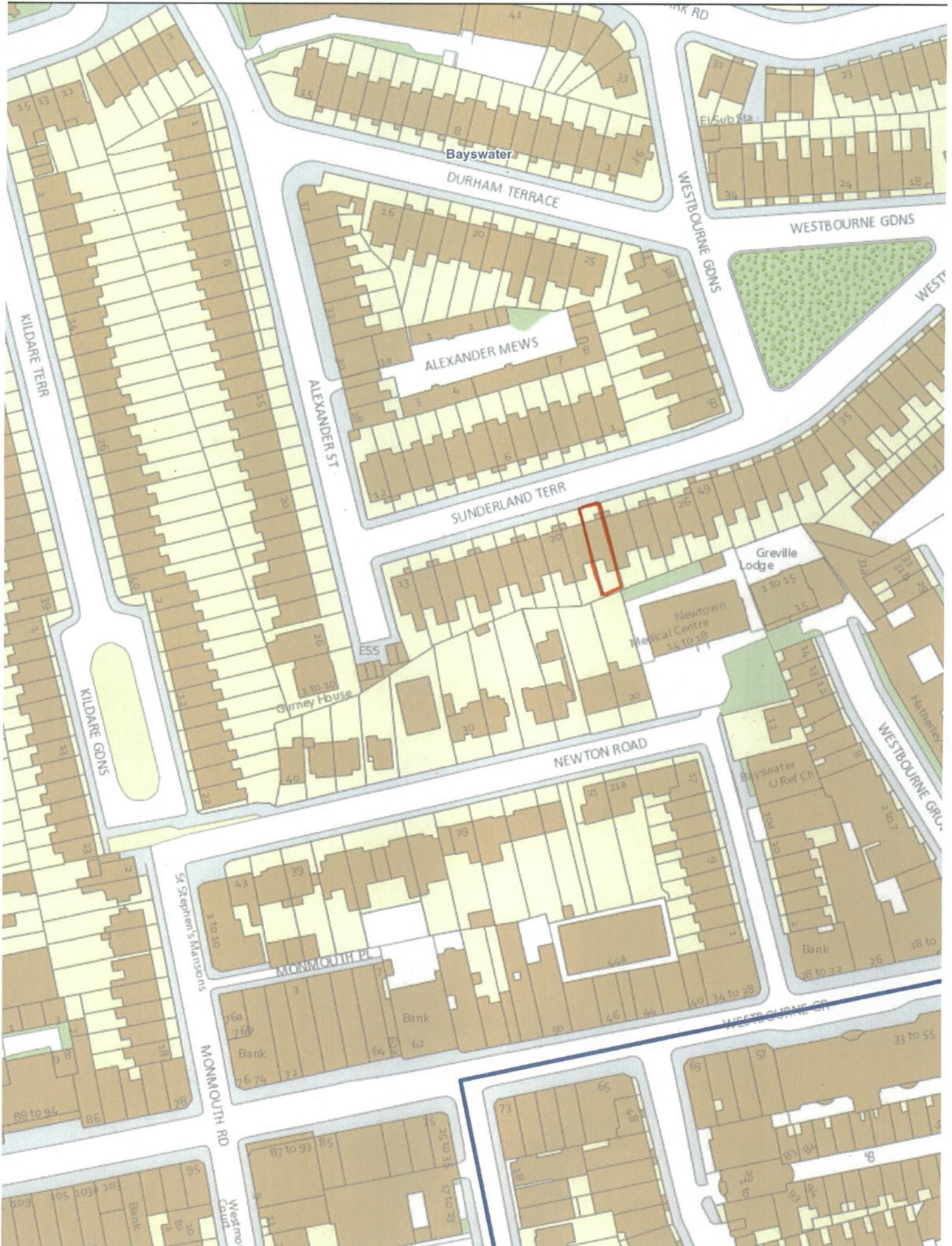


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 25 August 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Bayswater	
<b>Subject of Report</b>	<b>22 Sunderland Terrace, London, W2 5PA</b>		
<b>Proposal</b>	Conversion of two of the front vaults to habitable accommodation and cycle storage, including lowering floor level of vaults and infilling of bridge; single storey rear infill extension with rooflight; installation of French doors to replace window at ground floor rear elevation and metal spiral staircase to rear elevation (Flat A).		
<b>Agent</b>	Adelaide Jones		
<b>On behalf of</b>	Mr Karim Khelil		
<b>Registered Number</b>	15/04782/FULL	<b>TP / PP No</b>	TP/1569
<b>Date of Application</b>	29.05.2015	<b>Date amended/ completed</b>	28.07.2015
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Westbourne		
<b>Development Plan Context</b> - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Outside London Plan Central Activities Zone  Outside Central Activities Zone		
<b>Stress Area</b>	Outside Stress Area		
<b>Current Licensing Position</b>	Not Applicable		

## 1. RECOMMENDATION

Grant conditional permission.





Rear conservatory to be replaced with new extension

**22 SUNDERLAND TERRACE, W2**



Rear closet wing where proposed spiral staircase to garden is to go

**22 SUNDERLAND TERRACE, W2**

## 2. SUMMARY

This application is for the conversion of the front vaults to provide additional floorspace for Flat A, a small lobby addition to create a new entrance, the erection of a rear extension to replace the existing conservatory, French doors from the ground floor addition leading onto a new spiral staircase to garden.

The scheme has been amended to delete the security bars to the front window and reduce the height of the rear extension.

The key issues are:

- The impact of the proposal upon the character and appearance of this building and this part of the Westbourne Conservation Area.
- The impact on the amenities of neighbours.

The proposal will have no adverse impact on this part of the Westbourne Conservation Area nor on the amenity of neighbouring properties, and is recommended for conditional approval.

## 3. CONSULTATIONS

### SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Object to steel security bars at front window. Needs a better finish to paved area at front and landscaping. Object to lack of refuse storage for other flats in building. Requests condition that flat roof will not be used as terrace.

### HIGHWAYS PLANNING MANAGER

Acceptable on transportation grounds.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 15; Total No. of Replies: 4.

