

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 10 January 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Hyde Park	
Subject of Report	12 Frederick Close, London, W2 2HD,		
Proposal	Erection of a mansard roof extension. Replacement of the existing front door.		
Agent	Miss Pereen d'Avoine		
On behalf of	Miss A Mackenzie		
Registered Number	16/04632/FULL	Date amended/ completed	10 June 2016
Date Application Received	18 May 2016		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application relates to an unlisted mews building which is currently in residential use and located within the Bayswater Conservation Area. Planning permission is sought for the erection of a mansard roof extension and the replacement of the existing front door.

The key issues are:

- The impact of the proposed extension upon the character and appearance of the Bayswater Conservation Area;
- The impact of the proposed extension on the amenity of neighbouring residents.

For the reasons set out in the report, the proposals are considered acceptable in conservation, design and amenity terms and would accord with the relevant policies in the Unitary Development Plan adopted in January 2007 (the UDP) and Westminster's City Plan: Strategic Policies adopted in November 2016 (the City Plan). 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



Front elevation of application site (top) and view of roof level (bottom)



View at roof level of application site towards rear patio of No.40 Connaught Square (top) and view through patio doors towards stairwell at mezzanine level at No. 40 Connaught Square (bottom).

5. CONSULTATIONS

HYDE PARK ESTATE ASSOCIATION

Objection on the following grounds: Design and visual amenity.

“The Georgian heritage of the Hyde Park Estate and the original architectural style and scale of homes and buildings in the estate should be protected and enhanced. The proposals will change the nature of these heritage buildings. If granted planning permission, the property would be out of proportion with its neighbouring homes and change the street scape for overlooking home owners, whose visual amenity would be damaged by the height of the proposed building”.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:
No. of Consultations: 12; Total No. of Responses: 3 responses received (two objections and one support) on the following ground(s):

Comment of Support:

- The proposals will overcome the appearance of the flat roof of the mews building.

Objections on all or some of the following grounds:

Design:

- The proposed roof extension will alter the existing roofline.
- Excessive height and bulk of proposed extension.
- The proposal has a detrimental impact on the character of the application building.

Amenity:

- Loss of privacy to neighbouring properties at no's 2, 3, and 4 Frederick Close.
- Overlooking to bedroom at no 3 Frederick Close.
- Sense of enclosure to occupants at no. 40 Connaught Square.
- The proposal will reduce the amount of light received in the close.
- Loss of light to no. 41 Connaught Square.

Other

- Disruption caused by construction works.
- Consultation letters may not have been received by absentee landlords.
- Converted garages allow for additional living space.
- Query regarding site visits from both the planning officer and the Planning Committee.
- Loss of view from 40 Connaught Square.
- Damage to plants and loss of wildlife to the patio at no. 40 Connaught Square/ Loss of greenery.
- The proposal would result in a precedent for the remaining flat roofs.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. BACKGROUND INFORMATION**6.1 The Application Site**

The application site appears likely to be the original two storey 19th century mews building, though its appearance has been changed since its original form with the original garage replaced by modern windows and doors, a pair of large windows/opening doors being installed to first floor level with balconettes to the front elevation, and the original pitched roof being removed and replaced with a flat roof. The property is unlisted and is located within the Bayswater Conservation Area.

6.2 Recent Relevant History15/00731/FULL

Erection of mansard roof extension to single family dwelling with 2no. front dormers.

Application Withdrawn 30 June 2015

The proposals were considered acceptable in conservation and design terms but unacceptable in amenity terms in terms of the relationship of the extension with 40 Connaught Square. The applicant was advised to withdraw the application.

13/11587/FULL

Erection of a mansard roof extension to single family dwelling.

Application Refused 20 May 2014

The proposals were considered acceptable in conservation and design terms but unacceptable in amenity terms in terms of the relationship of the extension with 40 Connaught Square. The application was refused on the grounds of creation of sense of enclosure.

88/00932/full

Mansard roof extension & conversion of part of integral garage to living accommodation

Permitted 6 June 1988

The mansard roof element was never implemented.

