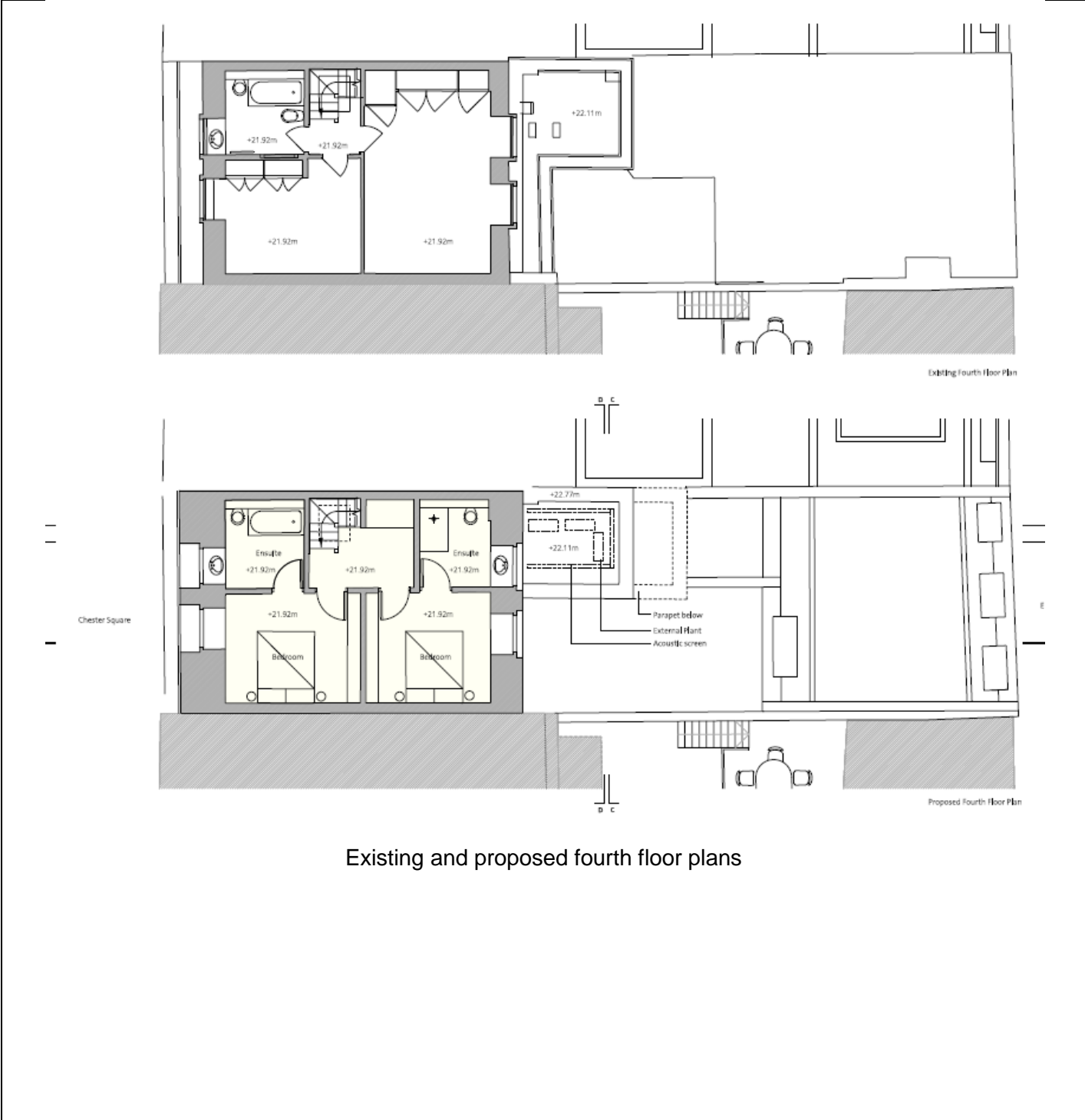
Existing and proposed first floor plans



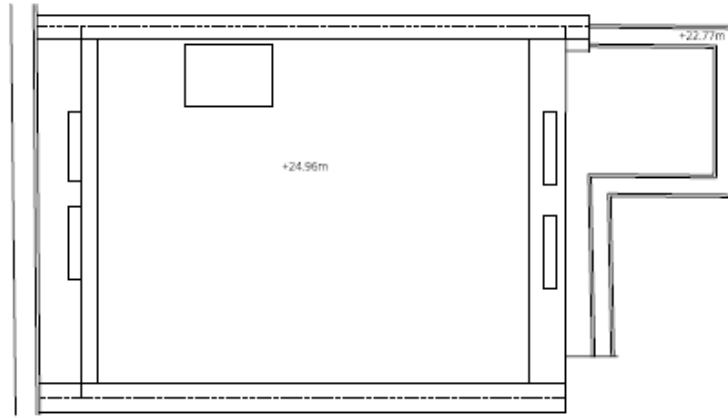
Existing and proposed second floor plans