The objections relate to the following:

#### Amenity

- Overlooking into the garden of 23A from the new spiral staircase and door from kitchen.
- Shadowing created to No. 21's garden.
- Impact on garden of No. 21.

#### Other Matters

- Objection to skylight in kitchen roof as not shown on plans, applicant had agreed to remove this.
- Lack of cupboarding to bin store under stairs.
- Would prefer brick boundary wall where the extension is to be built not to be demolished.
- Applicant has agreed that the roof of the new extension will be strong enough to support scaffolding.
- Impact on trees and shrubs.

ADVERTISEMENT/SITE NOTICE: Yes

#### **4. BACKGROUND INFORMATION**

##### **4.1 The Application Site**

The property is a lower ground and ground floor flat within a mid terraced five storey unlisted building. The property is within the Westbourne Conservation Area.

##### **4.2 Planning History**

09.12.1994: Permission granted for the erection of a conservatory at rear basement level.

#### **5. THE PROPOSAL**

The proposal is for the conversion of two of the front vaults to habitable accommodation and cycle storage, including lowering the floor level of the vaults and infilling of bridge; single storey rear extension to replace the existing conservatory; the installation of French doors to replace window at ground floor rear elevation and a metal spiral staircase to rear elevation.

The application has been amended during the course of consideration to lower the main roof of the rear extension, to remove the security bars from the proposal and to retain the flower bed to the front garden.

#### **6. DETAILED CONSIDERATIONS**

##### **6.1 Land Use**

The principle of additional residential floorspace in land use terms is supported by Policy H3 of the UDP.

##### **6.2 Townscape and Design**

The proposal is considered to comply with Policies DES5 and DES9. The rear extension is set back from the original closet wing and has a largely glazed rear elevation giving it a subservient appearance. It will be constructed in bricks to match the existing building with timber framed doors. The creation of a door at ground floor level to the rear elevation uses the existing window opening and remains aligned with the existing fenestration. The spiral staircase is of a simple design and made from metal which is appropriate in design terms. The infill beneath the entrance bridge is recessed sufficiently to have a minimal visual impact from the street and the windows and doors introduced within the lightwell have minimal visibility and are of appropriate design.

