

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 28 July 2015	Classification For General Release	
Report of Director of Planning		Wards involved West End	
Subject of Report	16 Rex Place, London, W1K 2HB		
Proposal	Creation of roof terrace to rear fourth floor with rooflight to provide access. Erection of rear two storey extension and alterations to front and rear elevations including the creation of Juliet balconies at rear first floor level and the installation of double glazed windows. Replacement of existing pavement lights at the front of the property.		
Agent	FT Architects Ltd		
On behalf of	Mr Theodore Turckheim		
Registered Number	15/02288/FULL	TP / PP No	TP/8011
Date of Application	14.03.2015	Date amended/ completed	24.03.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	Mayfair		
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 Within Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





16 REX PLACE, W1

2. SUMMARY

The application relates to a single family dwellinghouse located on the eastern side of Rex Place. The property comprises basement, ground and two upper floors. The building is unlisted, but is situated within the Mayfair Conservation Area. Planning permission was granted in February 2015 for the erection of a two storey rear extension at basement and ground floor, along with external alterations to the front and rear elevations. Planning permission was granted in May 2015 for these works along with the excavation of a new basement level.

Permission is now sought for the creation of a roof terrace to rear fourth floor level and the installation of a rooflight to provide access. As the works to implement the February 2015 permission have not yet commenced, the application includes those works already approved. The application does not include the excavation of a basement.

The key issues for consideration are:

- The impact of the proposals upon the amenities of neighbouring residents.
- The impact of the works upon the character and appearance of the conservation area.

The application is considered acceptable in land use, amenity, design and conservation terms and complies with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

3. CONSULTATIONS

THE RESIDENTS SOCIETY OF MAYFAIR AND ST JAMES'S
No objection.

HIGHWAYS PLANNING MANAGER
No objection subject to Informative

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS
No. Consulted: 12; Total No. of Replies: 3.
Three responses received raising the following issues:

- Loss of privacy and overlooking.
- Noise.
- The proposals are an overdevelopment of the site.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

The application site relates to 16 Rex Place on the east side of Rex Place which is a single family dwellinghouse comprising lower ground, ground and two upper floors. The building is not listed and located within the Mayfair Conservation Area. There is a courtyard to the rear at lower ground floor level.

4.2 Relevant History

Permission was granted in February 2015 for the erection of a rear two storey extension at lower ground and ground floor levels and alterations to the front and rear facade and replacement pavement lights to the front.

Permission was granted in May 2015 for the excavation of a new basement level; erection of a rear two storey extension at lower ground and ground floor levels and alterations to the front and rear facade and replacement pavement lights to the front.

5. THE PROPOSAL

Permission is sought for the creation of a rear roof terrace and installation of a rooflight to provide access. A rear two storey extension at lower ground and ground floor levels is also proposed with alterations to the front and rear facade and replacement pavement lights to the front of the property, all in connection with the existing use of the property as a single family dwelling.

The permission granted in February 2015 (including a rear two storey extension at lower ground and ground floor levels and alterations to the front and rear facade and replacement pavement lights to the front) has not been implemented and the proposals seek to incorporate these works into this permission.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal increases the amount of residential floorspace in accordance with UDP Policy H3 and City Plan Policy S14.

6.2 Townscape and Design

The new works include the installation of a rooflight to the rear elevation, to provide access onto the proposed roof terrace. Railings are proposed to extend around the existing parapet wall to the roof level. During the course of the application, the rear rooflight has been reduced in size, and is now considered acceptable. The rooflight to be installed on the front of the roof is conservation style and has been revised so that it is the same detail as previously approved and is likewise considered acceptable.

Other than the proposed works to the roof terrace, the main external changes relate to the works that have been previously approved. The proposed alterations to the front and rear fenestration are likely to be permitted development but in any case they are considered acceptable in planning terms. The windows to be replaced are done so on a like for like basis in terms of general appearance and will not harm the character and appearance of the building or the conservation area.

As in the consented schemes, a proposed full width rear extension replaces an existing half width two storey extension on the property. The extension will not rise above the boundary walls that enclose the rear courtyard and will not be visible from public vantage points. It is not considered, given the limited vantage points available, that the works will have a detrimental effect on the area or the building.