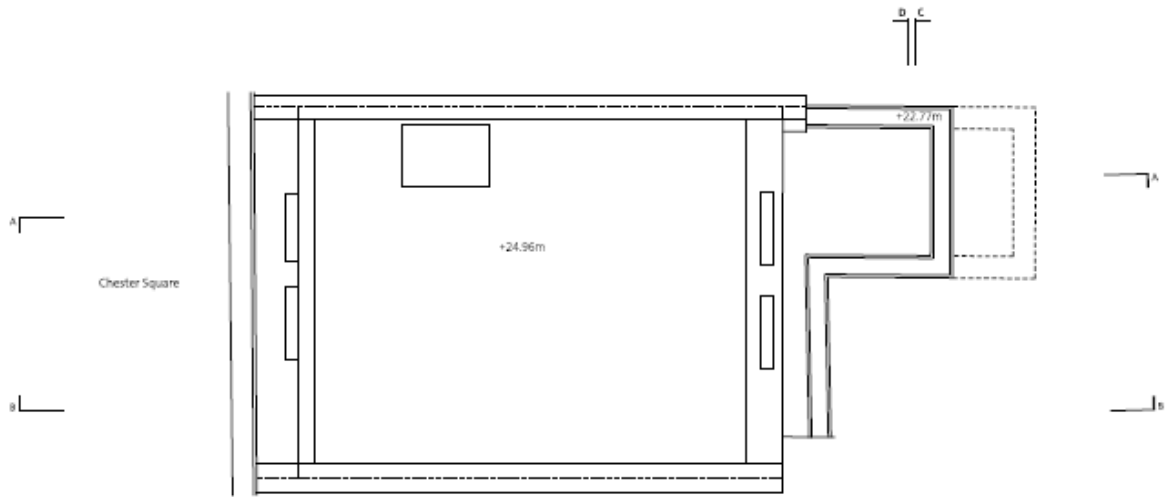
Existing and proposed third floor plans



Existing and proposed fourth floor plans



Existing Roof Plan



Proposed Roof Plan