The South East Bayswater Residents Association have objected to steel security bars at the front window and stated that there needs a better finish to paved area at front and landscaping. During the consideration of the application the security bars to the window have been removed from the application and the front garden has been retained as existing. This revision is considered to address the majority of their concerns.

The proposal would be consistent with Policies DES1, DES5 and DES9 of the UDP and Policies S25 and S28 in the City Plan.

##### **6.3 Residential Amenity**

Objections have been received on the grounds of the overshadowing created by the high rear extension to the garden of No.21. The extension is of a relatively modest 2.4m at the

boundary with No.21. The rear window of No. 21 is set away from the boundary and it is not considered that the proposal will result in any material loss of light or enclosure.

An objection has been made from the occupier of No.23 on the grounds that the spiral staircase will create overlooking into their garden.

The platform to the spiral staircase is only 0.7m wide and is fairly narrow which will restrict its possible use, and whilst this platform and stairs may afford views into neighbouring properties, it is not considered to result in a material loss of privacy. Accordingly, the proposal would be consistent with Policy ENV13 of the UDP and Policy S29 of the City Plan.

#### **6.4 Transportation/Highways**

No transportation/highways impact.

#### **6.5 Equalities and Diversities**

No change to access arrangements into this flat.

#### **6.6 Economic Considerations**

Not relevant in the determination of this householder application.

#### **6.7 Other Westminster/UDP Considerations**

None

#### **6.8 London Plan**

This proposal raises no strategic issues.

#### **6.9 Central Government Advice**

Regard has been had to the advice in Central Government's National Planning Policy Framework (NPPF) which came into effect on 27 March 2012.

#### **6.10 Planning Obligations**

Not relevant in the determination of this householder application.

#### **6.11 Environmental Assessment including Sustainability and Biodiversity Issues**

The spiral staircase and platform will not have any adverse impact on the existing tree and a condition is recommended to ensure this tree is protected during the building works.

#### **6.12 Other Matters**

An objection was raised to the addition of a rooflight in the existing kitchen roof. This was an error in the description which has been amended. The proposal involves no change to the kitchen roof.

The South East Bayswater Residents Association has objected to the lack of refuse storage for other flats in the building. A site visit has shown that the refuse storage area in the

basement lightwell under the stairs will remain unaltered by the proposal. In addition, one of the vaults will remain excluded from the conversion and will be used for communal storage for all the flats in the building.

A new door is proposed to Vault C, which remains for refuse storage.

The neighbour at No. 21 objects to the demolition of the existing brick boundary wall. There are no objections to the principle of this new wall, which will be the subject of a party wall award.

### 6.13 Conclusion

It is therefore recommended to grant conditional permission

## BACKGROUND PAPERS

1. Application form.
2. Memorandum from Highways Planning Manager dated 15.6.2015.
3. Response from South East Bayswater Residents Association dated 17.7.2015.
4. Online comments from 22C Sunderland Terrace dated 22.6.2015.
5. Online comments from 23A Sunderland Terrace dated 23.6.2015
6. Online comments from 21A Sunderland Terrace dated 28.6.2015
7. Online comments from 21C Sunderland Terrace dated 1.7.2015

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](mailto:acoulson@westminster.gov.uk)



## DRAFT DECISION LETTER

**Address:** 22 Sunderland Terrace, London, W2 5PA

**Proposal:** Conversion of two of the front vaults to habitable accommodation and cycle storage, including lowering floor level of vaults and infilling of bridge; single storey rear infill extension with rooflight; installation of French doors to replace window at ground floor rear elevation and metal spiral staircase to rear elevation (Flat A).

