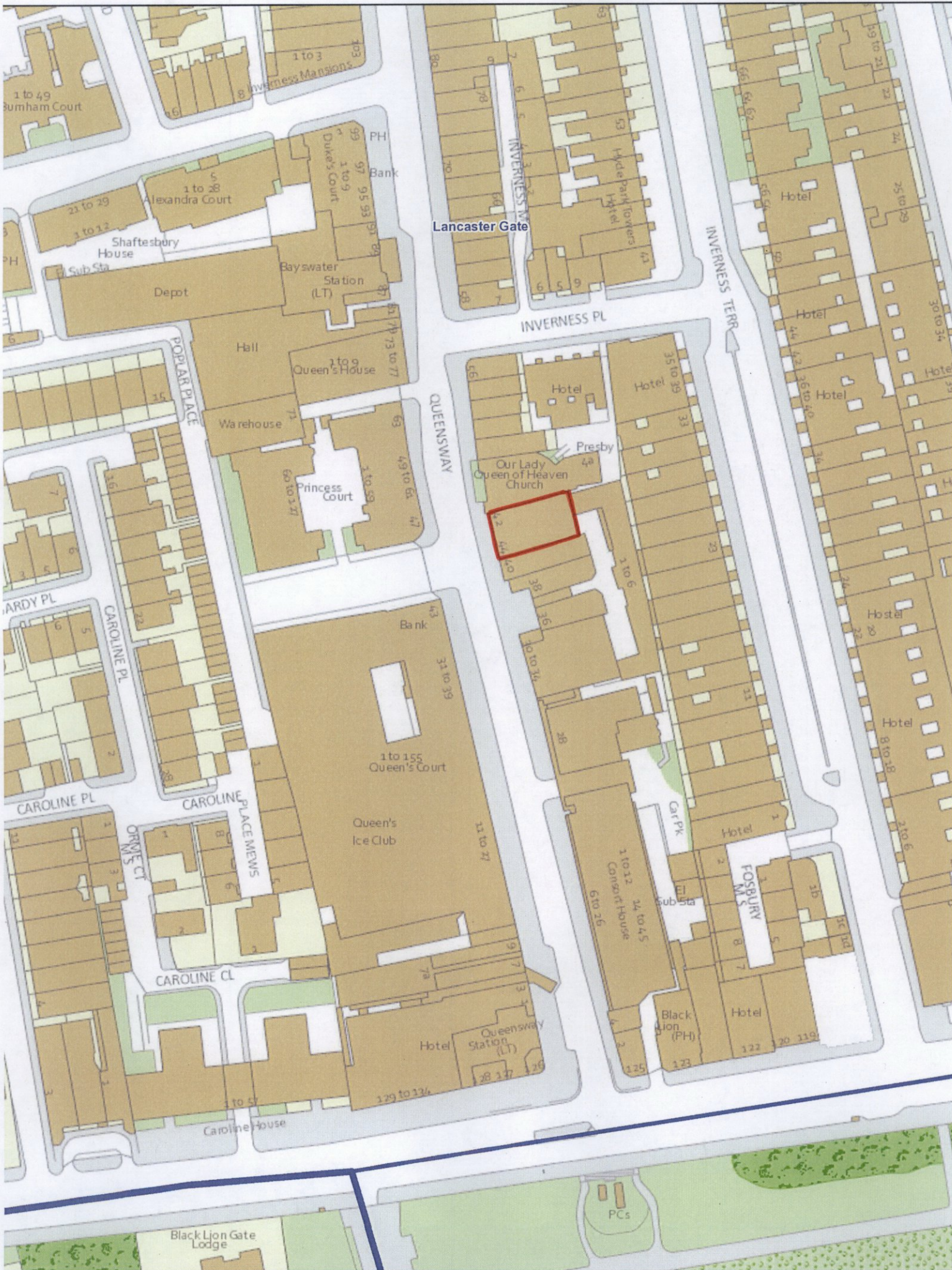


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 1 September 2015	Classification For General Release	
Report of Director of Planning		Wards involved Lancaster Gate	
Subject of Report	42 Queensway, London, W2 3RS		
Proposal	New projecting rooflight to main roof level, with two additional rooflights to the rear sloping roof to provide additional floorspace and new windows and doors to the side elevation facing onto the existing rear terrace to Flat 6.		
Agent	TPM Limited		
On behalf of	Mr Richard Collinge		
Registered Number	15/05309/FULL	TP / PP No	TP/8099
Date of Application	15.06.2015	Date amended/ completed	15.06.2015
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	Queensway		
Development Plan Context - 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		
Stress Area	Within Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





42 QUEENSWAY, W2

2. SUMMARY

This application relates to a proposal to extend Flat 6 on the top floor of the building through extension into a loft space, and to replace windows and doors to the flat, and to install skylights to the roof above. Objections have been received from a resident of the adjoining flat on grounds of loss of sunlight and daylight, increased sense of enclosure and overlooking.

The key issues are:

- The impact on the amenities of the adjoining flat at No. 42 Queensway.
- The acceptability of the proposed alterations in design terms.

Notwithstanding the objections received, the works proposed are considered acceptable in design and amenity grounds, are considered in accordance with relevant policies contained within the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan) and the application is recommended for approval.

3. CONSULTATIONS

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Holding objection and comment that they are considering the matter further. State that without access to the site it is difficult to fully assess the application and the effects on the neighbours in terms of overlooking, loss of light and sense of enclosure. State that they are not happy with the large rooflight as this will be visible from the roadway area opposite (between Queen's Court and Princess Court) and from Poplar Place. Query why the rooflight cannot be flush so as not to be visible.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 27; Total No. of Replies: 4
