

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 4 July 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Bryanston And Dorset Square	
Subject of Report	Flat 15, Montagu Court, 27-29 Montagu Square, London, W1H 2LG,		
Proposal	External alterations to the rear elevation to alter access to the fire escape.		
Agent	Mr Kiu Samii		
On behalf of	Mr Kiu Samii		
Registered Number	17/03734/FULL	Date amended/ completed	2 May 2017
Date Application Received	2 May 2017		
Historic Building Grade	Unlisted		
Conservation Area	Portman Estate		

1. RECOMMENDATION

Grant conditional planning permission.

2. SUMMARY

The proposed works are the infilling of two windows and an existing door to the recessed balcony at fifth floor level (rear), and the creation of a new glazed door to the balcony.

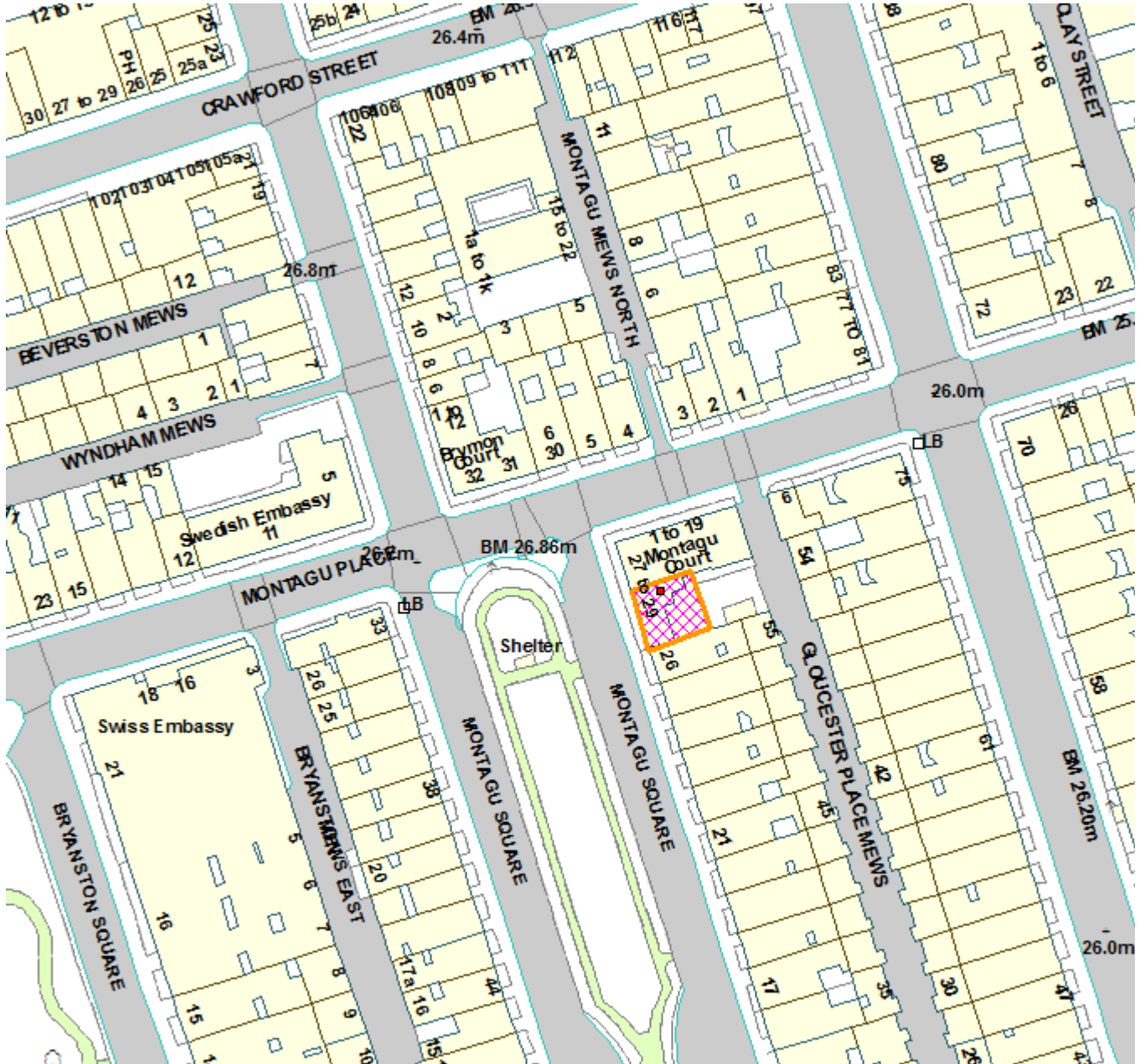
The key issue is whether the proposed works are harmful to the appearance of the building, or to the character or appearance of the Portman Estate Conservation Area.

