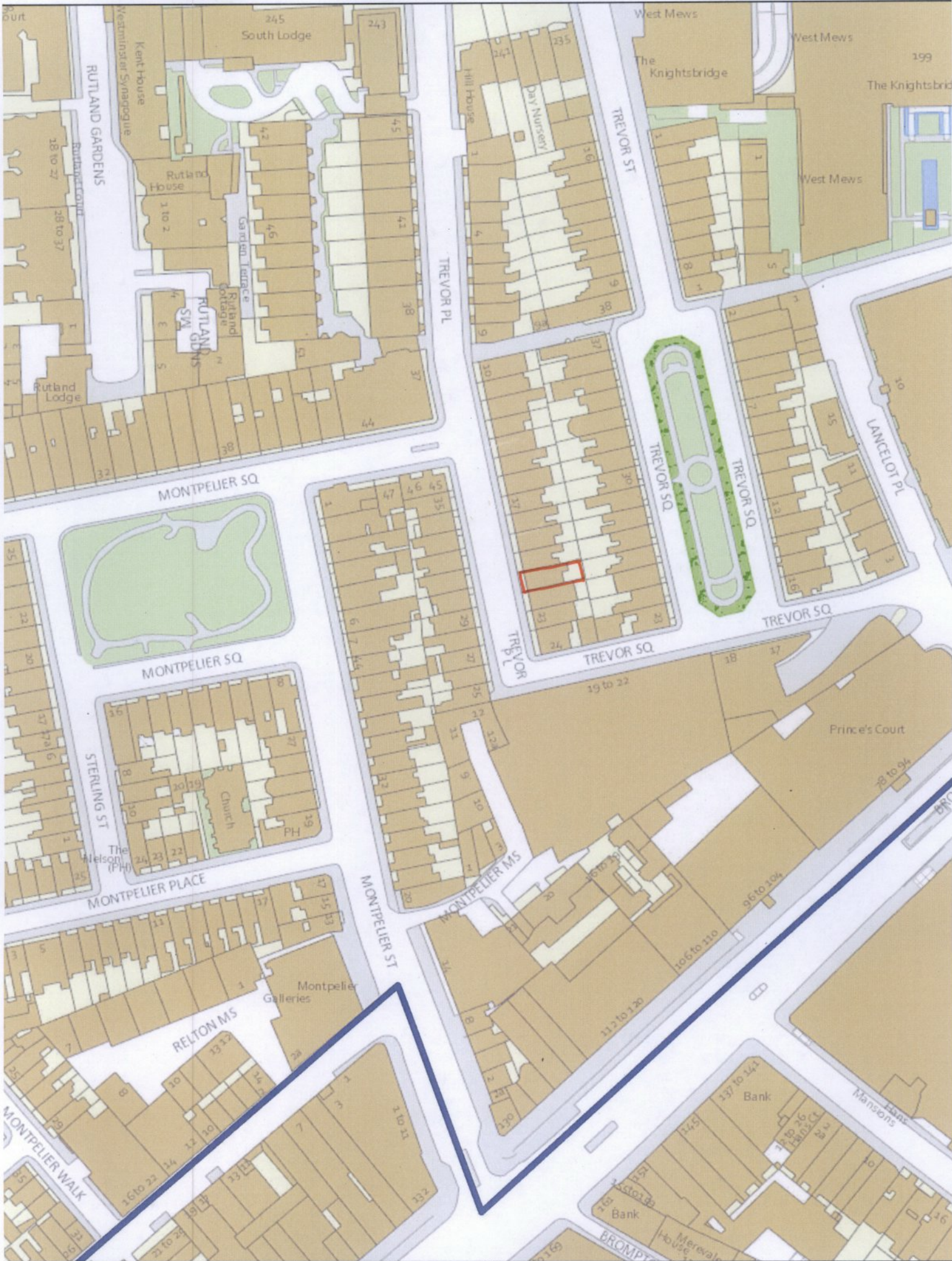


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 July 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	21 Trevor Place, London, SW7 1LB		
Proposal	Retention of alterations to permissions dated 24 April 2012 (11/06569) and 23 April 2013 (13/01165) for excavation of lower ground floor level under rear garden, minor excavation at lower ground floor level and under front vaults, erection of full width rear extension at ground floor level and half width extension at first floor level and alterations within the front lightwell including infill extension under front entrance steps; namely, alterations to the profile of the rear extensions with new lightwell at rear lower ground floor level and extended terrace at ground floor level and alterations to windows/doors.		
Agent	Richard Mitzman Architects		
On behalf of	Mr Marc Winer		
Registered Number	15/01773/FULL	TP / PP No	TP/20068
Date of Application	03.03.2015	Date amended/ completed	03.03.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	Knightsbridge		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





21 TREVOR PLACE, SW7

2. SUMMARY

No. 21 Trevor Place is in use as a single family dwellinghouse. Two permissions have been granted for alterations and extensions to the property including excavation to extend the lower ground floor and extensions at rear ground and first floor levels in April 2012 and April 2013. The works which have taken place on site do not fully reflect the consented schemes and permission is now sought to retain the works as built. A small lightwell has been introduced at rear lower ground floor level, the depth of the extensions at rear ground and first floor level have been reduced which allows an enlarged terrace at ground floor level and alterations have been made to the windows and doors.