7. THE PROPOSAL

This application seeks permission for the erection of a mansard roof extension to provide an additional bedroom to the single dwelling and for the replacement of the existing front door, with a painted, solid timber, panelled door.

8. DETAILED CONSIDERATIONS**8.1 Land Use**

The proposal would result in an additional bedroom thereby increasing the size of the existing accommodation to a three bedroom property. One objection has been received on the grounds that the proposals would increase the size of the residential unit which is

adequate as it is. The proposals which will result in additional living accommodation for this property are supported by policy H3 of the UDP and policy S14 of the City Plan.

8.2 Townscape and Design

The application site has been significantly altered since its original form however, the application site still retains some semblance of its original appearance, and the appropriate form of roof extension is considered a traditionally detailed mansard roof. Though the Bayswater Conservation Area Audit identifies this building as one where an extension to roof level may not be considered appropriate, it is clear that most of the buildings in the mews have already been extended up to at least second floor level already, including the entire south side of the mews, and including the very large five storey building to the west end of the north side of the mews. Though the application site is one of three 19th century buildings together which do not have extensions to roof level, they do not in themselves have a unified roofline but step up the sloping line of the mews to the east, diminishing the impression of them as a coherent group. Overall therefore, the principle of a mansard style extension is considered acceptable in design and townscape terms and compliant with DES6 of the UDP and S25 and S28 of the City Plan. This is consistent with recent decisions for a mansard roof extension at this property.

The Hyde Park Estate Association have objected on the grounds that the original architectural style and scale of homes and buildings in the estate should be protected and enhanced. They state that the proposals will change the nature of these heritage buildings. If granted planning permission, the property would be out of proportion with its neighbouring homes and change the street scape for overlooking home owners, whose visual amenity would be damaged by the height of the proposed building.

The mansard roof generally follows the advice on the height and profile of such extensions as set out in the City Council's Supplementary Planning Guidance (SPG) document 'Roofs'; however it diverges in one important respect. The zinc cladding proposed to clad the mansard will give a very metallic and modern appearance to the extension which is not in line with the SPG advice which requires slates as a basic principle, and the use of black zinc as stated in the application form will give a particularly stark and inappropriate visual effect. It is not in line with the standard approach to roof extensions to such traditional buildings throughout the City where slate is the standard facing material, is not in line with the consistent use of slate to the other mansards visible in this Frederick Close street scene, and it is considered unacceptable for this building. In addition, aluminium windows are proposed which will also give an overly modern appearance to what should be seen as a traditionally detailed extension to this mews building and they would also clash with the timber windows to the main elevation below. These windows are also in black metal, and would again appear overly stark against this traditionally designed building in a conservation area. Though the basic size and form of the extension are considered acceptable, the materials proposed are considered unacceptable and as such amending conditions are proposed for these elements to be revised.

The new front door to street level is considered uncontentious.

The proposals are considered acceptable in conservation and design terms and seen to preserve and enhance the character and appearance of the Bayswater Conservation Area and comply with the Council's design policies.

8.3 Residential Amenity

Policy ENV13 of the UDP states that new development should enhance the residential environment of surrounding properties and should not result in a significant increase in the sense of enclosure or overlooking, or cause unacceptable overshadowing to neighbouring properties.

Objections have been received from the occupier of the property directly to the rear of the site on Connaught Square and from within Frederick Close on the grounds of loss of light, increased sense of enclosure and loss of privacy.

No. 40 Connaught Square which is directly to the rear of the application site is a single dwelling house and has an existing conservatory/ glass house and patio. This is accessed directly of the first floor landing/staircase. Records suggest that this conservatory and patio have been in existence since the 1970's. Also to the rear of the application site, at an oblique angle is 41 Connaught Square which is a property in use as a doctors surgery on all floors. The neighbouring properties on the opposite side of Frederick Close (No's 2, 3 and 4) are typical mews properties.

It appears that the application site has come into different ownership and as part of the revised application, further supporting information has been received addressing amenity issues including a sunlight and daylight assessment (assessing the implications of the development upon 40 Connaught Square) which add more detail concerning these considerations and officers previous concerns leading to the refusal of May 2014.