The proposed works are acceptable because they are modest in scale, at a high level, and recessed from the building facade. The visual impact of the works will be minimal because of their discreet location.

Item No.

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3. LOCATION PLAN



4. PHOTOGRAPHS



Rear of Montagu Court
viewed from Gloucester
Place Mews

5. CONSULTATIONS

Marylebone Association
No objection

Adjoining owners/occupiers and other representations received:

No. Consulted: 34
Total No. of replies: 5
No. of objections: 5

5 objections raising some or all of the following issues,

Design
Harmful to the appearance of the building
Would set an unwanted precedent

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Montagu Court is at the north eastern corner of Montagu Square, in the Portman Estate Conservation Area.

It is not listed, and the Portman Estate conservation area audit identifies it as a building which is neutral in terms of its contribution to the character or appearance of the conservation area (that is, it neither contributes to nor detracts from the character or appearance of the area).

The building is a purpose built block of the late 1950s by notable architect Richard Seifert. It is a six storey block with Portland stone cladding to the ground floor and buff brick above. The front of the building faced Montage Square, and the rear faces Gloucester Place Mews.

Flat 15, the application property, is on the fifth of six storeys.

7. THE PROPOSAL

Planning permission is sought for the infilling of two windows and one door on the recessed balcony on the fifth floor. A new glazed door is proposed in place of the existing windows.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Not applicable

8.2 Townscape and Design

Montagu Court is a building which, while identified in the conservation area audit as neutral, is considered to have some design interest.

It was an early design by Richard Seifert, who would go on to design buildings which were subsequently listed, including Centre Point on New Oxford Street.

The principal design interest of the building is in the front elevations, to Montagu Square and Montagu Place, where repetition of detail, flat brick elevations and the restrained use of Portland stone make the building a good example of a purpose built 1950s block of flats. At the front of the building consistency of detail makes a significant contribution to the quality of design.

At the rear however the building is of only modest interest. The proposed works do not face directly onto Gloucester Place Mews, but are set back by some 12 metres. The works are to the rear and side of the recessed balcony, and at fifth floor level. They would not therefore be highly visible.

The windows at all levels (except first floor) are replacement metal framed windows of no particular interest. The original steel windows have largely been lost.

The proposed changes to the door and windows in this area would not be detrimental to the appearance of the building because they would be discreet, and because at the rear of the building the consistency in design is less important than at the front.

Five objections have been received from other occupiers of the building, all on the grounds that the works are harmful to the appearance of the building and will harm the consistent appearance of the rear elevation. Objections have also been received on the grounds that the proposals will create a precedent.

The objections on these grounds are considered to be on valid design grounds. The proposals will affect the consistency of the rear elevation of the building. However, and as set out above, this is not considered to be a sufficient reason for refusal, as the design interest is concentrated at the front of the building.

Every application is considered on its merits and the objections on these grounds are not considered to be sustainable.

An objection has also been received on the grounds that insufficient neighbour consultations have been carried out, 34 letters have been sent in addition to the statutory press and site notice, therefore this is not a sustainable reason to refuse the application.

The proposal complies with S28 of Westminster's City Plan, or with DES 1, DES 5, DES 9 of Westminster's Unitary Development Plan (adopted January 2007).

8.3 Residential Amenity

The proposals do not introduce new access to the balcony, nor do they increase the degree of overlooking. There is therefore no impact on residential amenity.

The building line remains unchanged.

8.4 Transportation/Parking

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

There are no net changes to the access to or within the property.

8.7 Other UDP/Westminster Policy Considerations

Other policy considerations do not apply.

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.