Four letters from the same objector.

Responses received from one adjoining resident objecting on the following grounds:

Amenity

- Loss of privacy to the adjoining terrace and noise disturbance generally resulting from the installation of new folding doors opening onto applicant's terrace.
- Loss of privacy to the adjoining terrace from windows to new loft accommodation.
- Concern that if folding doors onto applicant's terrace folded back towards objector's terrace they would shade the objector's terrace.
- Concern about noise and disruption during the construction works.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 42-44 Queensway is an unlisted building located in the Queensway Conservation Area which is in use as flats to the upper floors and with commercial units to ground floor. The application relates to one of the top floor flats (No. 6).

4.2 Recent Relevant History

No relevant planning history.

5. THE PROPOSAL

Planning permission is sought for the addition of a new projecting rooflight to main roof level in association with the use of the loft space as part of the habitable accommodation of the top floor flat, with two additional rooflights proposed to the rear sloping roof, and new windows and doors to the side elevation facing onto the existing rear terrace.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The work proposed involves an extension to the existing residential unit, expanding it from a one bedroom flat to a two bedroom flat, and the principle of additional residential floorspace in land use terms is supported by Policy H3 of the UDP.

6.2 Townscape and Design

The front elevation of the building is an attractive Victorian property with sash windows, classical detailing and a traditionally detailed and slate clad mansard structure. To the rear, however, the buildings have been extended back to the full height and width at some point in the mid to later 20th century, and with the mansard being both partly extended back over this rear extension and also partly cut away to allow for the flat roofs occupied by an existing terrace to the applicant's property and the immediately adjacent terrace of a separate flat at this floor level, with this open space also incorporating a lightwell and space of the communal staircase which rises up to this level in a highly glazed form. The rear of the building therefore has a much more modern character than the attractive front elevation.

