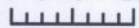


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 11 August 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	10 Sterling Street, London, SW7 1HN		
Proposal	Alterations at main roof level to allow for the use as a terrace including build-up of rear wall and creation of access hatch.		
Agent	Morgan Harris Architects Ltd		
On behalf of	Mr Karim Makarem		
Registered Number	15/04303/FULL	TP / PP No	TP/25070
Date of Application	14.05.2015	Date amended/ completed	15.05.2015
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 Within Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





10 STERLING STREET, SW7

2. SUMMARY

10 Sterling Street is a single family dwelling arranged over four floors. The building is not listed but is within the Knightsbridge Conservation Area.

Permission is sought for the alterations at main roof level to create a terrace including the build-up of the rear wall and creation of an access hatch. The proposal is a resubmission of the scheme previously approved on the 22 May 2012 (11/10396/FULL).

The key issues in this case are:

- The impact on amenity of nearby residential properties.
- The impact on the character and appearance of the Knightsbridge Conservation Area.

The application is considered acceptable in design and amenity terms and as such is recommended for approval.

3. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION

No objection provided plans are identical to the previously approved scheme.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 14; Total No. of Replies: 5.

Amenity

- Loss of light.
- Loss of privacy.

Design

- Overdevelopment.
- Impact on character of the property.

Other

- Difficult to erect scaffolding around the site.
- Suspension of parking to accommodate skips.
- Noise from building works.
- Concern about objects falling from the terrace.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

10 Sterling Street is a single family dwelling located on the east side of Sterling Street. The building is not listed but is within the Knightsbridge Conservation Area.

4.2 Relevant History

Planning permission was granted on the 21 January 2014 for excavation beneath the dwelling and front lightwell/vaults to create new basement level and replace vault doors with glazing (13/08386/FULL).

Planning permission was refused on the 16 October 2013 for the erection of a roof extension with terrace to front (13/08362/FULL).

Planning permission was refused on the 6 August 2013 for the construction of mansard roof extension (13/01319/FULL).

A Lawful Development Certificate was granted on the 9 April 2013 for excavation works to form an additional storey below footprint of existing lower ground floor.

Planning permission was granted on the 22 May 2012 for alterations at main roof level to allow for the use as a terrace including build-up of rear wall and creation of access hatch (11/10396/FULL).

Planning permission was refused on the 27 April 2012 for the erection of single storey extension at rear second floor level (11/10394/FULL).

Planning permission was refused on the 30 October 2012 for the replacement of rear lantern light with walk-on rooflight for use as a terrace at upper ground floor level, associated replacement of existing window with door, installation of 1.8m high opaque glass screen behind existing trellis and extension of trellis and screen to rear boundary. (11/10393/FULL).

5. THE PROPOSAL

Permission is sought for alterations to the main roof to allow its use as a terrace including build-up of the rear wall and creation of an access hatch with a glazed balustrade.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The application property will remain as a single dwellinghouse.

6.2 Townscape and Design

The application property is an unlisted building located within a terrace of three properties formed by Nos. 8, 9 and 10 Sterling Street. The terrace has a relatively uniform appearance in terms of size, height and rooflines. The three dwellings present a visually cohesive group within the street scene.

The application proposals comprise of alterations to the main roof to facilitate its use as a terrace. Associated works include building up the rear wall at roof level and creation of an access hatch with a glazed balustrade.

The proposed alterations at roof level will involve the removal of the existing butterfly roof structure and the infilling of the associated 'V' shaped parapet to the rear with matching brickwork. The loss of the existing butterfly roof and associated 'V' shaped parapet is normally considered contentious in design and conservation area terms, however, the principle of altering the roof has previously been accepted under the 2012 permission. There is no material change to the proposals and the previously approved scheme.

Whilst the proposed alterations to the roof would normally be contentious in conservation terms, the 'V' shaped parapet has already been infilled on No. 9 and as such it is no longer characteristic of the rear facade along this terrace. The infilling of the 'V' will result in a more uniform appearance along the terrace. The proposed roof terrace would be largely contained by the existing party walls to either side and the altered parapets to the front and rear. The access hatch would be set flush within the roof and the associated glass balustrade around the rooflight would be set below the roof parapet. The proposed alterations would not be

visible from street level and there would be limited views of the roof from the properties on the opposite side of Sterling Street.

Overall, the proposal is considered to be acceptable in design terms and in line with the Westminster City Plan policies and saved Policy DES6 of the UDP.

6.3 Amenity

The infilling of the butterfly roof and the rear 'V' shaped parapet wall, as well as the access hatch and balustrade, are modest in terms of bulk and would be located a sufficient distance from neighbouring windows to ensure that no significant loss of light or increased sense of enclosure would result.