The replacement pavement lights are considered acceptable on a like for like basis.

6.3 Amenity

Nos. 12-18 Rex Place have been constructed with a partial rear flat roof, and this is the area the applicant proposes to use as a roof terrace. Neither of the neighbouring properties currently use this area in the same manner that is proposed under this application.

Objections have been received on the grounds of loss of privacy, overlooking and noise. There are rooflights located in the rear roofs of the adjoining properties, the closest being a rooflight serving No. 18 which is located on the shared boundary with the application site. The proposed terrace is only 2m deep and given the acute angle from the terrace to this rooflight it is not considered that the use of the terrace would affect the adjoining properties in terms of overlooking and noise and disturbance.

There are also a number of roof terraces to adjacent properties at the rear in Balfour Mews and there is a high degree of mutual overlooking that exists between adjacent properties. This is a common feature in Central London, given the limited space for gardens, and is considered acceptable in the circumstances of this case.

The other works, which include the rear extension and alterations to the front and rear facade have previously been granted permission. The height of the extension will sit beneath the existing boundary walls and will therefore not have an impact on neighbouring residential amenity. The enlargement of the existing windows at ground and first floor levels and the creation of Juliet balconies, within the existing reveals, are likely to be permitted development.

The proposal is considered to maintain the amenities of neighbouring residents, in terms of overlooking and noise and disturbance.

6.4 Transportation/Parking

The proposals would not result in any increase in residential units and there would therefore be no significant increase in demand for parking in the area.

6.5 Economic Considerations

Not applicable

6.6 Other UDP/Westminster Policy Considerations

Not applicable.

6.7 London Plan

The proposal does not raise strategic issues and does not have significant implications for the London Plan.

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

The proposal is of insufficient scale as to trigger a requirement for planning obligations.

6.10 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of insufficient scale as to require an Environmental Assessment.

6.11 Access

Access to the property is to remain unchanged.

6.12 Other Issues

In respect to the objections raised in relation to the overdevelopment of the site, the only additional change that this application involves, compared to the permission already granted, is the addition of a rooflight and railings to an existing flat roof. These additional works are not considered to represent overdevelopment of the site. As this application does not include a basement, the concerns raised regarding basement excavation do not apply in this case. Refusal on this basis could not be substantiated.

6.13 Conclusion

The proposals are considered acceptable in amenity and design grounds, and comply with the policies set out in the UDP and City Plan. The application is recommended for conditional approval.

BACKGROUND PAPERS

1. Application form.
2. Letter from Residents Society of Mayfair and St James's dated 5 May 2015.
3. Letter from David Cooper and Co on behalf of the occupiers of 12A and 12B Rex Place and 21 South Street dated 18 May 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT JOSEPHINE PALMER ON 020 7641 2723 OR BY E-MAIL – jpalm@westminster.gov.uk

DRAFT DECISION LETTER

Address: 16 Rex Place, London, W1K 2HB

Proposal: Creation of roof terrace to rear fourth floor with roof light to provide access. Erection of rear two storey extension and alterations to front and rear elevations including the creation of Juliette balconies at rear first floor level and the installation of double glazed windows. Replacement of existing pavement lights at the front of the property.

Plan Nos: 230_70_01; 02A; 03A; 04; 05A. Email dated 26th May 2015 from San Lee (FT Architects Ltd).

Case Officer: Lindsay Jenkins

Direct Tel. No. 020 7641 5707

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 carry out any building work which can be heard at the boundary of the site only:

- * between 08.00 and 18.00 Monday to Friday;
- * between 08.00 and 13.00 on Saturday; and
- * not at all on Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours. (C11AA)

Reason:

To protect the environment of neighbouring residents. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 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 Mayfair 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.

- 2 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please phone 020 7641 2642. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority). (I09AC)

THIS APPLICATION IS FOR
WORKS AT ROOF LEVEL ONLY:
EXTENSION AND ALTERATIONS
APPROVED UNDER REF
14/10971/FULL

GENERAL NOTES:
DO NOT SCALE FROM THIS
DRAWING.
ALL DIMENSIONS MUST BE
CHECKED ON SITE AND ANY
DISCREPANCIES VERIFIED WITH
THE ARCHITECT.