The new rooflight to main roof level will project up above the height of the existing mansard by 300mm, with the upstand of this rooflight being faced in lead. This rooflight is proposed in association with the conversion of the loft space within the building to habitable accommodation, and the 300mm projection above the flat roof of the existing mansard allows an internal floor to ceiling height to the loft space accommodation of approximately 2.1m. The skylight and upstand will not be visible from street level on Queensway, though it will very likely be visible in views from street level from the west end of the section of street west of Queensway located between Princess Court and Queen's Court mansion blocks, and in this same view between these mansion blocks from in front of the garages on Poplar Place. Notwithstanding the upstand to the skyline of the building that this would represent, these views are not readily visible to the significant majority of people walking within the area, and in these views the roofline is already cluttered by numerous ariels and flue outlets. In the private views possible from the surrounding buildings the rooflight would be seen in context with the unorthodox mansard structure present on this building, would be seen present on the large flat roof area to its centre, and it is not considered that it would unduly clutter its impression. The South East Bayswater Residents Association query why the rooflight cannot be flush so as not to be visible, and whilst the concerns on grounds of its visibility are noted, given the limited internal floor to ceiling height being created, to reduce this down further would make the internal space unusable for habitable accommodation.

The two new rooflights to the rear roofslope of the building will only be visible in views from a limited number of rear elevation windows to buildings on Inverness Terrace to the east. These rooflights are small in size, and will not unduly clutter the rear roofslope of the building.

The doors and windows comprising the new glazed screen facing onto the existing rear terrace will have a striking modern character, however, they replace an existing bay extension of particularly poor quality, and they will be seen in context with the modernised character of this rear terrace area and not seen in context with the traditionally detailed front elevation of

the building. Given this, though a modern addition to the building, they are not considered as a reason for refusal.

The new window facing south from the new loft accommodation will be contained below the ridge line of both the main front and main rear sections of the mansard, and though it will be visible in a view from the terrace to the adjoining flat, it will be seen in this view in context with the glazed communal stair core, and in context with the more modern character of this rear area of the building. This window is therefore considered appropriate in design terms.

Overall therefore, the scheme complies with the City Council's design and conservation policies, including City Plan Policies S25 and S28 and UDP Policies DES 1, DES 5 and DES 9.

6.3 Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy and sense of enclosure of surrounding properties. The application has attracted objection on amenity grounds from the occupier of the adjoining flat to this floor level, which has several rear facing windows and a terrace located immediately adjacent to the existing terrace to the applicant's flat. The South East Bayswater Residents Association have also queried whether there would be an impact on the amenity of the adjoining occupier.

The objector has expressed concern about the overlooking into their rear terrace from the south facing window to the new loft accommodation, and overlooking from a terrace in front of this area. The new loft accommodation will have a south facing window which will look directly back over the roof of the communal staircase structure and back into a lightwell area beyond. There will be more oblique and restricted views from this window back, between a gap formed by the sections of the applicant's own property and the objector's property, and the objector's terrace. Given the set back of this window however, the oblique angle of view, the narrow gap through which views would be possible, and that it relates to an external terrace already heavily overlooked by both the applicant's internal accommodation and immediately adjacent external terrace, it is not considered that the impact of overlooking from this window would be so significant as to warrant a refusal of permission. There is one window to the objector's property which faces onto this lightwell, however, it faces east, and therefore the south facing window at a floor level above its location would not overlook this window to the detriment of the objector's privacy.

With regards to overlooking from a terrace area adjacent to this window referred to by the objector, the applicant has confirmed that the reference to a 'terrace' in this area on the submitted drawings was an error and that they do not intend to create a new external terrace adjacent to the loft accommodation. A condition is also recommended preventing its use as a terrace.

The objector also expresses concern about overlooking onto their terrace from the new doors and windows. There is an existing bay extension with a pair of doors and two windows facing out with clear views over the objector's terrace immediately adjacent. The concerns about overlooking are noted, but given the existing overlooking possible from the existing doors and windows, and particularly given that the two terraces are immediately adjacent to each other, it is not considered that a reason for refusal could be sustained on loss of privacy. It is not considered that the installation will result in such a material loss of amenity to the adjoining flat.

The objector also raised concerns regarding the doors opening towards their terrace.

However, the plans show the doors opening to the east side of the opening and therefore away from the neighbour's terrace.