There is an existing roof terrace at No. 9 Sterling Street which is accessed via a glazed enclosure. The proposed terrace level would be above the nearest neighbouring windows as the application property is substantially higher than those properties. The terrace would be located a sufficient distance from the windows on the opposite side of Sterling Street. As such, it is not considered that any significant loss of privacy to neighbouring properties would result. The terrace would be relatively modest in size and it is not considered that use of the terrace would result in any significant potential for noise or disturbance to neighbouring properties.

6.4 Transportation/Parking

Not applicable.

6.5 Economic Considerations

The economic benefits generated are welcome.

6.6 Other UDP/Westminster Policy 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.

6.7 London Plan

The proposal does not raise strategic issues.

6.8 Planning Obligations

The proposal does not trigger any requirement for Planning Obligations.

Item No.
4

6.9 Other Issues

Concern has been raised by one neighbour about how the scaffolding would be erected around the site to facilitate the works at roof level. One neighbour has stated that they would not give permission for scaffolding to be erected on their property. Separate highways licences would be required for the erection of any scaffolding on the public highway and for the suspension of on-street parking spaces if required in order to carry out the works.

6.10 Conclusion

These proposals are not materially different from the scheme approved in 2012 and subject to the recommended conditions are considered acceptable in design and amenity terms and accord with policies in the UDP and Westminster's City Plan.

BACKGROUND PAPERS

1. Application form.
2. Letter from the Knightsbridge Association.
3. E-mail on behalf of 9 Sterling Street, SW7 dated 29 June 2015.
4. Letter from 1 Sterling Street, SW7 dated 4 July 2015.
5. E-mail from 24 Montpelier Place, SW7 dated 7 July 2015.
6. Letter from Yellow House, 22 Montpelier Place, SW7 dated 10 July 2015.
7. E-mail from 8 Sterling Street, SW7 dated 10 July 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA JACKSON ON 020 7641 2934 OR BY E-MAIL – ajackson@westminster.gov.uk

DRAFT DECISION LETTER

Address: 10 Sterling Street, London, SW7 1HN

Proposal: Alterations at main roof level to allow for the use as a terrace including build-up of rear wall and creation of access hatch.

Plan Nos: Site location plan, 004, 005-01, 005-02, 020-01, 020-02, 022-01, 022-02, 023-01, 023-02, 030-01, 030-02, 031-01, 031-02, 033-01, 033-02 and Design and Access Statement.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641 2511

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 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)

- 4 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

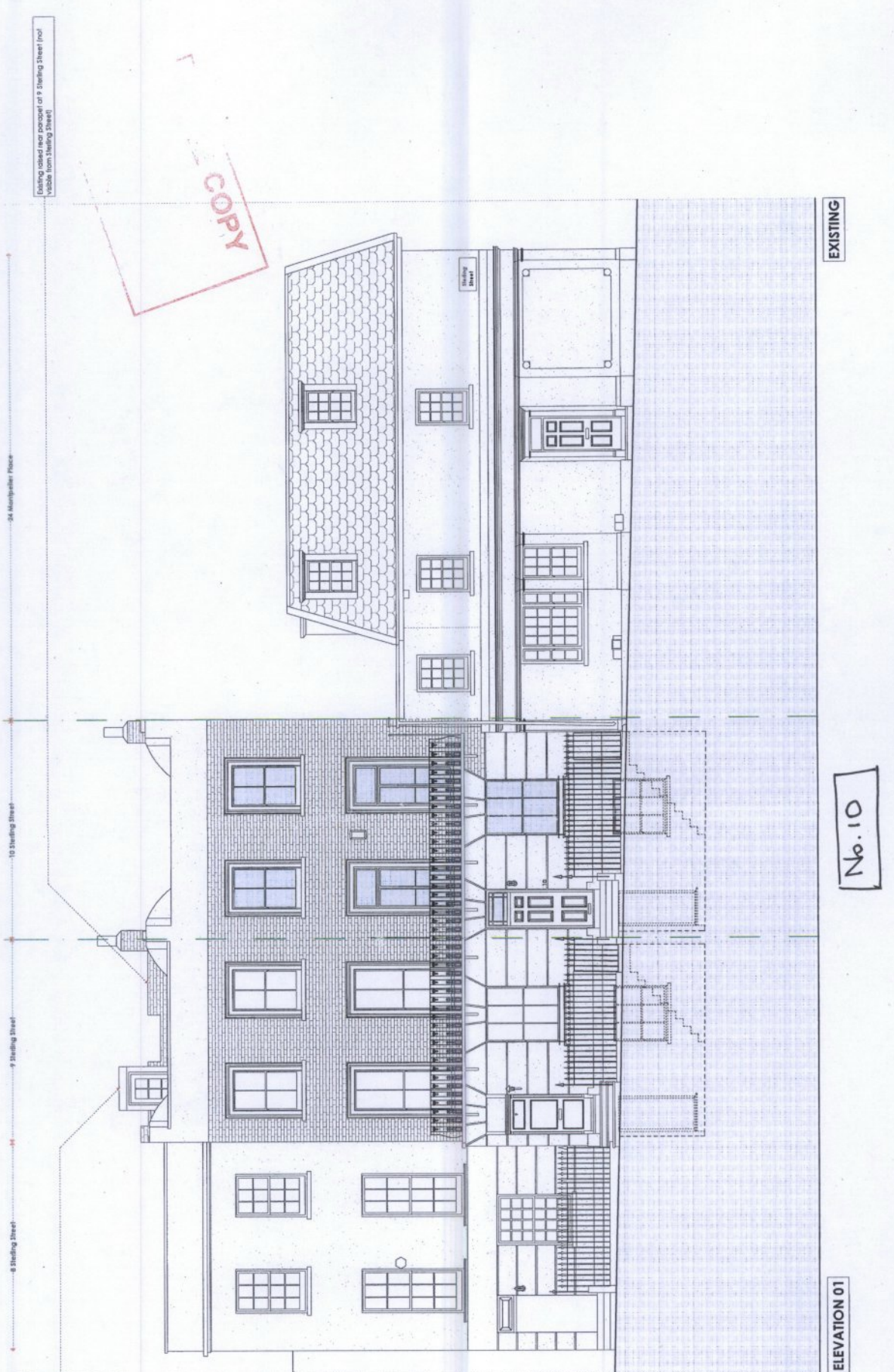
Reason:

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.
- 2 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 3 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.



Existing raised rear porch at 9 Sterling Street (not visible from Sterling Street)

COPY

24 Marjorie Place

10 Sterling Street

9 Sterling Street

8 Sterling Street

Existing structure housing stair access up to roof terrace at 7 Sterling Street.

ELEVATION 01

No. 10

EXISTING

Notice: Approved/Dimensional (take precedence over scaling). Check all measurements against scale below. All dimensions to face unless stated. Refer to scale on sheet for full range of P.A. Member sizes.

CLIENT

private: contact via mha

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www.morganharrisarchitects.com

The Architect
120 West 43rd
Toronto, Ontario
M8Z 1R7

PURPOSE OF ISSUE

Information **Existing: Elevation 01 (Street)**

Comments

Building Control

Tender

Contract

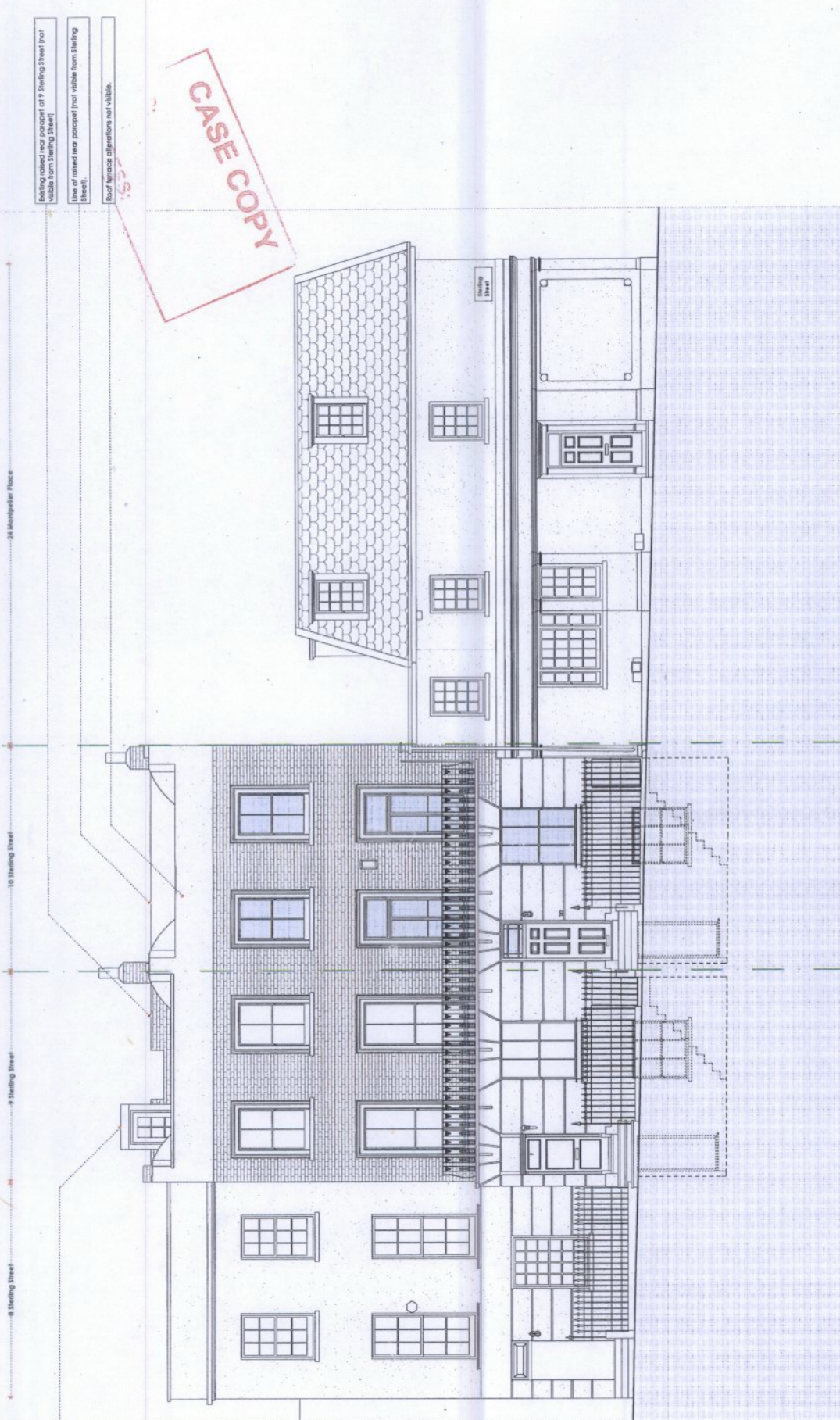
Construction

10 Sterling Street