15 MAR 2015
CASE COPY

CLIENT
**THEODORE DE
TURCKHEIM**

JOB TITLE
**16 REX PLACE
LONDON
W1K**

DRAWING TITLE
PROPOSED PLANS

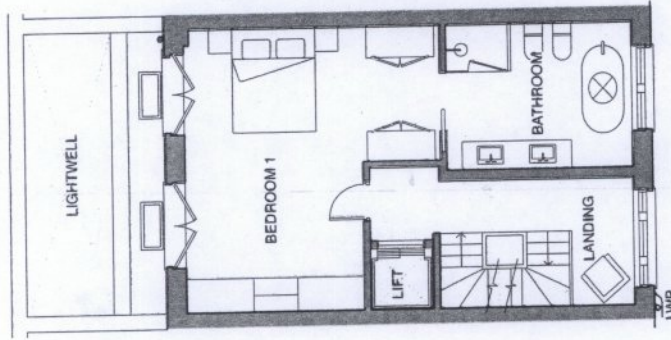
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DATE
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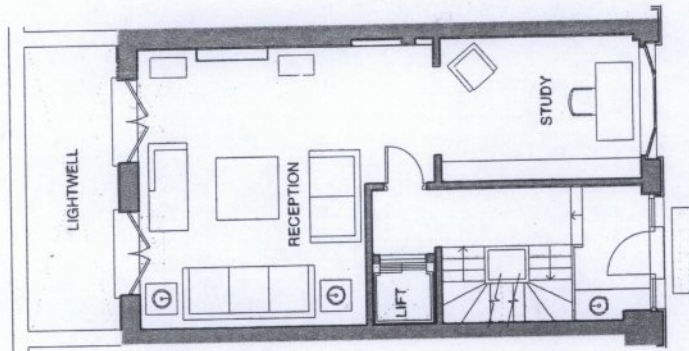
FT ARCHITECTS LTD

Hamilton House
Mableton Place
Bromsbury
W1H 9BB
020 7953 0388
www.ftarchitects.co.uk

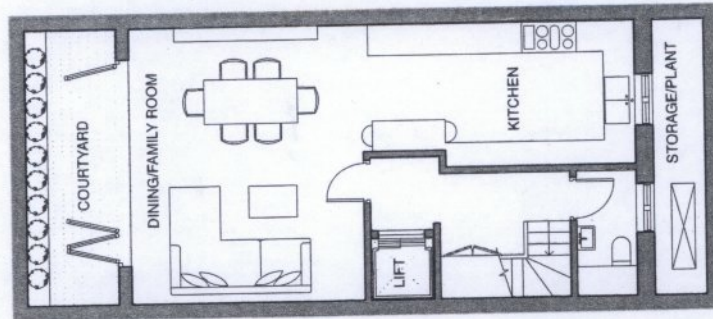
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REVISION



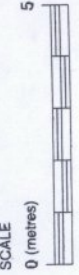
PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR



PROPOSED LOWER GROUND FLOOR



THIS APPLICATION IS FOR WORKS
AT REAR ROOF LEVEL ONLY.
EXTENSION AND ALTERATIONS
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14/110971/FULL

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Rev A
26.05.15
Revision added to drawing, to
clarify approved details. Rear
rooflight reduced in height.

CLIENT
**THEODORE DE
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JOB TITLE
**16 REX PLACE
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DRAWING TITLE
PROPOSED PLANS