The concerns expressed on grounds of the disturbance during the construction work are noted and understood, however, the hours of works are restricted by condition.

Overall, though the concerns of the objector are noted, it is considered that the proposal will not materially impact upon the amenity of neighbouring properties and will accord with Policy S29 of the City Plan and ENV13 of the UDP.

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 Equalities and Diversities

Not relevant in the determination of the application.

6.7 Other UDP/Westminster Policy Considerations

None.

6.8 London Plan

The proposal does not raise strategic issues.

6.9 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.

6.10 Planning Obligations

Not applicable.

6.11 Environmental Assessment including Sustainability and Biodiversity Issues

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

6.12 Other Issues

No other issues raised.

6.13 Conclusion

For the reasons set out in this report, the proposed development is considered acceptable, subject to the recommended conditions, and would accord with the relevant design, amenity and land use policies within the UDP and City Plan.

BACKGROUND PAPERS

1. Application form.
2. Letter from South East Bayswater Residents Association dated 31 July 2015.
3. Emails and letters received from occupant of flat within 42-44 Queensway dated 16 February 2015, 21 July 2015, 24 July 2015 and 30 July 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: 42 Queensway, London, W2 3RS

Proposal: New projecting rooflight to main roof level, with two additional rooflights to the rear sloping roof, to provide additional floorspace and new windows and doors to the side elevation facing onto the existing rear terrace to Flat 6.

Plan Nos: E001, D300C, E300, D100C, E100, D200C, E200, D201, E201, Design and Access Statement (including Heritage Statement), email from Richard Collinge dated 2nd August 2015

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

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 Queensway 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 upstand to the new rooflight above the 'master bedroom', 'landing' and 'ensuite' rooms (as described on drawing D100C) shall be faced in lead

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 Queensway 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)

- 5 The new windows and external doors shall be formed in glazing framed in painted timber framing

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 Queensway 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)

- 6 Notwithstanding the annotation on drawing D100C, you must not use the the flat roof adjacent to the 'master bedroom' (as described on drawing D100C) for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

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)

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.

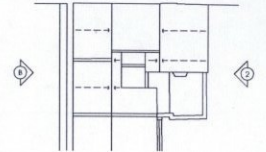
- Notes:
1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
 3. Report all drawing errors, omissions and discrepancies to the architect.



1 Front Elevation
Scale: 1:100

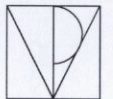


2 Rear Elevation
Scale: 1:100



Date	Description	By	Chk	Rev

TPM Limited
5 Union Wharf, Burlington
London N1 7BL
T: +44 (0) 20 7226 7454
E: info@tpm-studio.co.uk



Client:
Richard Collinge

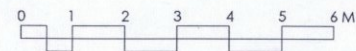
Project:
Flat 6, 42-44 Queensway
London W2

Drawing Title:
Existing Front & Rear Elevation

Status:
PLANNING

Status:
1:100 @A3 Date:
12/12/2014

Project No: Drawing No: Rev:
1002 E300 -



- Notes:
1. Do not scale from this drawings.
 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
 3. Report all drawing errors, omissions and discrepancies to the architect.



Ridge Level
FFL: +15.850 M

Loft Floor Level
FFL: +13.500 M

Eaves Level
FFL: +11.900 M
Fourth Floor Level
FFL: +11.200 M

Third Floor Level
FFL: +8.400 M

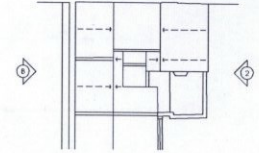
Second Floor Level
FFL: +5.600 M

First Floor Level
FFL: +2.800 M

Ground Floor Level
FFL: +0.000 M



② Rear Elevation
Scale: 1:100



① Front Elevation
Scale: 1:100

Date	Description	By	Chk	Rev

TPM Limited
5 Union Wharf, Islington
London N1 7BL
T: +44 (0) 20 7226 7454
E: info@tpm-studio.co.uk