Existing and proposed roof plans



Existing front elevation



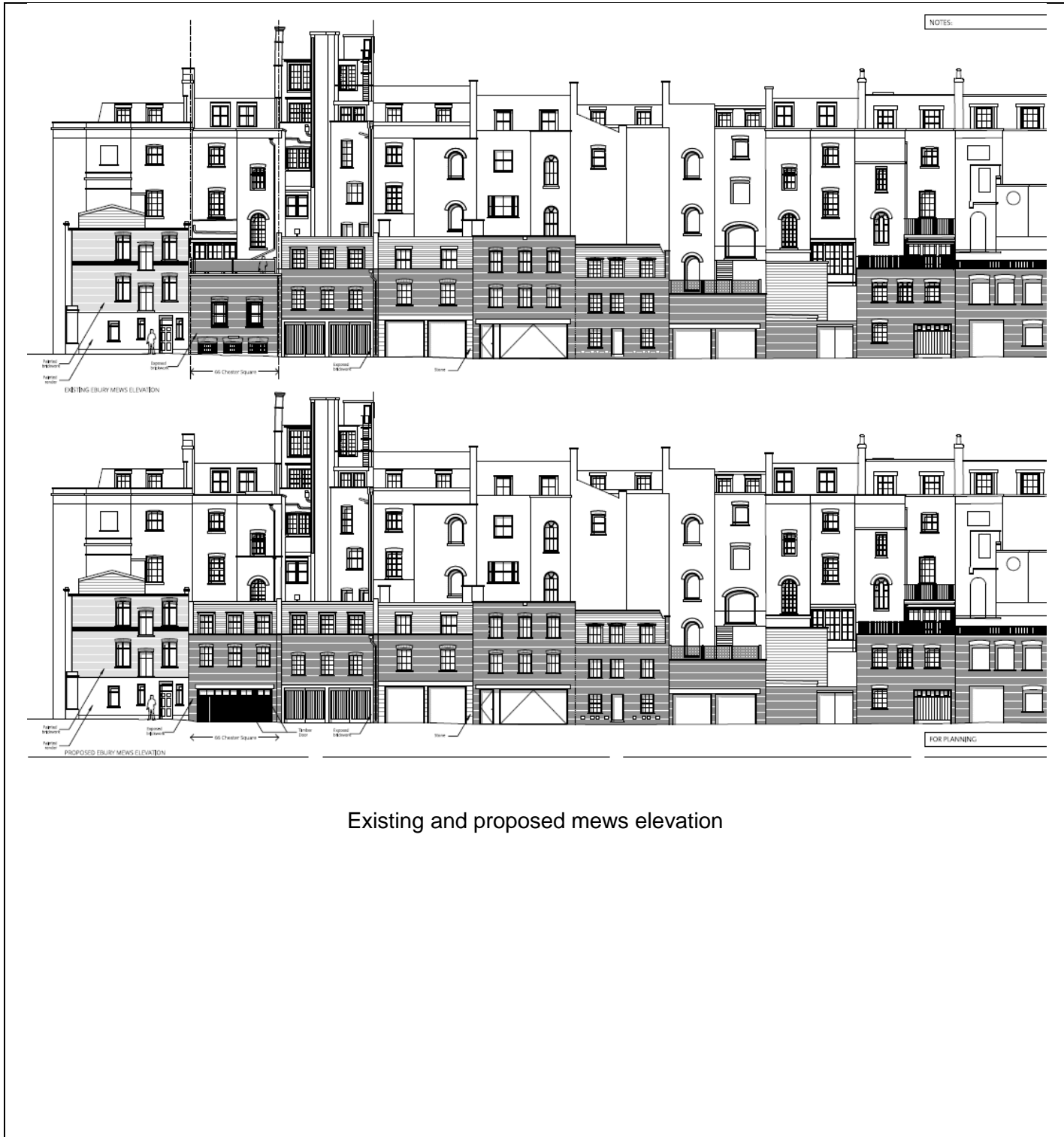
Proposed front elevation



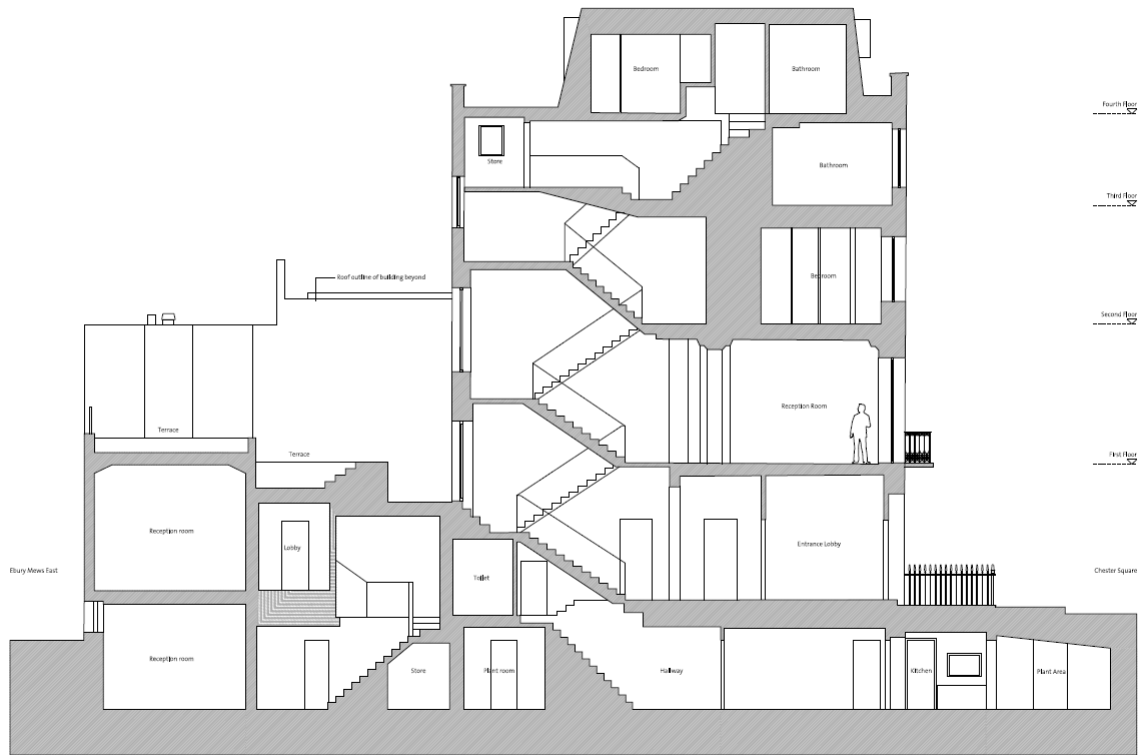