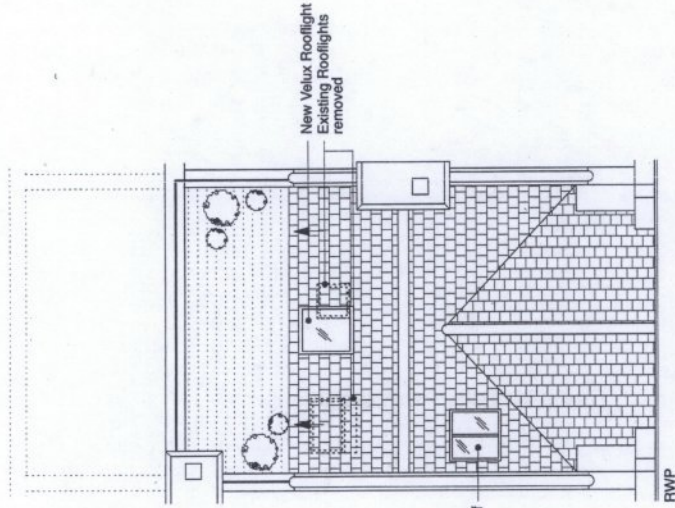
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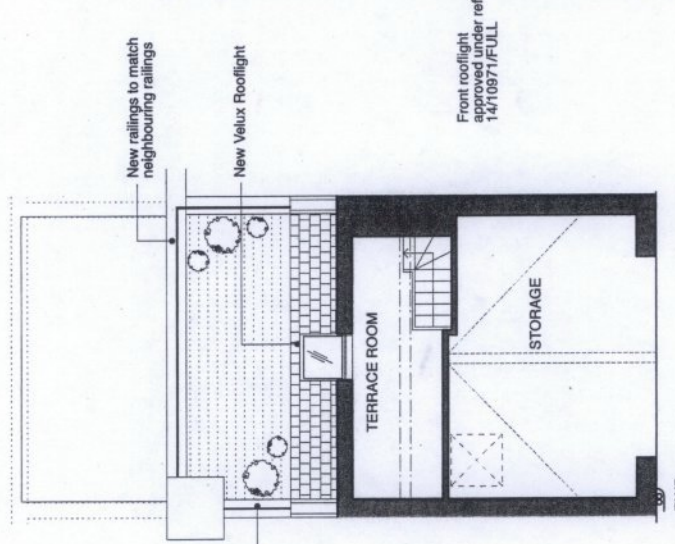
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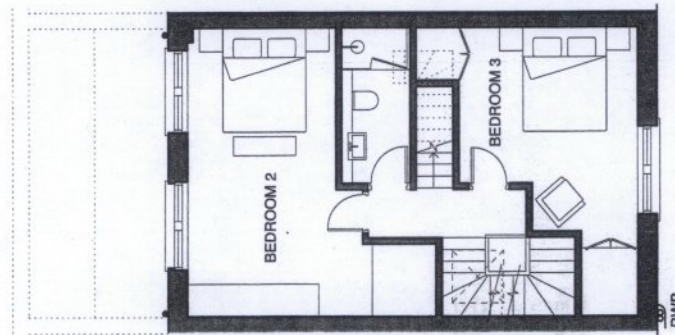
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REVISION **A**