Client:
Richard Collinge

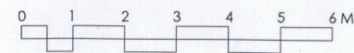
Project:
Flat 6, 42-44 Queensway
London W2

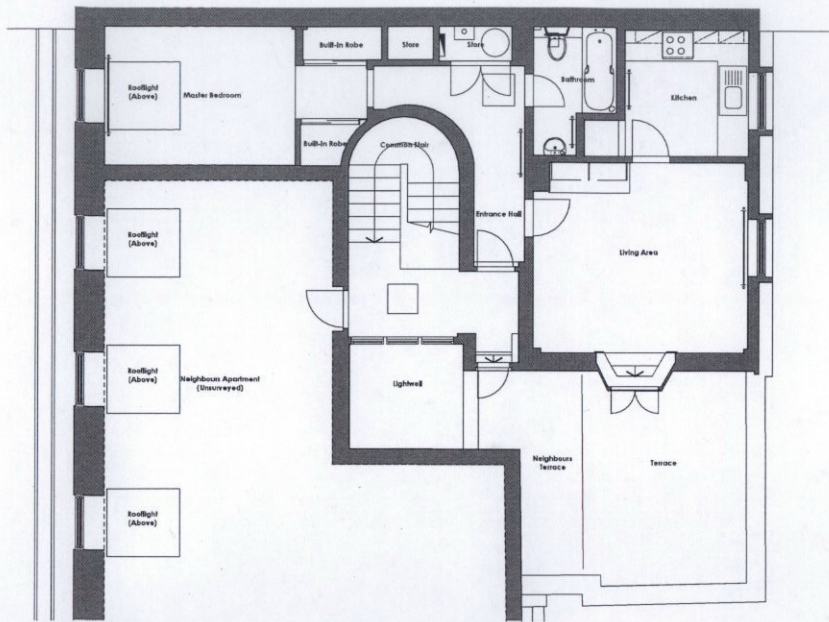
Drawing Title:
Proposed Front & Rear Elevation