Existing rear elevation



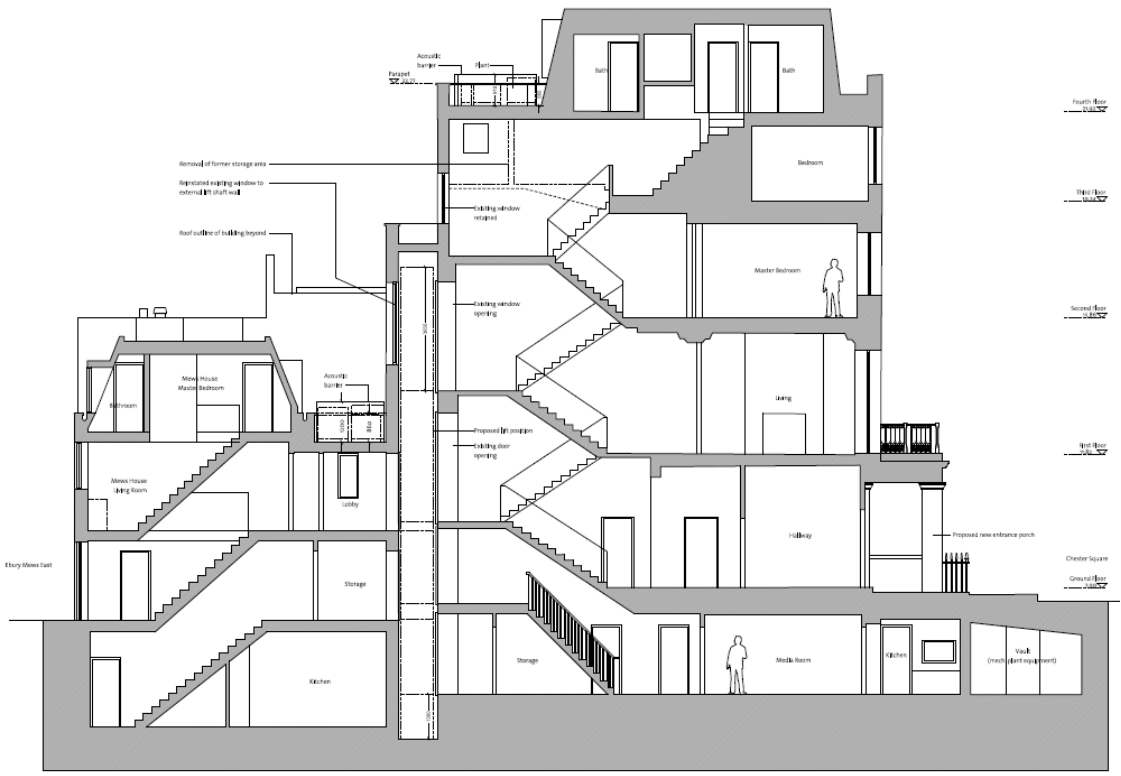
Proposed rear elevation



Existing and proposed mews elevation



Existing Section AA