The key issues in this case are:

- The impact of the proposed works on the character and appearance of the Knightsbridge Conservation Area.
- The impact of the proposals on neighbouring residential amenity.

The proposal is considered to comply with the Council's policies in relation to design, conservation and amenity as set out in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP) and the application is recommended for approval.

3. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION

Object to this retrospective application. The three track fully glazed sliding doors are incompatible with this period of house, out of keeping with the style and character of the conservation area and will also result in light pollution to neighbouring properties. The terrace would result in a loss of privacy. The height of the front basement window has been lowered and is out of alignment with the rest of the terrace.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 9; Total No. of Replies: 2

Two neighbouring residents to the rear have raised objections on the following grounds:

Amenity

- Loss of privacy from terrace and sliding doors at rear upper ground floor level.
- Light pollution from large sliding doors.
- Trellis darkens the garden.

Design

- Large sliding doors at upper ground floor level are unsightly.
- Negatively affects the character of the listed buildings to the rear.

4. BACKGROUND INFORMATION

4.1 The Application Site

The application property is an unlisted single family dwellinghouse located within the Knightsbridge Conservation Area. The building comprises basement, ground and three upper floors.

4.2 Relevant History

24 April 2012 – Permission granted for excavation of lower ground floor level under rear garden, minor excavation at lower ground floor level and under front vaults; erection of a full width extension at rear ground floor level and half width extension at first floor level;

alterations within the front lightwell including infill extension under front entrance steps; and alterations to fenestration. (11/06569/FULL)

23 April 2013 – Permission granted for variations to the 2012 permission, namely to reduction in size of lower ground floor extension with outdoor area at lower ground floor level, alterations to window design of rear ground floor extension, alterations to first floor extension, change to rooflight above ground floor extension and amendments to profile of mansard roof. (13/01165/FULL)

5. THE PROPOSAL

Two permissions have been granted for alterations and extensions to the property including excavation to extend the lower ground floor and extensions at rear ground and first floor levels in April 2012 and April 2013. Both permissions allowed for large openings at rear ground floor level accessing a terrace area in the 2012 permission and set behind a balustrade in the 2013 permission.

The works which have taken place on site do not fully reflect the consented schemes and permission is now sought to retain the works as built. A small lightwell has been introduced at rear lower ground floor level, the depth of the extensions at rear ground and first floor level have been reduced which allows an enlarged terrace at ground floor level and alterations have been made to the windows and doors with the installation of sliding doors at rear ground floor level in place of bi-folding doors and the lowering in height of a window within the front basement lightwell.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal to extend this single family dwelling to provide additional accommodation is considered acceptable in principle and is in accordance with UDP Policy H3.

6.2 Townscape and Design

The extensions as built have been reduced in depth to that granted permission in 2012 and 2013. A lightwell has been created at lower ground floor level and the extensions at ground and first floor level will now align with similar scaled extensions at No. 20 Trevor Place. Three panel sliding doors have been installed at rear ground floor level (as opposed to bi-folding doors granted in 2012 and a large fixed window and a set of doors granted in 2013). The proposals are not considered significantly different from the previously approved schemes in terms of the extent of glazing proposed and the design of the doors.

The lowering in height of the window within the front lightwell is regrettable, however, this could have been undertaken under the permitted development rights for the single family dwellinghouse. A condition is recommended to remove the permitted development rights for the dwelling.

The works are considered acceptable in design and conservation terms, in accordance with S28 of the City Plan and DES1, DES5 and DES9 of the UDP.

6.3 Amenity

The extensions as built are of a slightly reduced footprint than that previously permitted and are therefore considered to have a satisfactory relationship with neighbouring properties in terms of light and enclosure.

The ground floor extension is reduced in depth by approximately 1m which has resulted in a

slightly larger terrace area at this level. The height of the terrace is approximately 0.7m above the pre-existing garden level, but is the same height as the terrace approved in 2012. Whilst the extent of the terrace has increased it is no closer to the properties to the rear on Trevor Square due to the introduction of the lightwell at lower ground floor level.

The trellis projects approximately 0.6m above the height of the boundary wall which is similar to the height of the trellis approved under the 2013 scheme. It is considered that the trellis provides an acceptable means to protect the privacy of neighbouring occupiers without resulting in an overly dense screen.

The doors which access the terrace at rear ground floor level have a different fenestration pattern than previously approved, but the size of the opening and extent of glass is very similar, and the doors are set 1m back from those approved in 2012 due to the reduced depth of the extension.

It is considered that the proposals will not materially impact upon the amenity of neighbouring properties in terms of light pollution, loss of privacy, loss of light or increased sense of enclosure and will accord with Policy S29 of the City Plan and ENV13 of the UDP.

6.4 Transportation/Parking

The retained works will not have any material impact on the surrounding highway network.

6.5 Economic Considerations

Not relevant.

6.6 Other UDP/Westminster Policy Considerations

None.

6.7 London Plan

The proposal does not raise strategic issues.

6.8 National Policy/Guidance Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

6.9 Planning Obligations

Not applicable.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of an insufficient scale to require an environmental assessment.

6.11 Conclusion

The proposal is considered acceptable in design, conservation and amenity terms in accordance with Policies S28 and S29 of Westminster's City Plan: Strategic Policies and DES1, DES5, DES6, DES9 and ENV13 of the UDP.