Existing: **Elevation 01 (Street)**

Scale: 1:50 @ A1 14.09.11
1:100 @ A3

Drawn by: GMH
Checked by: GMH
Date: 14.09.11
Drawing No.: AG158c 020-01



Existing raised level concept at 9 Sterling Street (not visible from Sterling Street)

Line of raised level concept (not visible from Sterling Street)

Roof terrace alterations not visible.

CASE COPY

8 Sterling Street

9 Sterling Street

10 Sterling Street

28 Mansfield Place

Existing structure including lift access up to roof terrace at 9 Sterling Street.

ELEVATION 01

No. 10

PROPOSED

Notes:
 Figure Dimensions take precedence over scaling
 All dimensions to be indicated on drawings from the point to being put in hand
 Refer to site area floor levels for further details

Client: private contact via mha

CLIENT

morganharrisarchitects
 The Studio
 12a Mary Road
 Trenchard
 T12 2AP

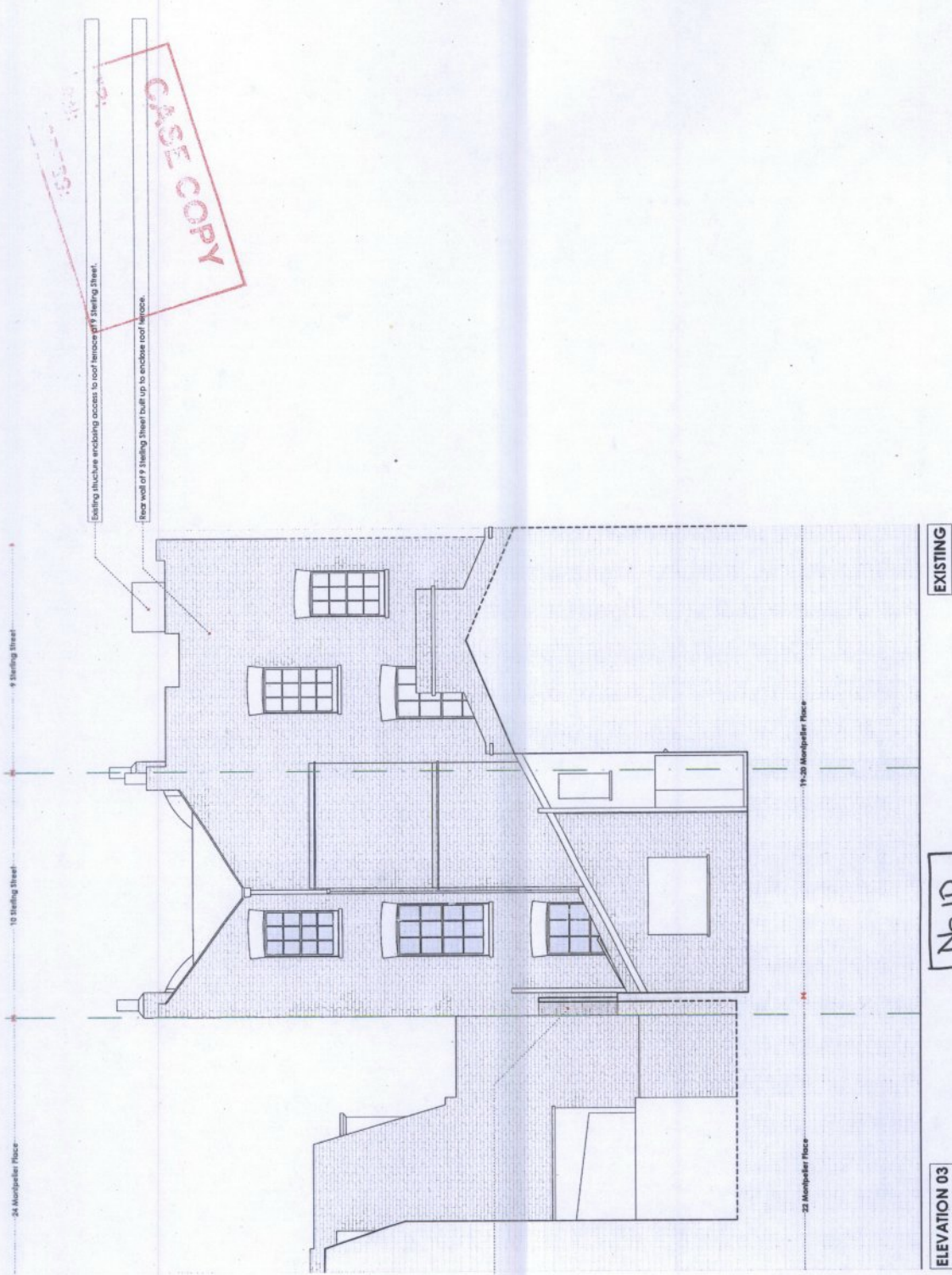
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PURPOSE OF ISSUE
 Information
 Comment
 Consent
 Building Control
 Tender
 Contract
 Construction