In terms of sense of enclosure, whilst the mansard roof will be in close proximity to the conservatory structure of 40 Connaught Square, this room which is accessed from the landing staircase is not considered to be a principal habitable room but a later addition enclosing formerly outdoor space and cannot therefore be afforded the same level of protection as say an original living room in that property. Given that 40 Connaught Square is a single dwelling house, the impact upon this conservatory room is, whilst regrettable, not considered to warrant refusal of this application. The mansard roof extension would result in a sense of enclosure to the remaining patio area of 40 Connaught Square, however this is not considered to be so harmful that permission could be withheld. In terms of the impact of the roof extension upon the doctors surgery at 41 Connaught Square, whilst it will be noticeable from the rear windows of the surgery, the impact is considered acceptable.

The applicants daylight and sunlight assessment confirms that the extension would meet the requirements as set out within the BRE guidelines in terms of loss of daylight and sunlight to the most affected windows in 40 Connaught Square, those of the conservatory at first floor level.

The windows of 41 Connaught Square have not been included in the daylight and sunlight assessment, given that this property is a doctors surgery and that properties of this nature are not protected to the same degree as residential accommodation.

There are no windows proposed within the rear of the mansard roof and therefore there are no concerns with regards to overlooking to the properties in Connaught Square.

The resident in 40 Connaught Square has objected on the ground that the extension would result in loss of view to Hyde Park. The loss of views is not a material planning consideration and can not be assessed as part of this application.

A neighbour objection was raised on the grounds that the proposal will have a detrimental impact on privacy and overlooking to nos. 2, 3 and 4 Frederick Close. The mansard roof which has two dormer windows in the front elevation, represents a typical 'mews' relationship and in officers opinion will not result in unacceptable levels of overlooking.

The proposed mansard roof is considered acceptable in amenity terms and will comply with policies ENV13 of the UDP and S29 of the City Plan.

8.4 Transportation/Parking

The proposals will not result in an increase in the number of residential units therefore there are no highways issues to consider.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

The application does not adversely affect the existing means of access to this private residential property.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

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

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

8.11 Environmental Impact Assessment

This application raises no environmental impact issues.

8.12 Other Issues

Objections have additionally been raised on the grounds that the proposed works would result in construction noise and pollution. It is not considered that works of this nature would result in significant noise and disruption to neighbours. The standard hours of working condition is attached to the draft decision notice.

One of the objections received argues that the proposed extension would set a precedent for neighbouring properties to propose similar schemes. This objection is not considered to be sustainable given that each application must be determined on its own merits.

Further objections raised the points that the consultation letters may not have been received by all leaseholders as the majority of the properties within the mews are rented out privately. The City Council has carried out its statutory requirements with regards to consultation in the form of letter to 'the owner/occupiers' of neighbouring properties, and a site and press advert.

9. BACKGROUND PAPERS

1. Application form
2. Letter from Hyde Park Estate Association (Corner Lodge, 107 Sussex Gardens), dated 11 July 2016
3. Letter from occupier of 11 Frederick Close, London, dated 31 May 2016
4. Letter from occupier of 40 Connaught Square, London, dated 1 June 2016
5. Letter from occupier of 3 Frederick Close, London, dated 15 June 2016