PROPOSED ROOF PLAN



PROPOSED ROOF
TERRACE PLAN

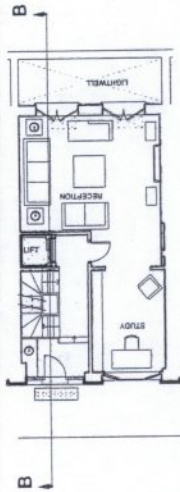


PROPOSED SECOND
FLOOR

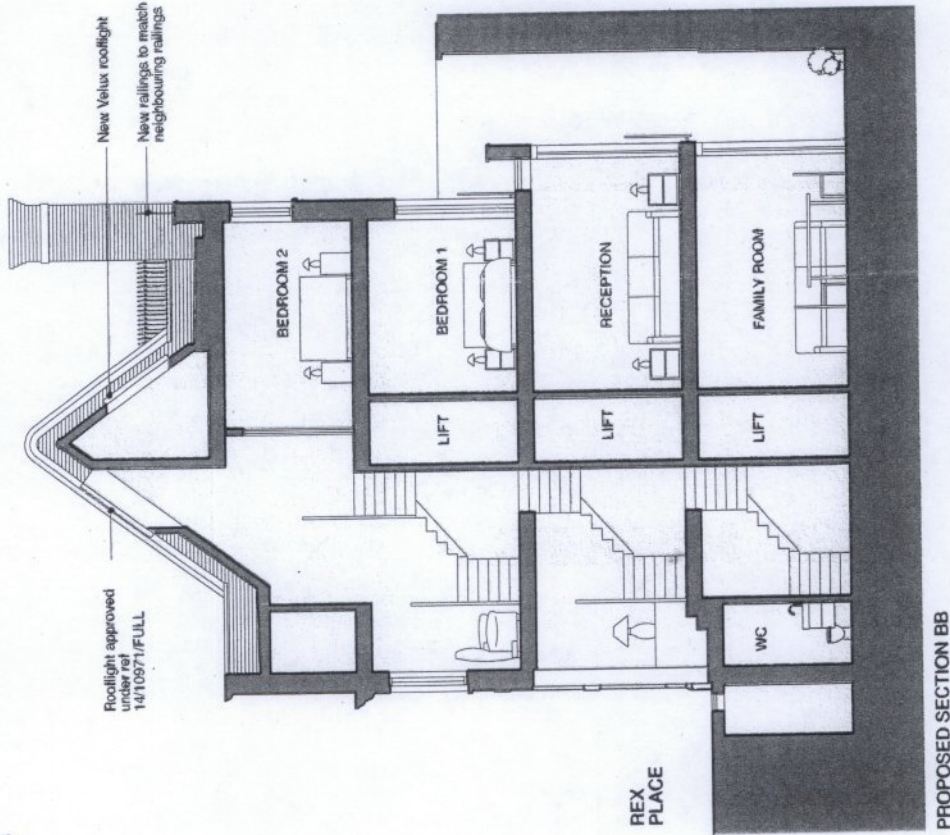
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REFERENCE PLAN



PROPOSED SECTION BB

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ADDRESS:

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Rev A
26.05.15
Annotation added to drawing, to
clearly approved details. Rear
rooflight reduced in height.

CLIENT
**THEODORE DE
TURCKHEIM**

JOB TITLE
**16 REX PLACE
LONDON
W1K**

DRAWING TITLE
**PROPOSED SECTION
BB**

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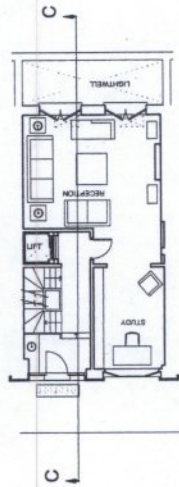
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FT ARCHITECTS LTD
Heathkit House
16 REX PLACE
BLOOMSBURY
WC1H 9BB
020 7953 0388
www.ftarchitects.co.uk

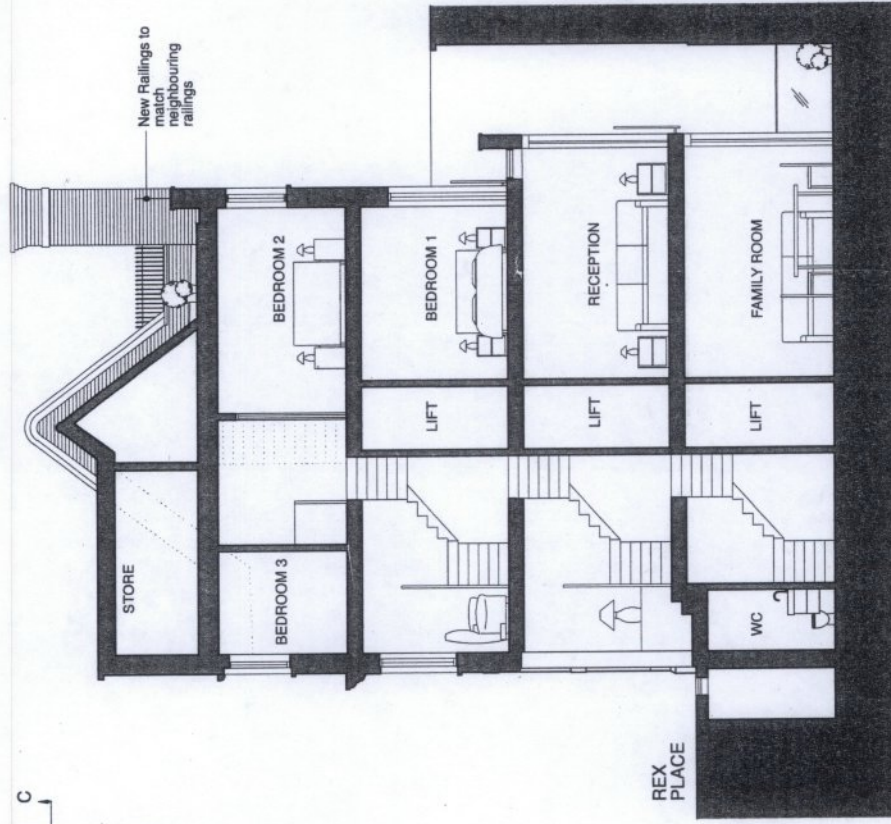
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REVISION **A**