BACKGROUND PAPERS

1. Application form.
2. Letter from the Knightsbridge Association dated 1 April 2015.
3. Letter from 27 Trevor Square dated 26 March 2015.
4. Letter from 26 Trevor Square dated 27 March 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA COULSON ON 020 7641 2875 OR BY E-MAIL – acoulson@westminster.gov.uk

DRAFT DECISION LETTER

Address: 21 Trevor Place, London, SW7 1LB

Proposal: Retention of alterations to permissions dated 24 April 2012 (11/06569) and 23 April 2013 (13/01165) for excavation of lower ground floor level under rear garden, minor excavation at lower ground floor level and under front vaults, erection of full width rear extension at ground floor level and half width extension at first floor level and alterations within the front lightwell including infill extension under front entrance steps; namely, alterations to the profile of the rear extensions with new lightwell at rear lower ground floor level and extended terrace at ground floor level and alterations to windows/doors.

Plan Nos: Design Statement; 203_X_005_AA: 203-DWG-100-XX RevPL; 203-DWG-101-XX RevPL; 203-DWG-110-AA RevPL; 203-DWG-111-BB RevPL; 203-DWG-115-E-W RevPL; 203-DWG-260-00 RevP; 203-DWG-261-00 RevP; 203-DWG-262-XX RevP.

Case Officer: Vincent Nally

Direct Tel. No. 020 7641 5947

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 You must not use the roof of the ground and first floor extensions for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

Reason:

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

- 3 You must not form any windows or other openings add any or extensions to the houses (other than those shown on the plans) in the outside walls of the building or add any extensions to the houses without our permission. This is despite the provisions of Class A of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To prevent an overdevelopment of the site and to protect the environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21EC)

- 4 The new brickwork shall remain unpainted.

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 Knightsbridge Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 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)