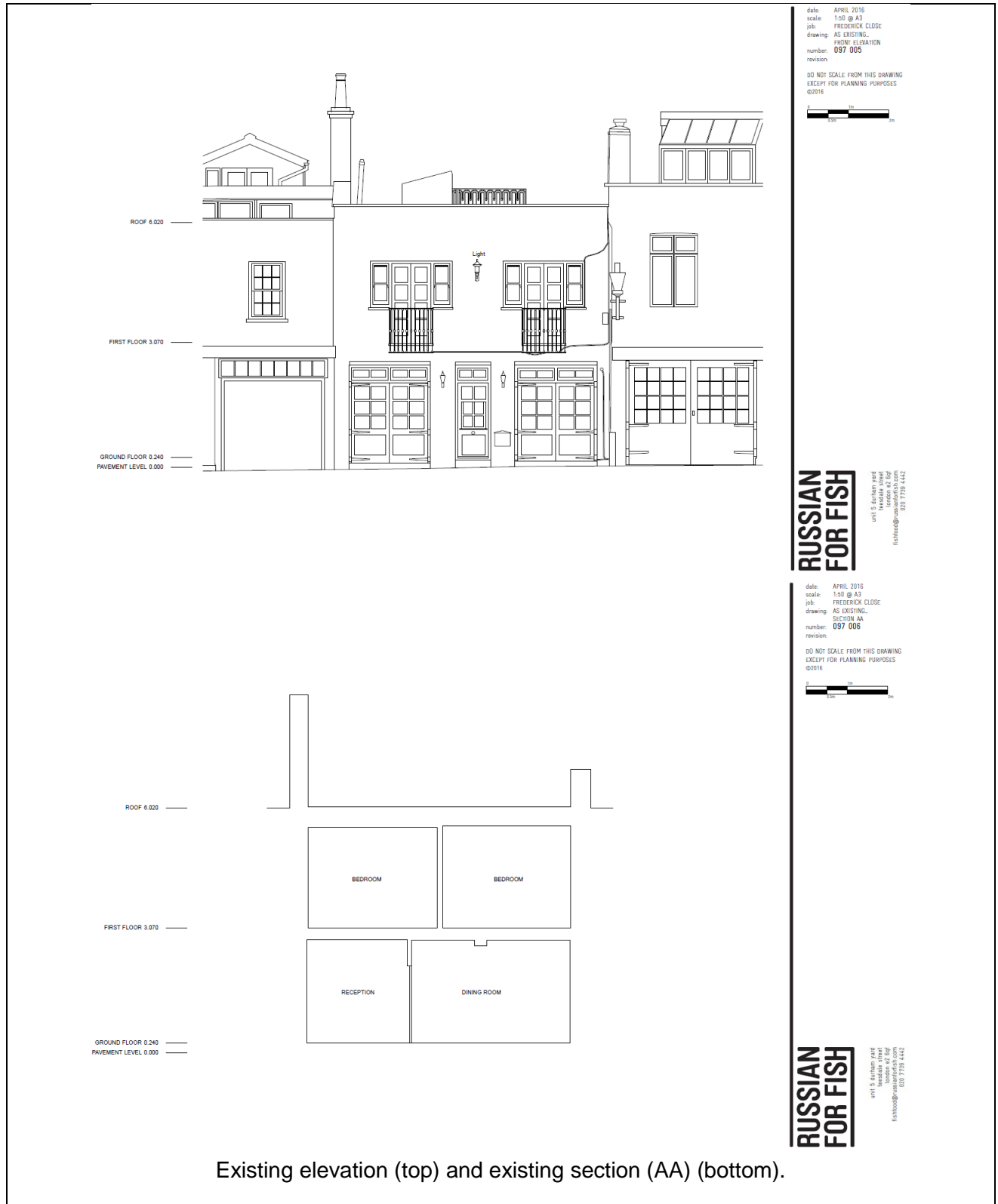
Selected relevant drawings

Existing and proposed sections and elevations.