**Plan Nos:** 1000001RevA; 1000002RevA; 1000011RevF; 1000012RevF; Design and Access Statement;

**Case Officer:** Richard Langston

**Direct Tel. No.** 020 7641 7923

### 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 Westbourne 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 You must not use the roof of the rear extension 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, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

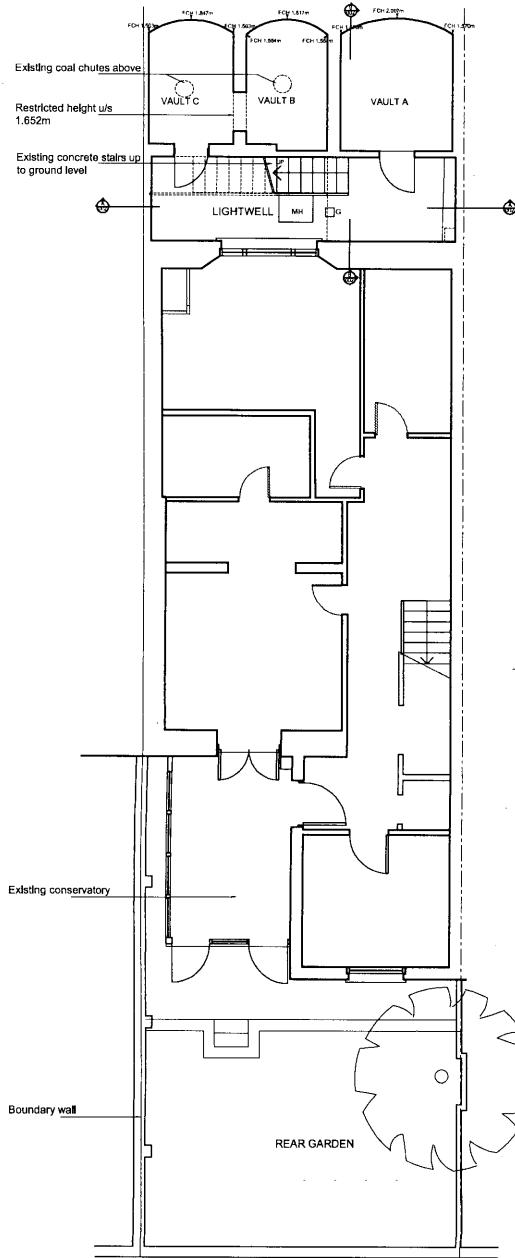
- 5 **Pre Commencement Condition.** You must apply to us for approval of the ways in which you will protect the trees which you are keeping, as shown on drawing 1000 001 F. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. The tree protection must follow the recommendations in section 7 of British Standard BS5837: 2005. You must then carry out the work according to the approved details. (C31AC)

Reason:

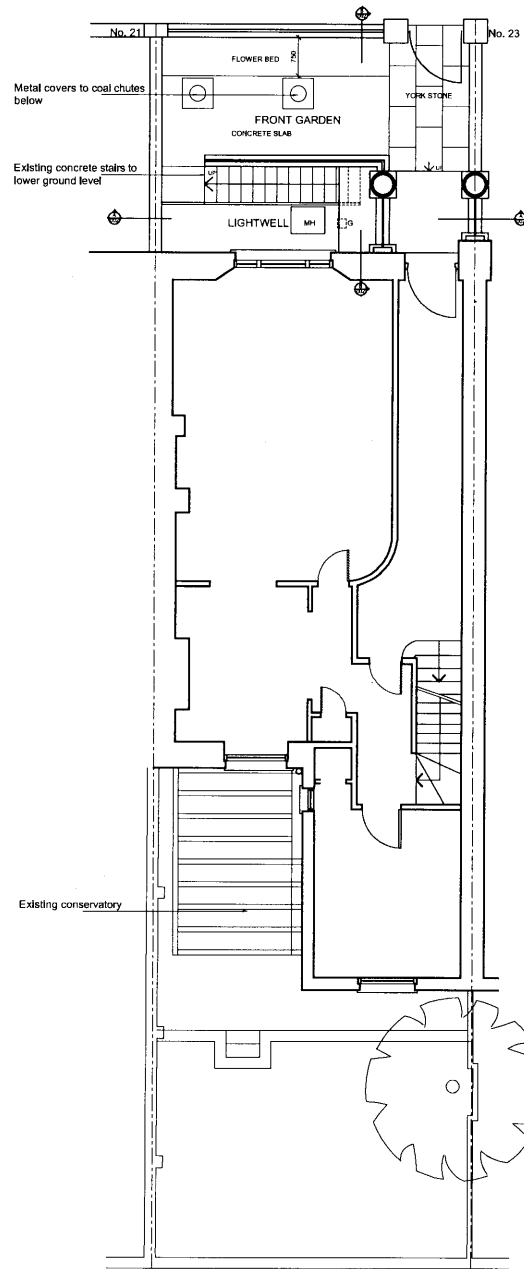
To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC)