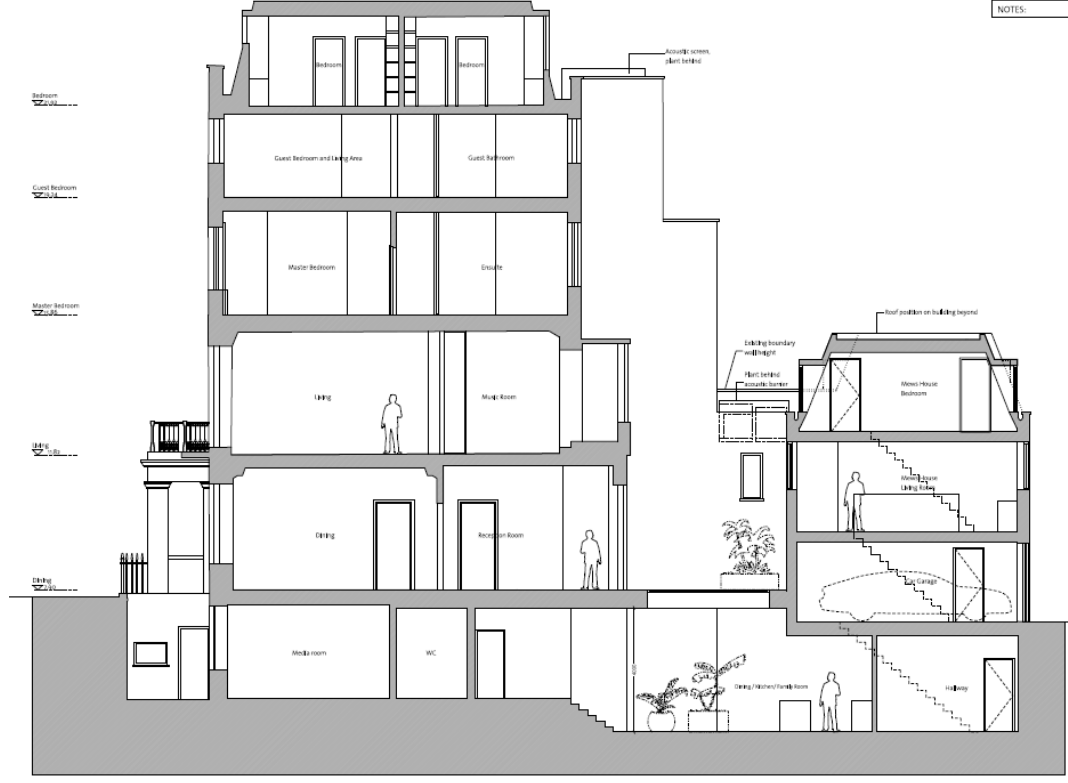
Proposed Section AA

Existing and proposed sections AA



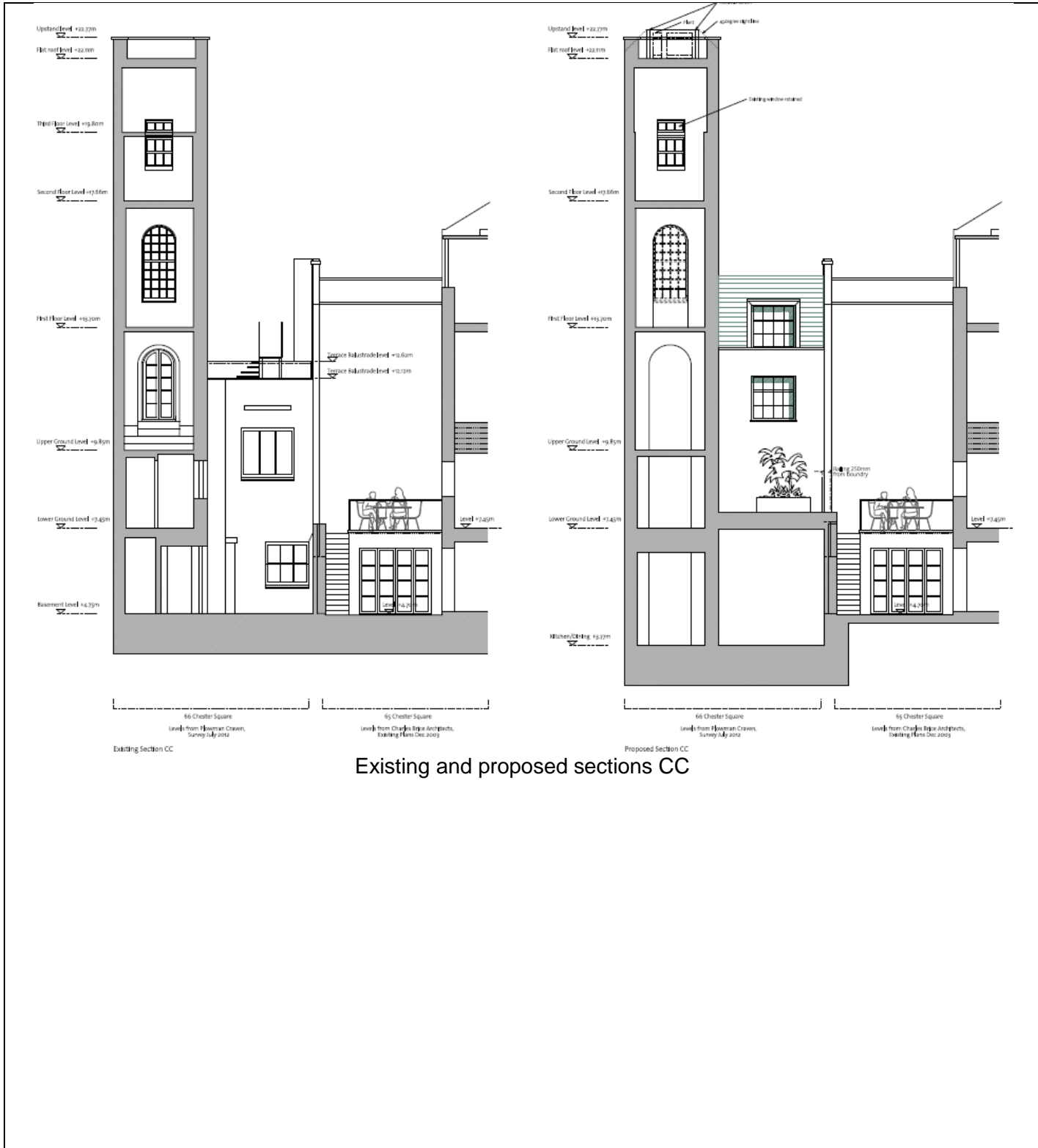
Existing Section BB

NOTES:



Proposed Section BB

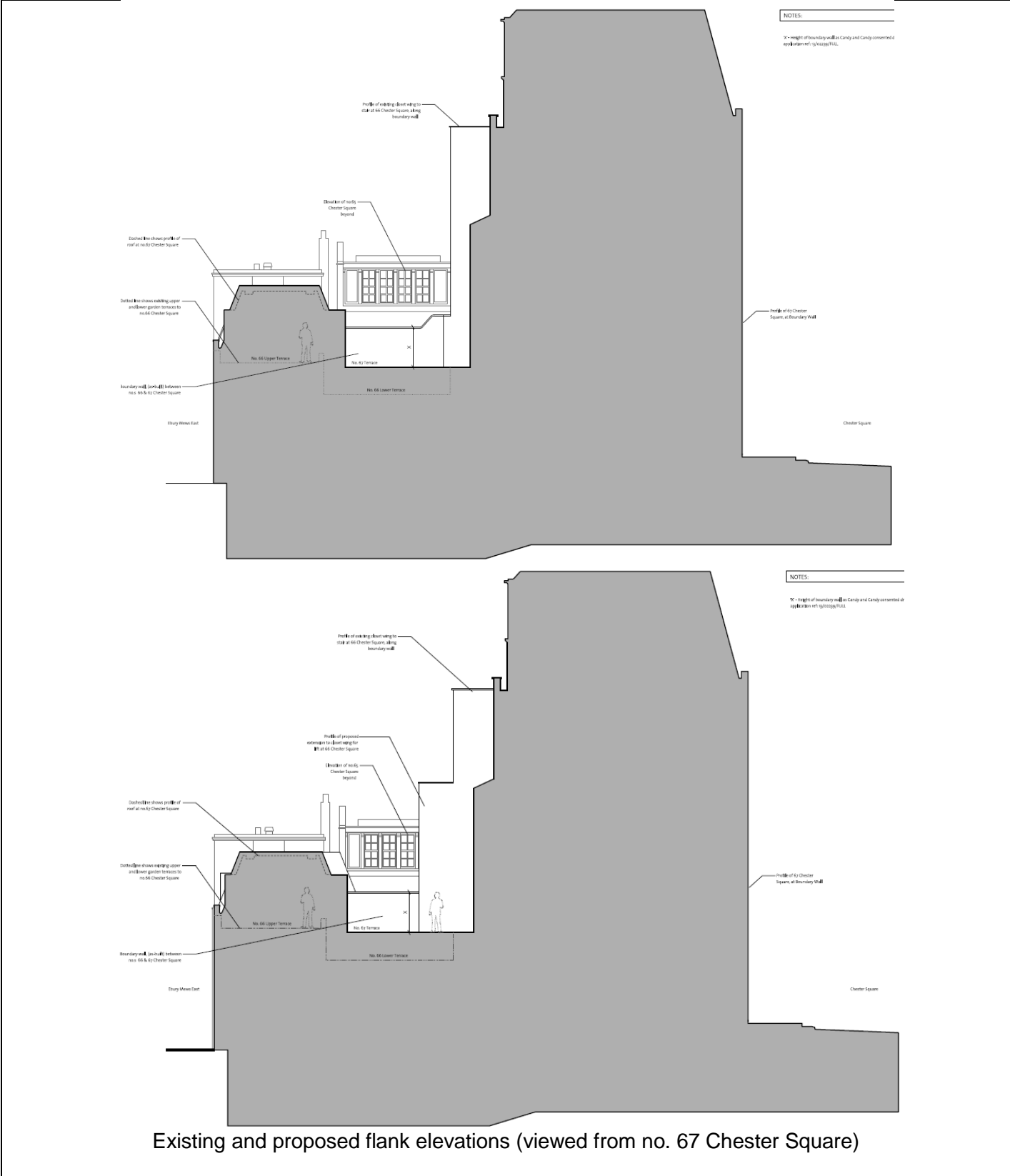
Existing and proposed sections BB



Existing and proposed sections CC



Existing and proposed sections DD



DRAFT DECISION LETTER

Address: 66 Chester Square, London, SW1W 9DU,

Proposal: Demolition of existing mews building to rear (Ebury Mews East) and erection of replacement mews building comprising lower ground, ground and two upper floors. Erection of extension to closet wing containing lift shaft to rear elevation of the main building; erection of lower ground floor infill extension, internal refurbishment and alterations, and installation of mechanical plant.

Reference: 16/04122/FULL

Plan Nos: 1250/A/10, 50/A/01 Rev D, 50/A/02 Rev E, 50/A/03 Rev E, 50/A/04 Rev D, 50/A/05 Rev H, 50/A/06 Rev H, 50/A/07 Rev K, 50/A/08 Rev D, 50/O/10 Rev C, 50/O/11 Rev C, 50/O/13 Rev B, 50/O/14 Rev B, 50/O/15 Rev C, 50/O/16 Rev C, 50/O/17 Rev A, 50/O/41 Rev B, 50/O/42 Rev A, 50/O/43 Rev A, 50/A/41, 50/A/42 Rev A, 50/A/43 Rev P, 50/A/44 Rev J, 50/A/45 Rev K, 50/A/46 Rev G, 50/A/49 Rev A, 50/A/50 Rev B, 50/A/61 Rev E, 100/A/63 Rev J, 100/A/64 Rev H

Case Officer: David Dorward

Direct Tel. No. 020 7641 2408

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:
- 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)

- 3 (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., (3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for approval by the City Council. Your submission of a noise report must include: (a) A schedule of all plant and equipment that formed part of this application; (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment; (c) Manufacturer specifications of sound emissions in octave or third octave detail; (d) The location of most affected noise sensitive receptor location and the most affected window of it; (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location; (f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures; (g) The lowest existing LA90, 15 mins measurement recorded under (f) above; (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition; (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016), by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.

- 4 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

As set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007, to ensure that the development is designed to prevent structural transmission of noise or vibration.

- 5 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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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.

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Case Officer: David Dorward

Direct Tel. No. 020 7641 2408

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 and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

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