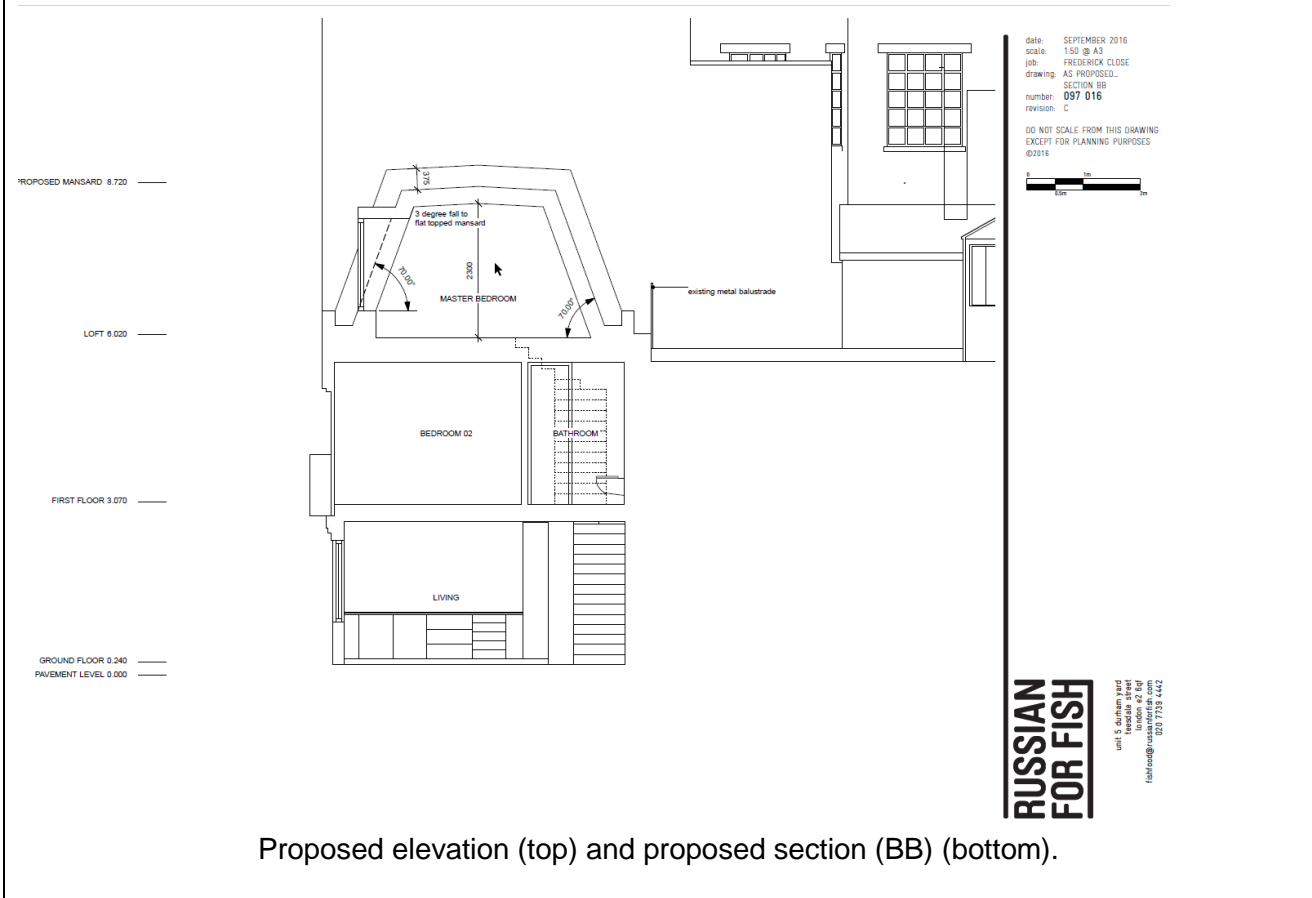
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: KIMBERLEY DAVIES BY EMAIL AT kdavies1@westminster.gov.uk

10. KEY DRAWINGS



Existing elevation (top) and existing section (AA) (bottom).



Proposed elevation (top) and proposed section (BB) (bottom).

DRAFT DECISION LETTER

Address: 12 Frederick Close, London, W2 2HD,

Proposal: Erection of a mansard roof extension. Replacement of the existing front door.

Reference: 16/04632/FULL

Plan Nos: Site location plan, Design and access statement, Daylight and sunlight report, 097 005, 097 006, 097 010 Rev A, 097 011 Rev A, 097 012 Rev B, 097 013, 097 015, 097 009, 097 014 Rev B, 097 020 Rev A, 097 016 Rev C, 097 002 Rev B, 097 003 Rev B, 097 004 Rev B, 097 007 Rev B, 097 008 Rev B, 097 008.1 Rev B, 097 008.2 Rev B, 097 017 Rev B, 097 019 Rev B.

Case Officer: Agnes Hagan

Direct Tel. No. 020 7641 5651

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 , onot 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 (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

- 3 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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 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)

- 4 Notwithstanding the content of the submitted Design and Access Statement, the mansard roof extension hereby approved shall be constructed in natural slate cladding to the principal front and rear roof pitches and timber framing to the windows.

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 Bayswater Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 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)

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 (July 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.

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.

Item No.

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