**Informative(s):**

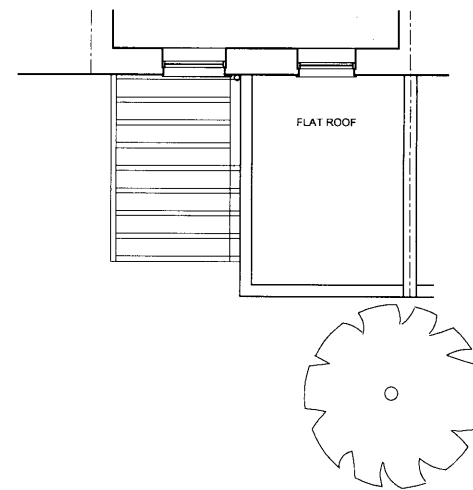
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic 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 To meet condition 5 the minimum protection we normally expect is plywood boarding at least 1.2 metres high. The boarding should go around the tree at a distance from the trunk which will keep machinery away from the branches. If this is not possible there should be at least two metres between the trunk of the tree and the boarding. (I33AA)
- 3 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)



1 LOWER GROUND LEVEL PLAN  
001



2 GROUND LEVEL PLAN  
001

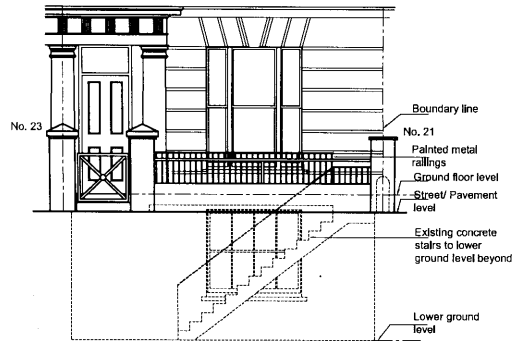
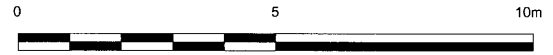