SCALE
0 (metres)

THIS APPLICATION IS FOR
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EXTENSION AND ALTERATIONS
APPROVED UNDER REF
14/10871/FULL



REFERENCE PLAN



PROPOSED SECTION CC

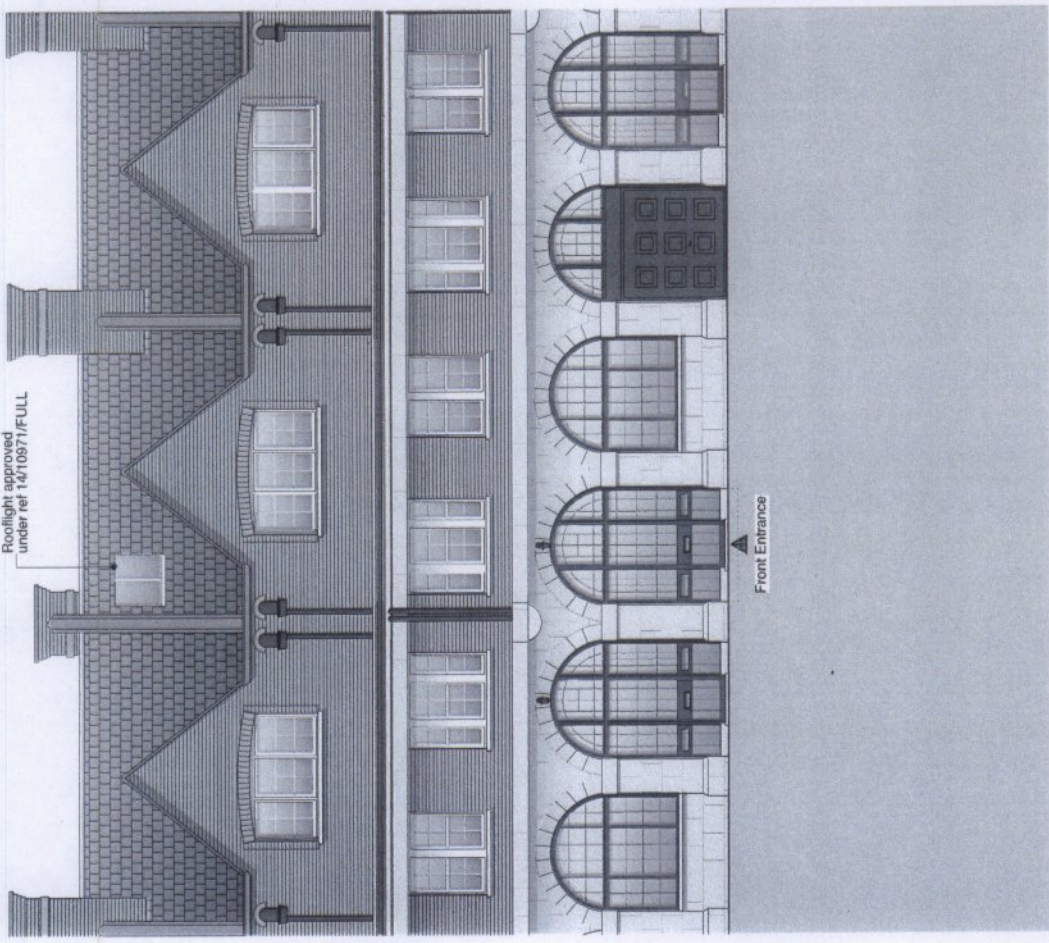
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16 MAR 2015