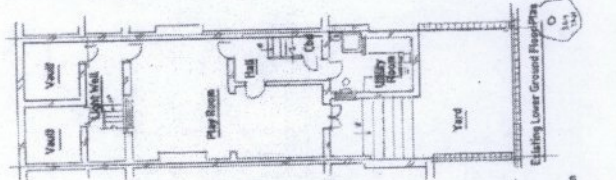
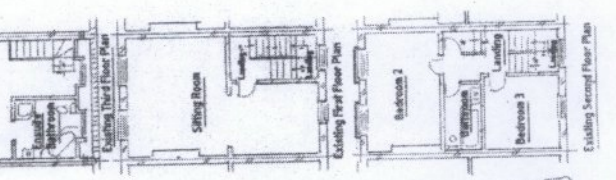
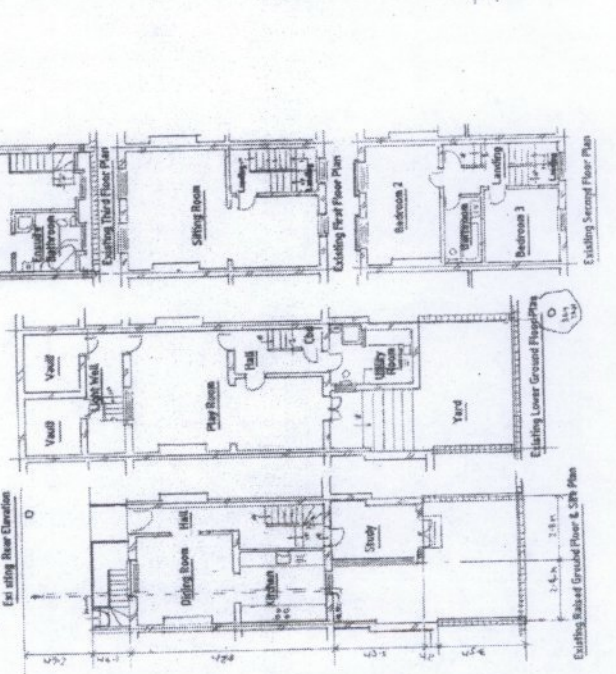
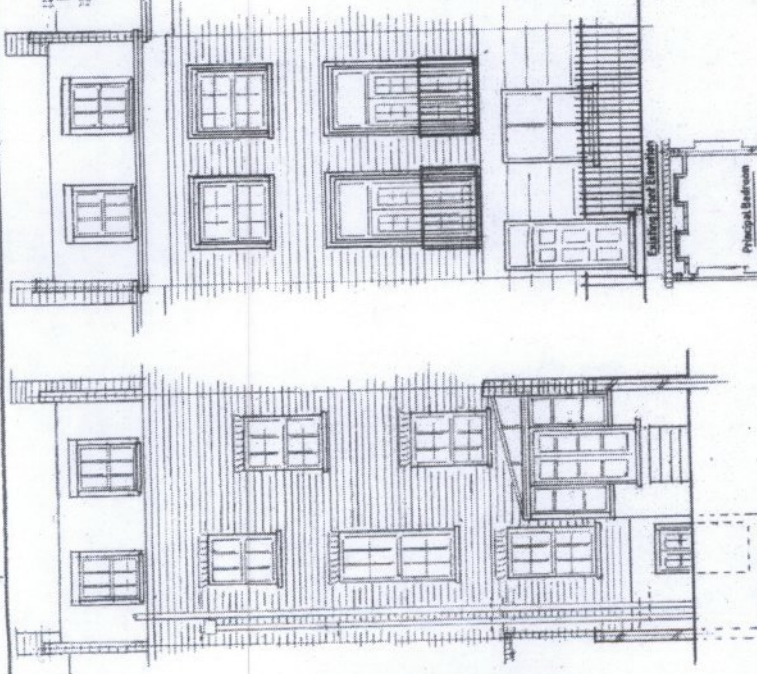
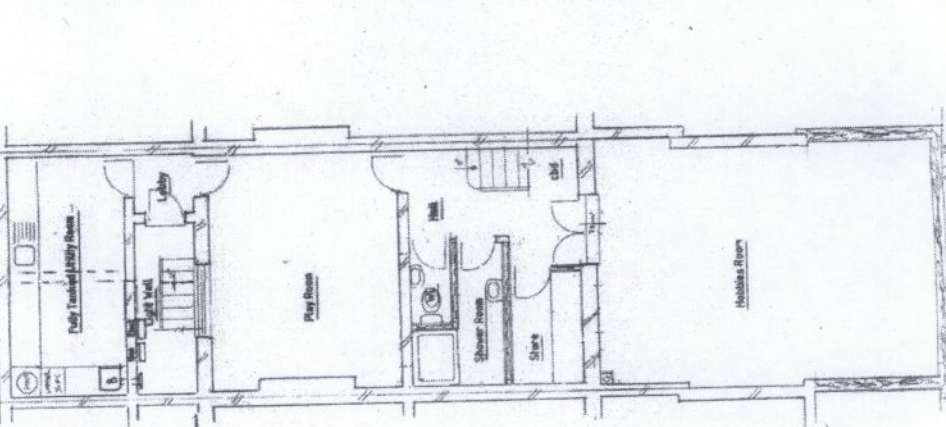
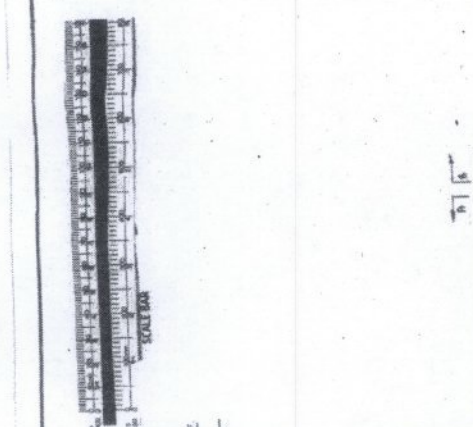
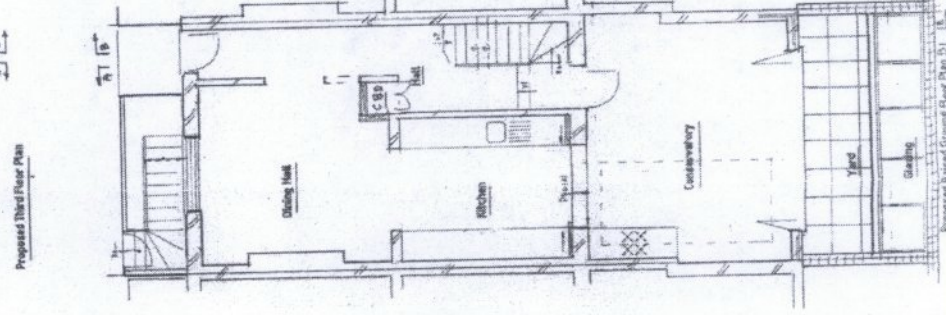
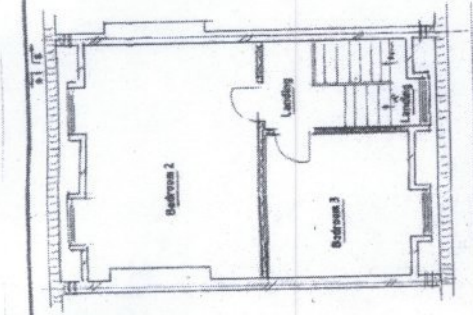
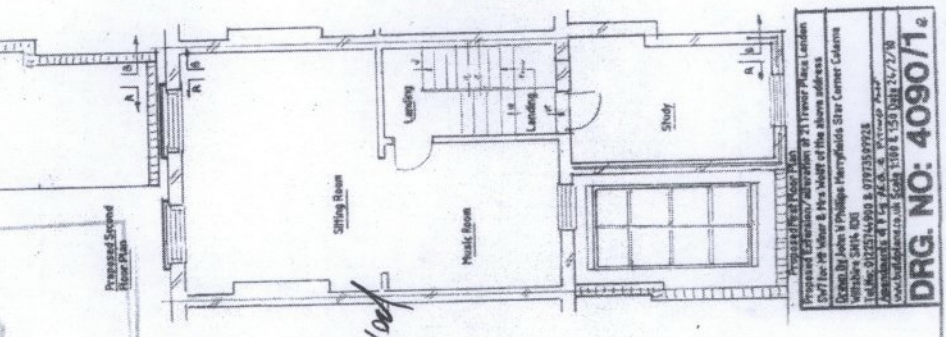
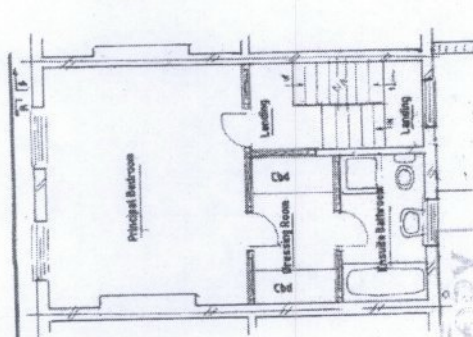
Informative(s):

- 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: Strategic Policies adopted November 2013, 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.