3 FIRST FLOOR LEVEL PLAN  
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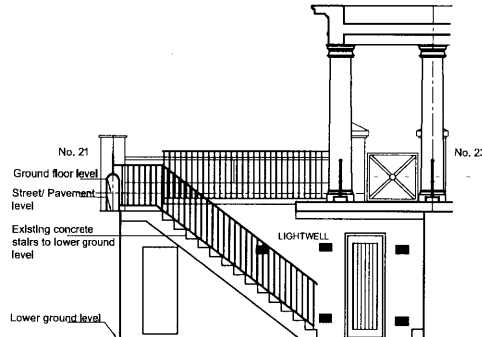


PLANNING

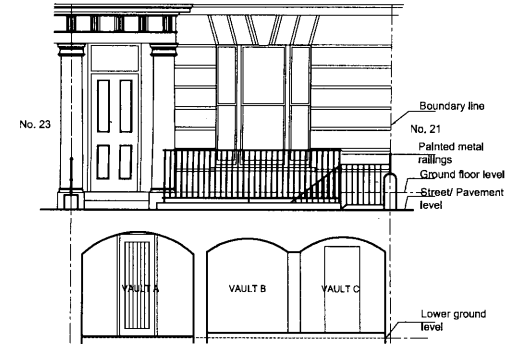
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<b>DRAWING</b> EXISTING PLANS		
DATE:	<b>Adelaide Jones</b> 116 Seymour Place London W1H 1NH T +44 (0) 20 7725 5800 F +44 (0) 20 7725 5822 www.adelaidejones.co.uk	
JAN 2015		
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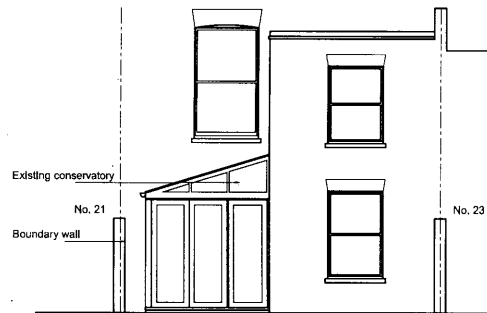
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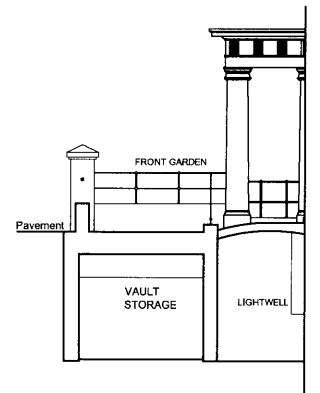
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5 SECTION C-C  
002