10 Sterling Street
Proposed:
Elevation 01 (Street)

Scale: 1:100 @ A1 Date: 14.09.11
 Scale: 1:100 @ A3 Date: 14.09.11
 Drawing No: AG158C 020-02
 Drawn by: GMH
 Check by: GMH
 Rev: (-)



10 Sterling Street

9 Sterling Street

24 Montpelier Place

22 Montpelier Place

EXISTING

ELEVATION 03

EXISTING

No. 10

Existing structure enclosing access to roof terrace off 9 Sterling Street.

Floor wall off 9 Sterling Street built up to enclose roof terrace.

Existing walls, pointing and support retained and protected.

CASE COPY

NOTICE: Please check this drawing for any errors before printing. All drawings are to be used for information only. No part of this drawing is to be used for any other purpose without the written consent of Morgan-Harris Architects Ltd.

CLIENT: private: contact via mha

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10 Sterling Street

EXISTING: Information Comments Building Control Tender Contract

Elevation 03 (Rear)

Scale: 1:50 @ A1, 1:100 @ A3

Date: 14.09.11

Drawn by: GMH

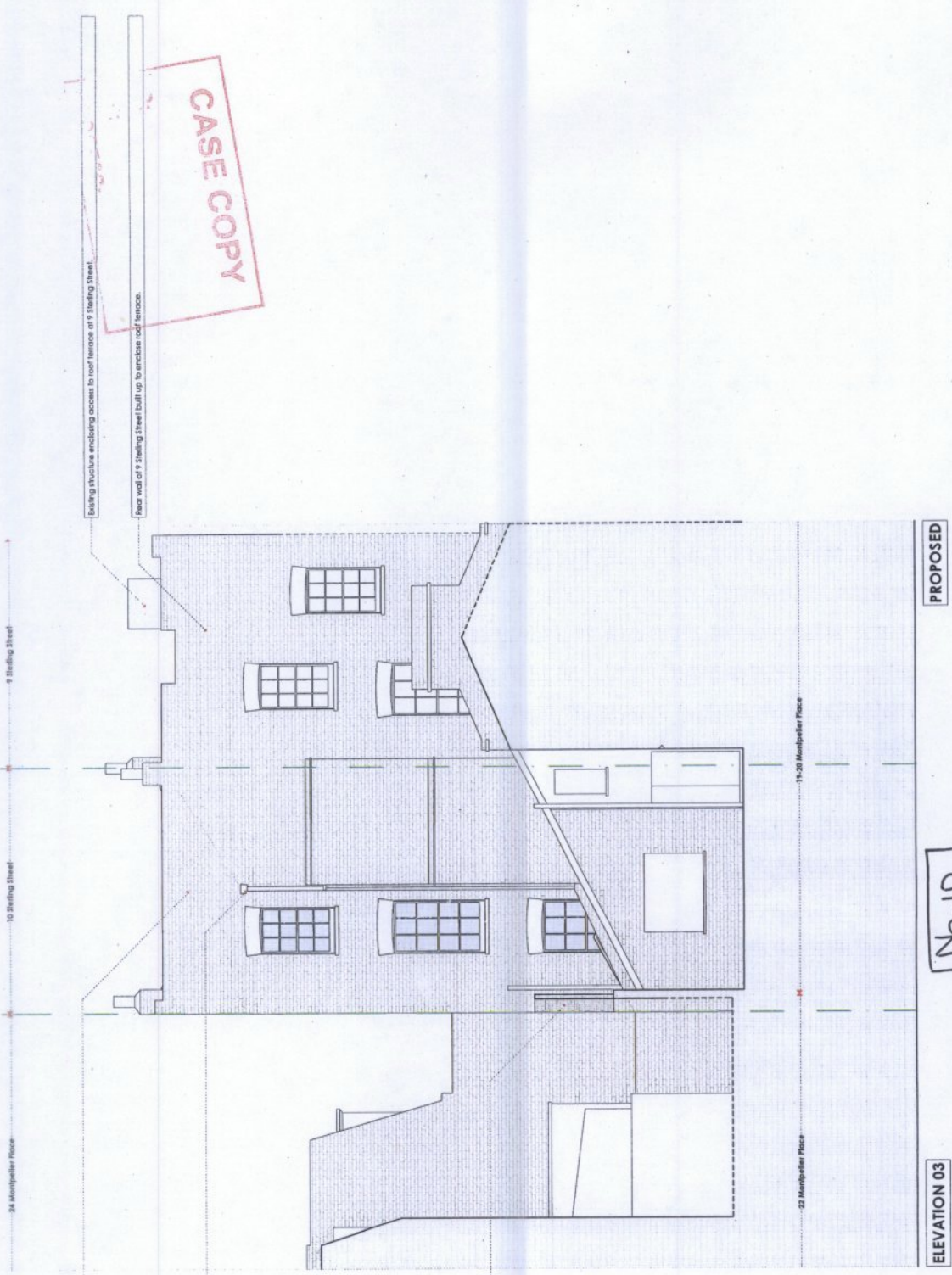
Checked by: GMH

Contract No: AG158c 022-01

morganharrisarchitects

The Studio
120-122
Trenchard Street
Bristol BS2 9EP

01175 810 330
01175 810 330
www.morganharrisarchitects.com



CASE COPY

Rear wall of 10 Sterling Street built up to match rear wall of 9 Sterling Street and provide screen and gird to proposed roof terrace.

Existing hopper retained and reused.

Existing walls, planting and support retained and protected.

Existing structure enclosing access to roof terrace at 9 Sterling Street.

Rear wall of 9 Sterling Street built up to enclose roof terrace.

NOTE:
 Figure dimensions take precedence over scaling.
 All dimensions to be achieved and verified on site. No scaling of drawings.
 When to all sizes, then build using 1/4" scale rule.

Rev: 23.03.11 Date: 23.03.11
 Checked by: [Signature] Issued by: [Signature]

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CLIENT
 private: contact via mha

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 Website: www.morganharrisarchitects.com

PURPOSE OF ISSUE
 Information
 Comment
 Consent
 Building Control
 Tender
 Contract
 Construction