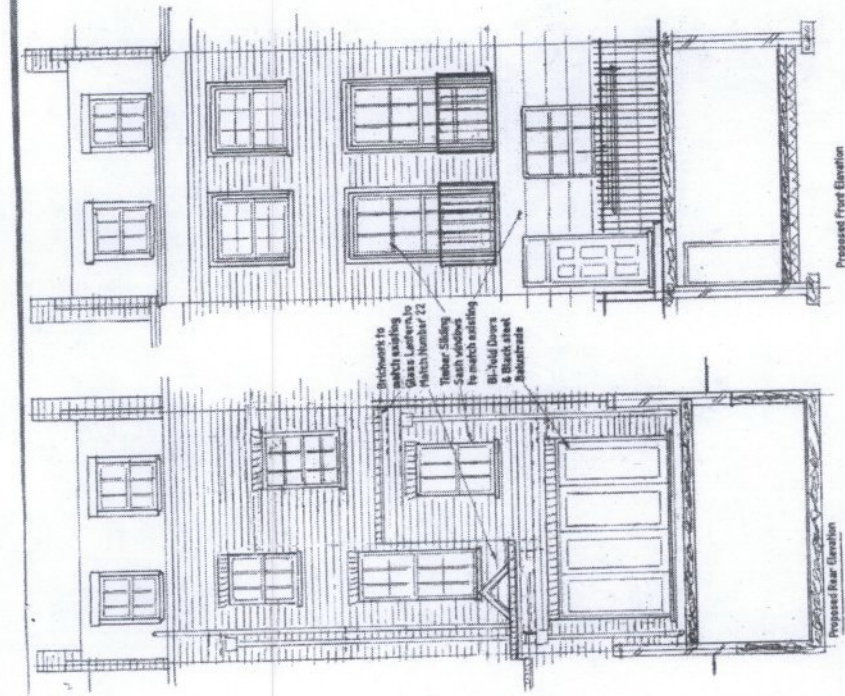
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privately approved
 24-4-12
 11/06569

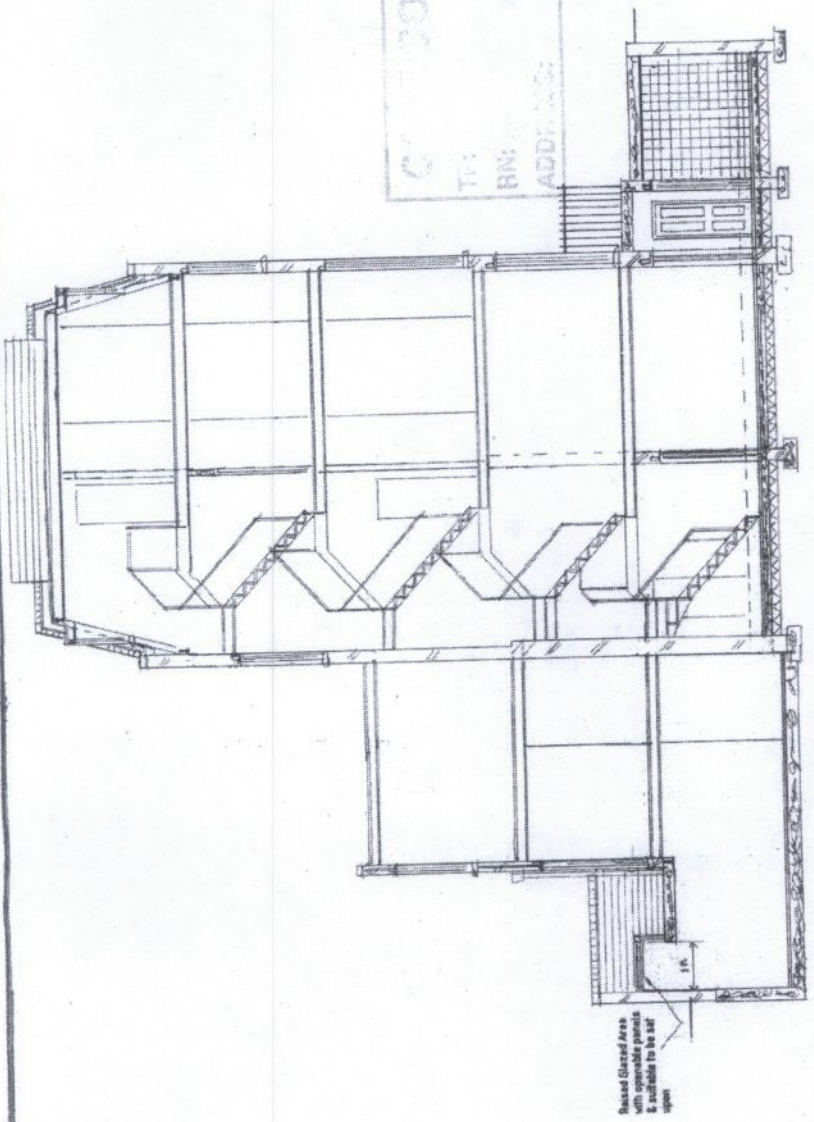
Proposed Floor Plan
 Prepared for Mr & Mrs. [Name] of the above address
 (2000) Dr John V Phillips Merrifields Star Corner Colons
 Virginia 22181, USA
 Tel No: 0125744993 & 0175359792
 Fax No: 0125744994
 Email: jphillips@starcorner.com
 DRG. NO: 409011e