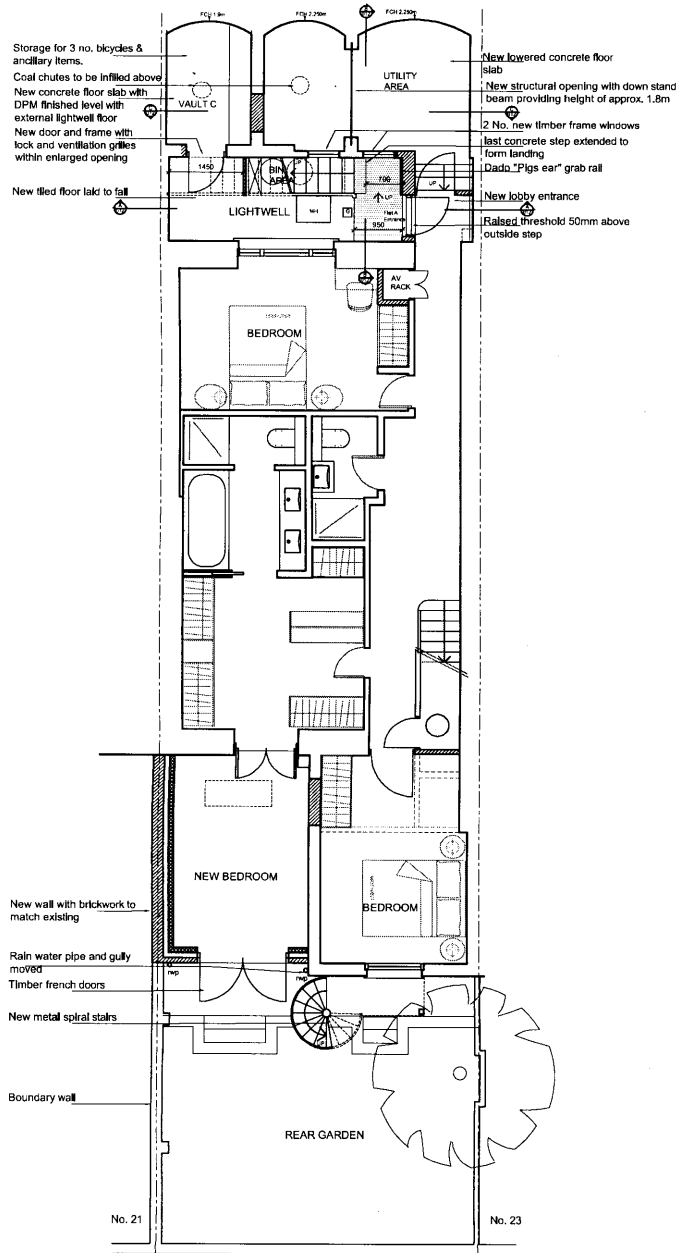
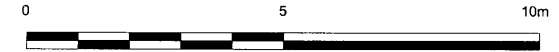
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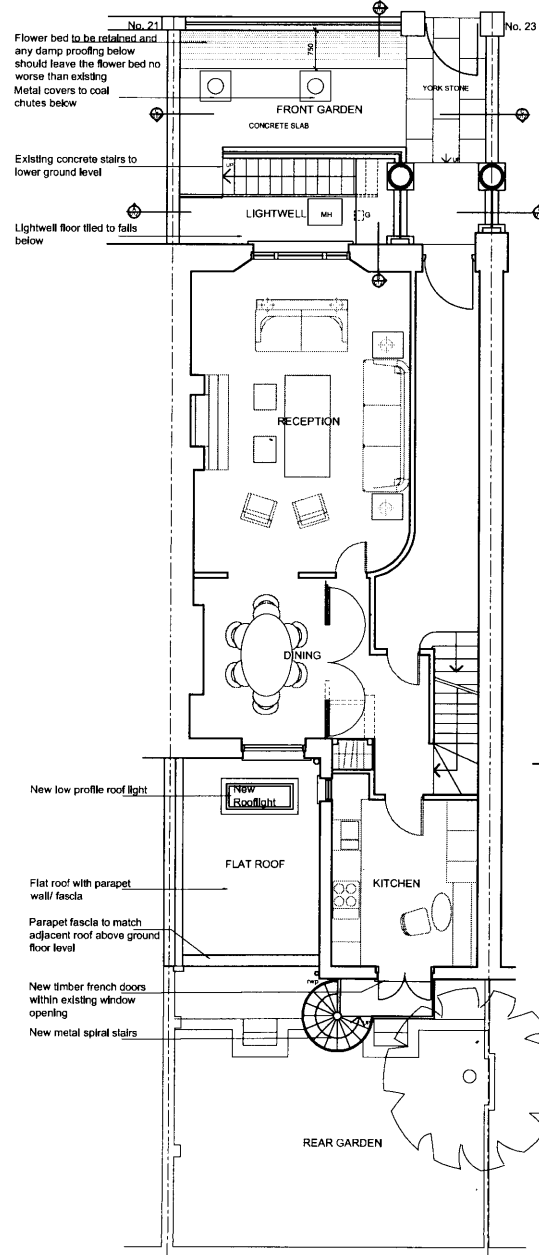
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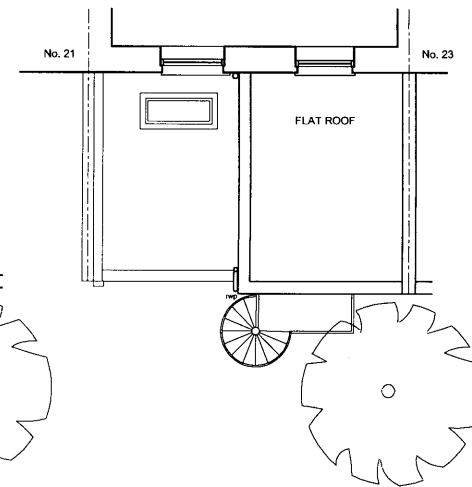
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<b>Adelaide Jones</b> 116 Seymour Palace London W1H 1NW T +44 (0) 20 7725 5800 F +44 (0) 20 7725 5822 www.adelaidejones.co.uk		



1  
011 LOWER GROUND LEVEL PLAN



2  
011 GROUND LEVEL PLAN



3  
011 FIRST FLOOR LEVEL PLAN

PLANNING

28.07.2015	Amend note on flower bed and omit security bars.	F
24.07.2015	Step down of rear extension boundary height to 2.45m	E
23.07.2015	Reduction in height of rear extension and amendment to shape of roof	D
27.06.2015	PLANNING RESUBMISSION	C
27.04.2015	Refer to revision clouds and general updates	B
18.03.2015	PLANNING ISSUE	A
DATE	REVISION	NO.

