

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 7 th March 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Harrow Road	
Subject of Report	2C Chippenham Mews, London, W9 2AW		
Proposal	Installation of replacement windows to rear elevation at first floor level. (Retrospective Application)		
Agent	Ms Diana Carrasco		
On behalf of	Ms Diana Carrasco		
Registered Number	16/11716/FULL	Date amended/ completed	11 December 2016
Date Application Received	11 December 2016		
Historic Building Grade	Unlisted		
Conservation Area	N/A		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Permission is sought to retain three windows in the rear elevation of the property at first floor level.

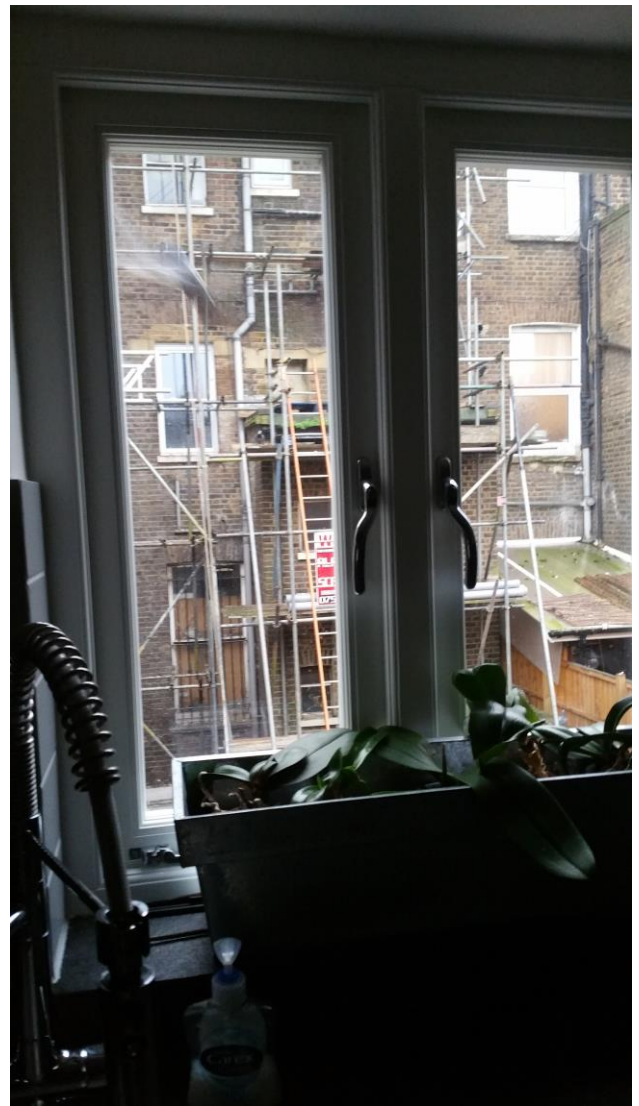
One local resident has raised an objection on the grounds of the impact of the proposed windows on residential amenity.

The key issues are:

- Impact on the character and appearance of the building and surrounding area.
- Impact on the amenity of neighbouring residents.

The proposed development accords with relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan) and is therefore acceptable. As such, the application is recommended for approval subject to the conditions set out in the draft decision letter.

4. PHOTOGRAPHS





CONSULTATIONS

COUNCILLOR DIMOLDENBERG:

- Requested that the application be reported to committee for determination.

NORTH PADDINGTON SOCIETY

- Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 12

Total No. of replies: 1

No. of objections: 1

No. in support: 0

In summary, the following issues were raised:

- The window opening provides potential access to adjoining roofs which is a security issue.
- The windows open over neighbouring land belonging to No. 4 Maryland's Road.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

5. BACKGROUND INFORMATION

5.1 The Application Site

The application site is 2C Chippenham Mews, London, W9 2AN a residential property which is not listed nor located within a Conservation Area.

5.2 Recent Relevant History

87/03571/FULL

Conversion and refurbishment to provide office and store at ground floor level with one flat above at 2a and 2b.

Application Permitted.

96/07691/FULL

Mansard roof extension to provide new living room and kitchen.

Application Withdrawn.

06/10110/FULL

Erection of a mansard roof extension with dormer windows to create additional living accommodation in connection with the residential flat at first floor level. 2B Chippenham Mews

Application Permitted

16/05785/FULL

Replacement of windows to front elevation at first floor level.
Application Permitted 25th July 2016.

6. THE PROPOSAL

The application seeks the retention of three windows installed at the rear first floor level, which replaced three existing windows. This retrospective planning application has been submitted following an enforcement investigation. The original windows were casements, with a top opening light- the applicant advises that the bottom section of the windows were openable, the objector states that they were not. In respect of the windows that have been installed, the central window is a top hung casement, whereas the other two have vertical two paned glazing with a fixed central security glazing bar. These two windows open outwards by approximately 22-25 cms (10-11 inches).

7. DETAILED CONSIDERATIONS

7.1 Land Use

The proposal does not raise any land use implications.