Approved April 2012

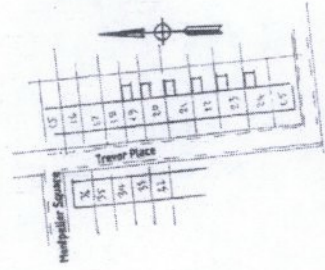


Proposed Rear Elevation



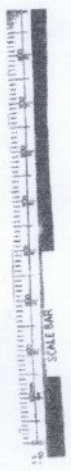
Proposed Section A-A

COPY
 TR: _____
 RN: _____
 ADDRESS: _____



Location Plan Scale 1:1250

Proposed Rear Extensions & Alterations at 21 Trevor Place
 London SW7 for Mr. Minter & Mrs. Wolff of the above
 Architects: John & Philip Haverfield 51-53 Great Colindale
 Avenue, London, NW9
 Telephone: 0202314500 & 0202350222
 Fax: 0202314501 & 0202350223
 www.haverfield.co.uk Scales: TR1: 1:1000 TR2: 1:500
DRG. NO: 409012e



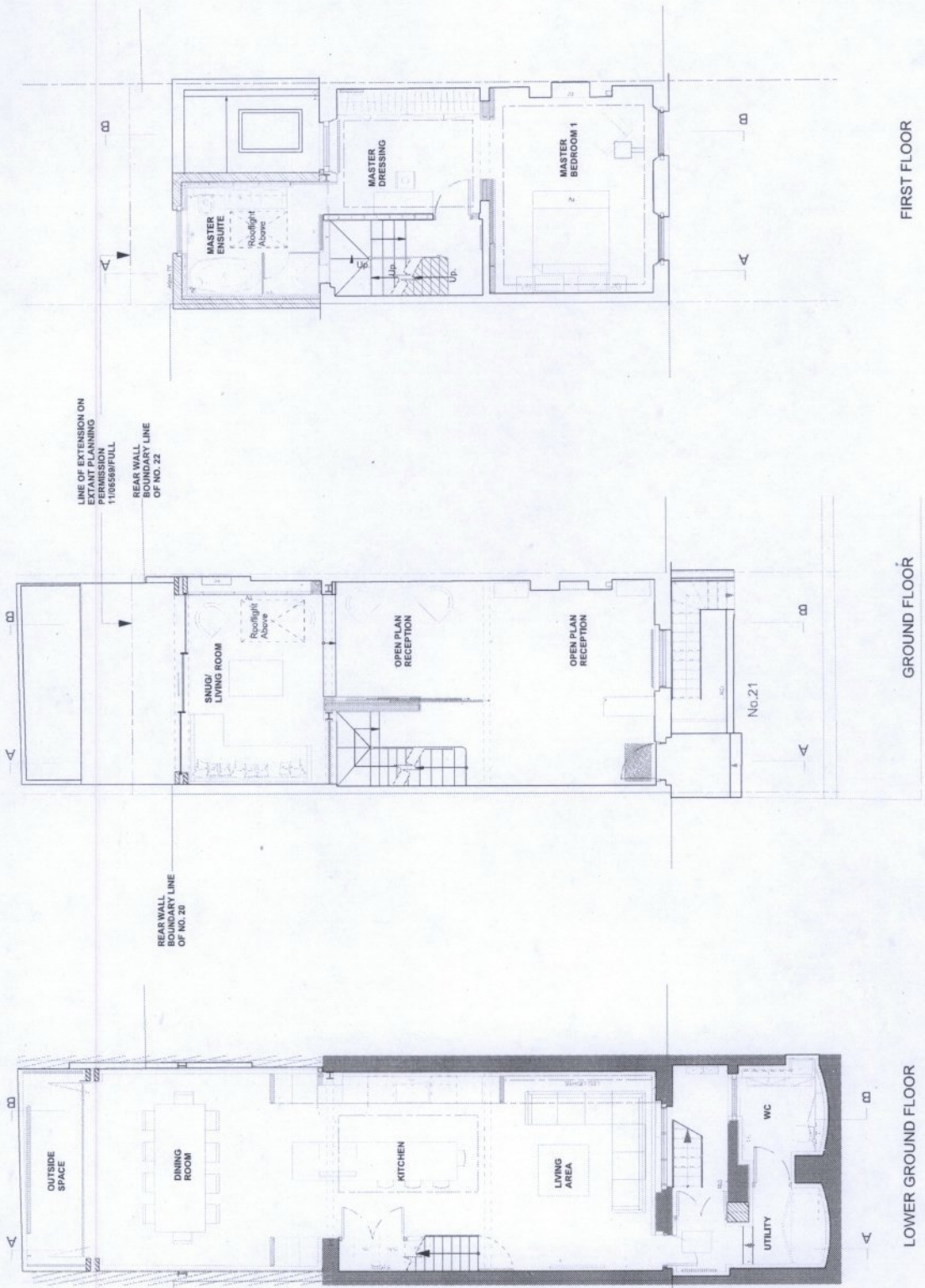
SCALE BAR

Approved April 2011

Architects
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- For more information on this drawing contact Richard Mitzman Architects.