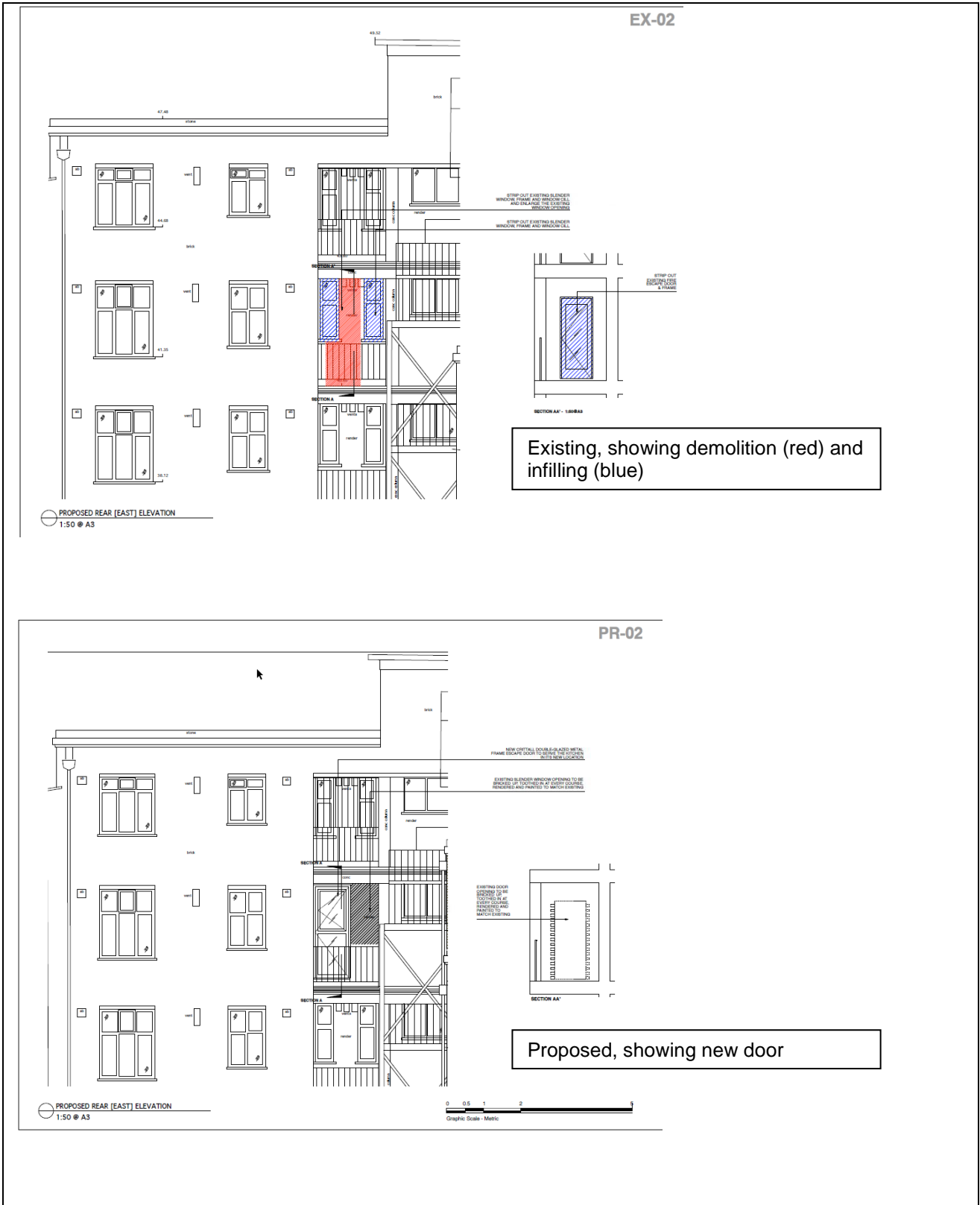
9. BACKGROUND PAPERS

1. Application form
2. Response from Marylebone Association, dated 25 May 2017
3. Letter from occupier of 18 Montagu Court, 27-29 Montagu Square, London, dated 24 May 2017
4. Letter from occupier of 10 Montagu Court, 27 Montagu Square, dated 1 June 2017
5. Letter from occupier of 2 Montagu Court, 27-29 Montagu Square, dated 8 June 2017
6. Letter from occupier of 12 Montagu Court, dated 7 June 2017
7. Letter from occupier of 18 Montagu Court, 27-29 Montagu Square, dated 8 June 2017

(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: MIKE WALTON BY EMAIL AT mwalton@westminster.gov.uk.

10. KEY DRAWINGS



Existing, showing demolition (red) and infilling (blue)

Proposed, showing new door

DRAFT DECISION LETTER

Address: Flat 15, Montagu Court, 27-29 Montagu Square, London, W1H 2LG,

Proposal: External alterations to the rear elevation to alter access to the fire escape.

Reference: 17/03734/FULL

Plan Nos: 15MC/PR/01, 15MC/PR/02.

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:

- 1 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:

- 2 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 Portman Estate 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 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 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..

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.