7.2 Townscape and Design

The proposal is uncontentious in design terms as the windows are similar in terms of design and appearance, the building is unlisted and outside of a conservation area. The proposal satisfies policies DES 1 and DES 5 of our UDP and S25 and S28 of our City Plan.

7.3 Residential Amenity

In terms of amenity, the central window serves a bathroom, is top opening only and is obscure glazed and therefore raises no amenity concerns in terms of overlooking, and is similar to the window it replaced.

The other two windows are casement in style, with two panes which open outwards to between 22-25mm over the demise of No 4 Maryland's Road. However, compared to the previous windows in situ, it is not considered that that these two windows result in any significant change in amenity terms in relation to their impact on neighbours opposite at No4 and No2 Maryland's Road and No. 362 Harrow Road.

The windows located above the flat roof of the adjoining property has been in place prior to the erection of the building below and given that in this instance the window opening is not being increase in size, and a central security bar is being provided, it is not considered that the replacement windows would result in any significant change in amenity terms.

The windows are able to be opened over adjoining land, which has brought about concerns with regard to the principle of overhanging adjoining land and in security terms in terms of providing access to a flat roof. Land ownership is a private matter and in respect

to potential to access to the flat roof, given that for this to happen a member of the household of the application site would need to have climbed out of the window and no public access would be possible, this is not considered to raise any significant security issues in which to warrant withholding permission. Given the proximity of these windows on the boundary the applicant is also to be advised by way of an informative that the City Council cannot provide future protection of these windows.

The proposal is acceptable in amenity terms and complies with policy ENV 13 of our UDP and S29 of our City Plan.

7.4 Transportation/Parking

The proposal raises no transportation implications.

7.5 Economic Considerations

No economic considerations are applicable for a development of this size

7.6 Access

The proposal does not have any adverse access implications.

7.7 Other UDP/Westminster Policy Considerations

There are no other policy considerations.

7.8 London Plan

This application raises no strategic issues.

7.9 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.

7.10 Planning Obligations

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

7.11 Environmental Impact Assessment

An Environmental Impact Assessment was not required for a development of this scale.

7.12 Conclusion

The proposed development accords with relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan) and is therefore recommended favourably subject to the conditions set out in the draft decision letter.

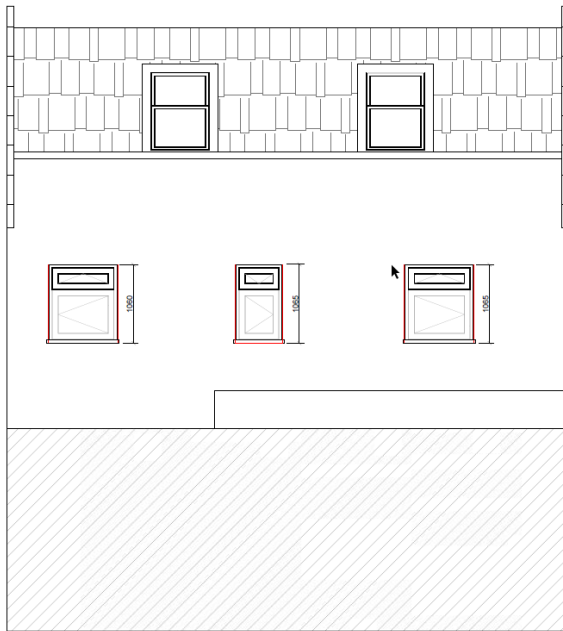
8. BACKGROUND PAPERS

1. Application form
2. Email from Councillor Dimoldenberg dated 14th February 2017.
3. Letter from occupier of 4 Maryland Road , London W9 2DZ, dated 22 December 2016

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

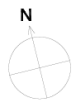
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk.

9. KEY DRAWINGS



A Previous Exterior Elevation

		Maria de la Mota Studio Design Ltd. 1000114, West Hill Phone: 01753 600011 www.mariadelamota.com		Exterior Elevation (PREVIOUS WINDOWS) 2C CHIPPENHAM MEWS W9 2AW	
SCALE	DRAWN BY	Maria de la Mota	2/12/2016		SHEET
1:100	CHECKED BY				PL-004
@A3	APPROVED BY				4/5



A Existing Exterior Elevation

		Maria de la Mota Studio Design Ltd. 1000114, West Hill Phone: 01753 600011 www.mariadelamota.com		Exterior Elevation (EXISTING WINDOWS) 2C CHIPPENHAM MEWS W9 2AW	
SCALE	DRAWN BY	Maria de la Mota	2/12/2016		SHEET
1:100	CHECKED BY				PL-005
@A3	APPROVED BY				5/5

DRAFT DECISION LETTER

Address: 2C Chippenham Mews, London, W9 2AW

Proposal: Installation of replacement timber framed windows to rear elevation at first floor level.

Reference: 16/11716/FULL

Plan Nos: PL-003; PL-004; D-001; D-002.

Case Officer: Victoria Coelho

Direct Tel. No. 020 7641 6204

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 the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

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 You are reminded that the City Council cannot protect these windows (which open over a neighbour's property), if the owner of the adjoining property decides to erect a barrier /structure in front of these windows.

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.