Revisions
REV PL 26.02.15 PLANNING ISSUE



LINE OF EXTENSION ON
EAST PLANNING
PERMISSION
11006569/FULL

REAR WALL
BOUNDARY LINE
OF NO. 22

REAR WALL
BOUNDARY LINE
OF NO. 20



Existing Stair

Richard Mitzman architects llp
Unit 1 Primrose Mews
Sherlock Street
London NW1 6TW

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f: 020 7449 0428
e: mail@richardmitzman.com

client:
Mr & Mrs Winer

Project
21 Trevor Place, Knightsbridge
London, SW7 1LB

drawing title:
Proposed Plans

status:
PLANNING

scale:
1:100

drawn by:
BN

file reference:
203-100-Blg

date created:
26.02.15

drawing no.
203-DWG-100-XX

revision:
PL

FIRST FLOOR

GROUND FLOOR

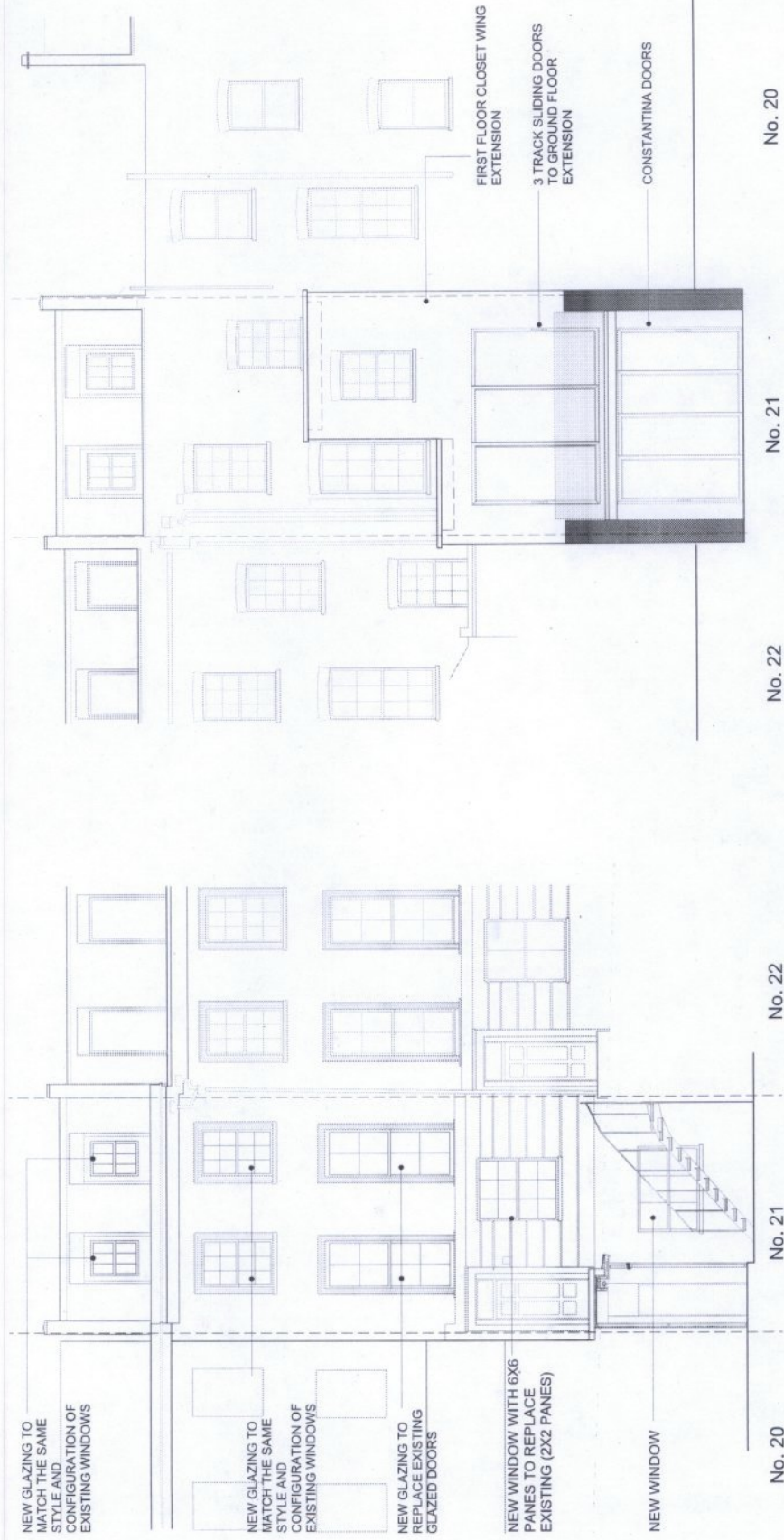
LOWER GROUND FLOOR



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Revisions
REV PL 24.02.15 PLANNING ISSUE