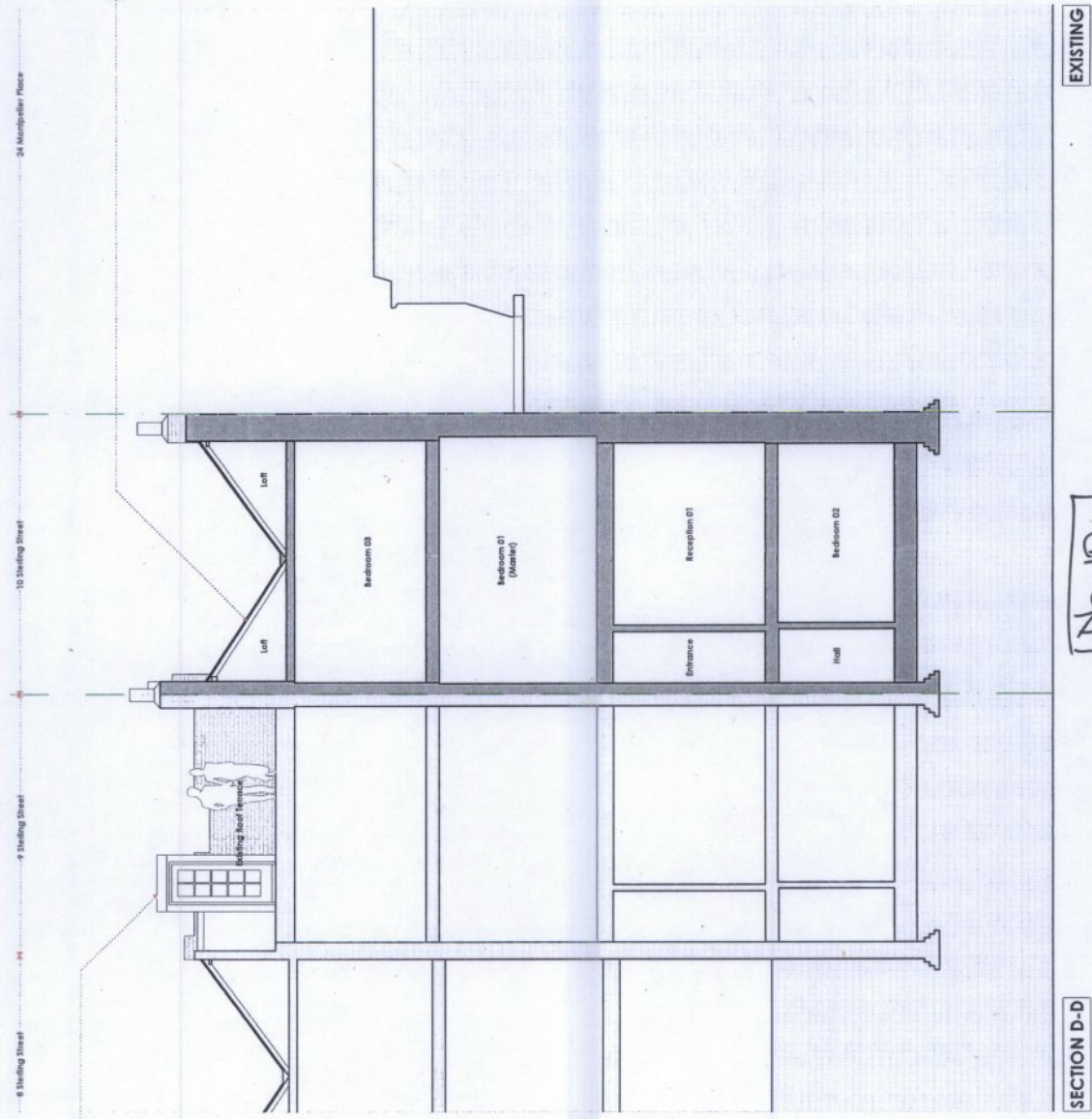
10 Sterling Street
 Proposed:
 Elevation 03 (rear)

Booked: 1:30 @ A1
 1:30 @ A3
 1:30 @ A3

Date: 14.09.11
 Drawn by: GMH
 Checked by: GMH
 Scale: (-)

ELEVATION 03

No. 10



EXISTING

No. 10

SECTION D-D

15000
CASE COPY

Existing roof to be taken down and carried off site.

Existing structure housing fire access up to roof terrace at 9 Sterling Street.

NOISE: Noise (Structure Bore) procedure is not valid. Check all measurements against noise tables. All dimensions shall be in millimetres unless stated otherwise. Refer to all survey forms for full notes. To be used A3/E.

Rev: Date: Desc: Drawn by: 20/01/11 GMR based on Resubmission on part of Planning Application

Client: private: contact via mha

Architect: morganharrisarchitects

Address: The Studio, 120 May Road, Ipswich, Suffolk, IP2 6SP

Phone: 01473 610 200

Website: www.morganharrisarchitects.com

Project No.: AG158C 033-01

Date: 14.07.11

Drawn by: GMH

Check by: GMH

Scale: (-)