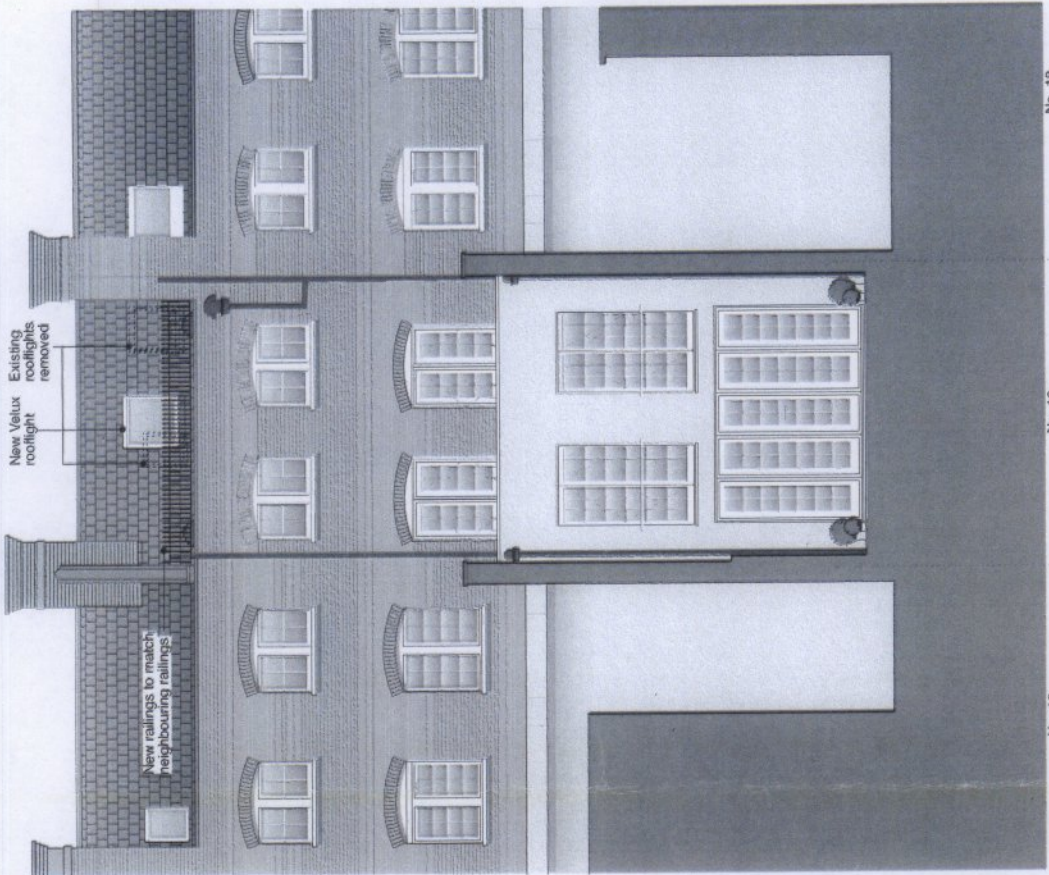
CLIENT THEODORE DE TURCKHEIM	
JOB TITLE 16 REX PLACE LONDON W1K	
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FT ARCHITECTS LTD Hamilton House 16 Rex Place Bloomsbury WC1H 9BB 020 7953 0388 www.ftarchitects.co.uk	
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14/10971/FULL



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

REX PLACE
No. 16
No. 18

SCALE
0 (metres)

5

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Rev A
28.05.15
Annotation added to drawing, to
clarify approved details. Rear
rooflight reduced in height.

CLIENT
**THEODORE DE
TURCKHEIM**

JOB TITLE
**16 REX PLACE
LONDON
W1K**

DRAWING TITLE
**PROPOSED FRONT
AND REAR
ELEVATIONS**

SCALE
1:100@A3

DATE
03.15

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DRAWING No.
230_70_05

REVISION
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