Front Elevation

Rear Elevation

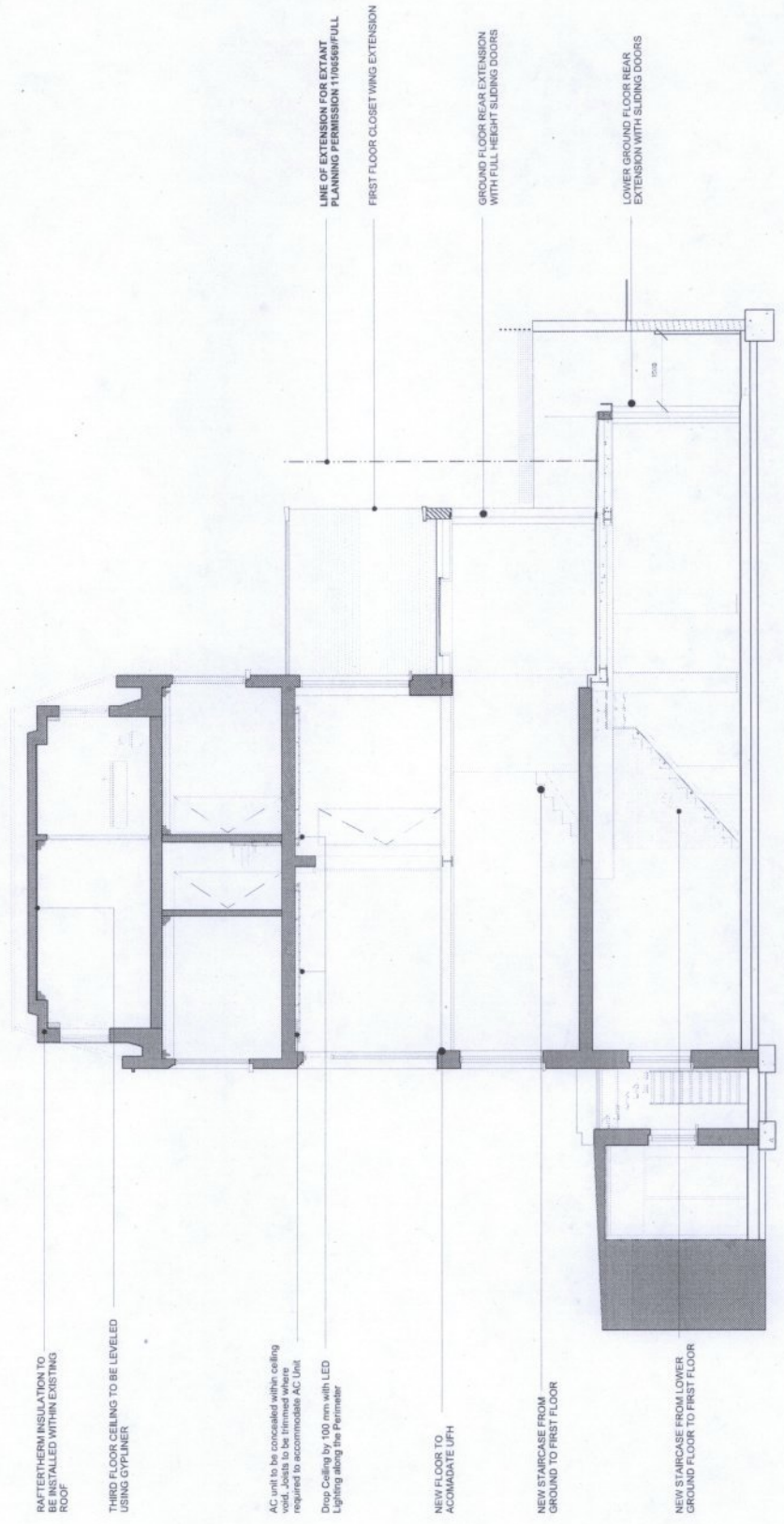
Richard Mitzman architects llp
 e: 020 7722 8235
 f: 020 7449 0438
 e: mail@richardmitzman.com
 client: Mr & Mrs Winer

project: **21 Trevor Place, Knightsbridge**
London, SW7 1LB
 drawing title: **Proposed Elevations**

status: PLANNING	
scale:	drawn by: BN
1:100	file reference: 203-100 Bldg
date created: 16.08.13	revision: 203-DWG-115-E-W
drawing no.:	PL

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Revisions
REV PL 24.03.15 PLANNING ISSUE



RAFTER/TERM INSULATION TO BE CALLED WITHIN EXISTING ROOF

THIRD FLOOR CEILING TO BE LEVELED USING GYPLINER

AC unit to be concealed within ceiling void. Joints to be trimmed where required to accommodate AC Unit

Drop Ceiling by 100 mm with LED Lighting along the Perimeter

NEW FLOOR TO ACOMAGATE UPH

NEW STAIRCASE FROM GROUND TO FIRST FLOOR

NEW STAIRCASE FROM LOWER GROUND FLOOR TO FIRST FLOOR

LINE OF EXTENSION FOR EXTANT PLANNING PERMISSION 1106569 FULL

FIRST FLOOR CLOSET WING EXTENSION

GROUND FLOOR REAR EXTENSION WITH FULL HEIGHT SLIDING DOORS

LOWER GROUND FLOOR REAR EXTENSION WITH SLIDING DOORS

1 PROPOSED SECTION BB
 BB SCALE 1:100

0 1 5m

Existing staircase from First to Third Floor
 Existing Building Structure

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 London NW1 8TW
 T: 020 7723 8325
 F: 020 7499 0438
 E: mail@richardmitzman.com
 client: Mr & Mrs Winer

project: **21 Trevor Place, Knightsbridge**
 London, SW7 1LB
 drawing title: **Proposed Section BB**

status: **PLANNING**
 scale: 1:100
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 date created: 16.08.13
 file reference: 203-111-BBgg
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 revision: **PL**