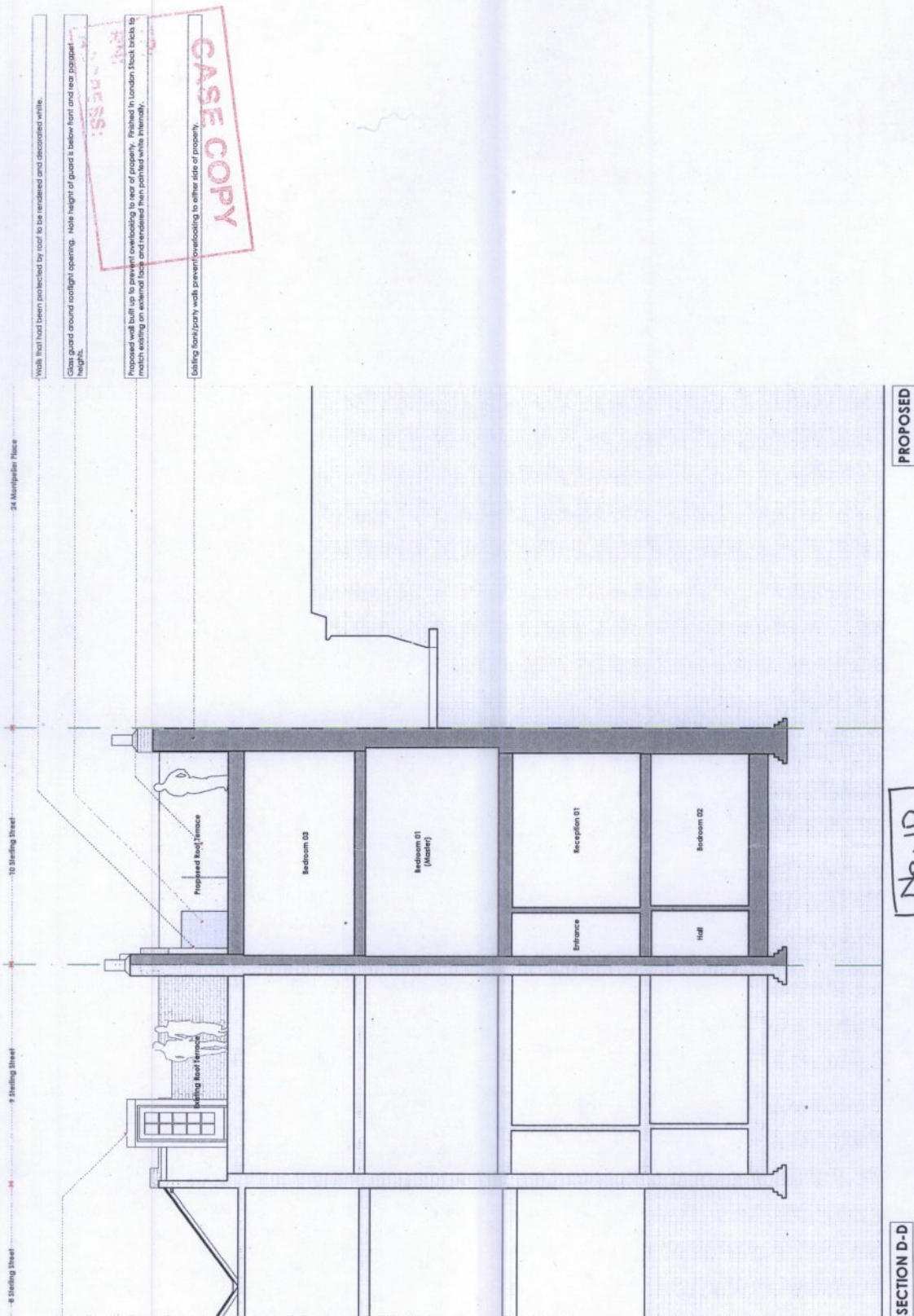
PURPOSE OF ISSUE:

Information: Existing: Section D-D

Comments: Building Control Tender Contract Construction

10 Sterling Street

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Walls that had been protected by roof to be rendered and decorated white.

Clear guard around daylight opening. Note height of guard is below feet and near parapet height.

Proposed wall built up to prevent overlooking to rear of property. Finished in London Stock bricks to match existing on external face and rendered then painted white internally.

Existing front/party walls prevent overlooking to either side of property.

CASE COPY

24 Municipal Place

10 Sterling Street

9 Sterling Street

8 Sterling Street

Existing structure housing stair access up to roof terrace at 9 Sterling Street.

PROPOSED

No. 10

SECTION D-D

NOTES:
 Figure Dimensions take ground level as a datum.
 All dimensions to be in metric unless otherwise stated.
 Refer to site notes from field notes. For details see.

Scale: 1:100

Date: 27/03/17
 Drawn by: GMH
 Checked by: GMH

Project No: AG158C
 Drawing No: 033-02

Client: mha
 Private contact via mha

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 0203 813 330
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PURPOSE OF ISSUE

Information	<input type="radio"/>	Proposed	<input type="radio"/>
Comments	<input type="radio"/>	Section D-D	<input checked="" type="radio"/>
Building Control	<input type="radio"/>	1:50 @ A1	<input type="radio"/>
Tender	<input type="radio"/>	1:100 @ A3	<input type="radio"/>
Contract	<input type="radio"/>	14.09.11	<input type="radio"/>
Construction	<input type="radio"/>	AG158C	<input type="radio"/>

10 Sterling Street

Call for
 GMH
 (-)