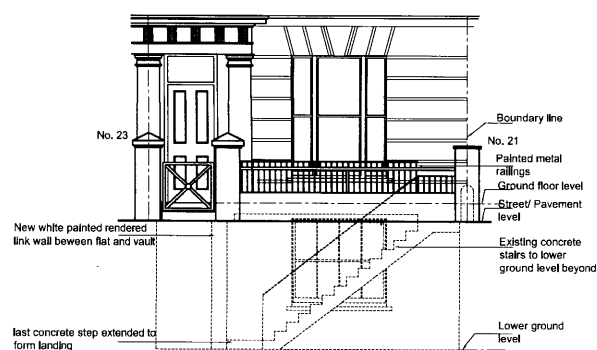
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PROJECT  
**EXTERNAL CONVERSIONS  
 22A SUNDERLAND TERRACE  
 LONDON W2 5PA**

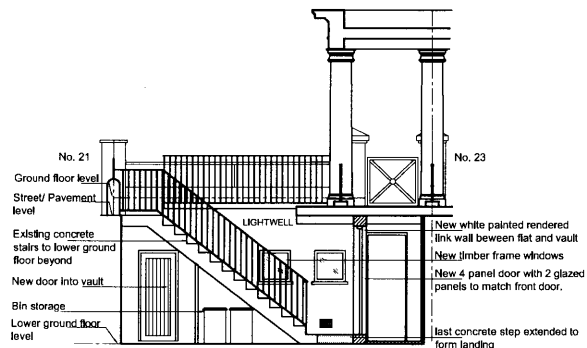
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**PROPOSED PLANS**

DATE: JAN 2015	<b>Adelaide Jones</b> 116 Seymour Palace London W1H 1NW T +44 (0) 20 7725 5800 F +44 (0) 20 7725 5822 www.adelaidejones.co.uk
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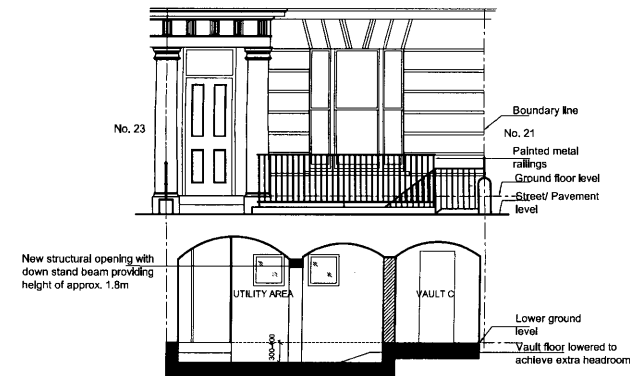
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012 PART FRONT ELEVATION



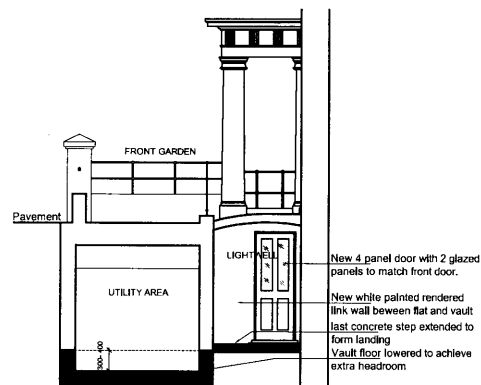
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012 SECTION A-A



5  
012 SECTION C-C



2  
012 PART REAR ELEVATION



4  
012 SECTION B-B

PLANNING

28.07.2015	Amend note on flower bed and omit security bars.	F
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27.08.2015	PLANNING RESUBMISSION	C
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DATE	REVISION	NO.

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PROJECT  
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22A SUNDERLAND TERRACE  
LONDON W2 5PA**

DRAWING  
**PROPOSED ELEVATIONS  
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DATE:  
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