Status:
PLANNING

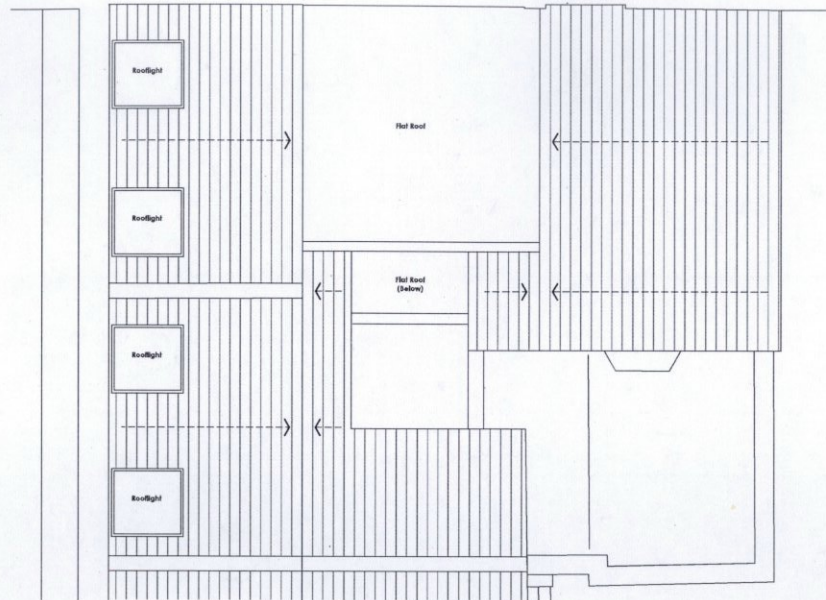
Status:
1:100 @A3 Date:
12/12/2014

Project No: Drawing No: Rev:
1002 D300 C

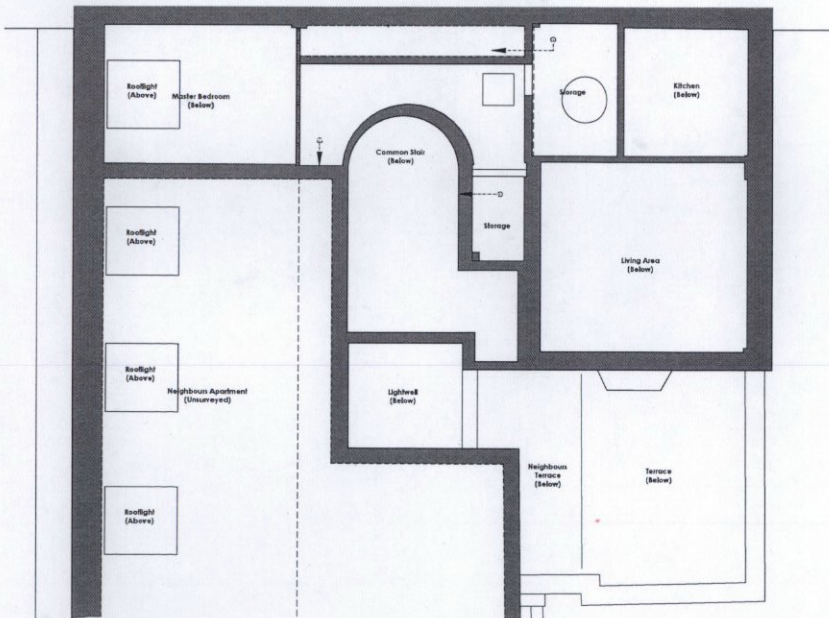




1 Fourth Floor Plan
Scale: 1:100



3 Roof Plan
Scale: 1:100



2 Loft Floor Plan
Scale: 1:100

Notes:
1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
3. Report all drawing errors, omissions and discrepancies to the architect.

Date	Description	By	Chk	Rev

TPM Limited
5 Union Wharf, Islington
London N1 7BL
T: +44 (0) 20 7226 7454
E: info@tpm-studio.co.uk



Client:
Richard Collinge

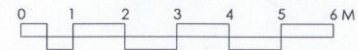
Project:
Flat 6, 42-44 Queensway
London W2

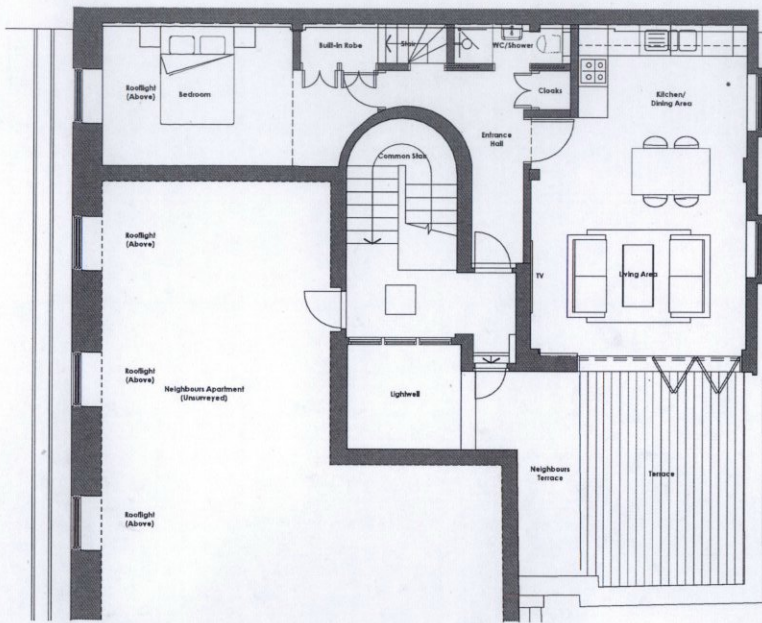
Drawing Title:
Existing Fourth, Loft & Roof Plan

Status:
PLANNING

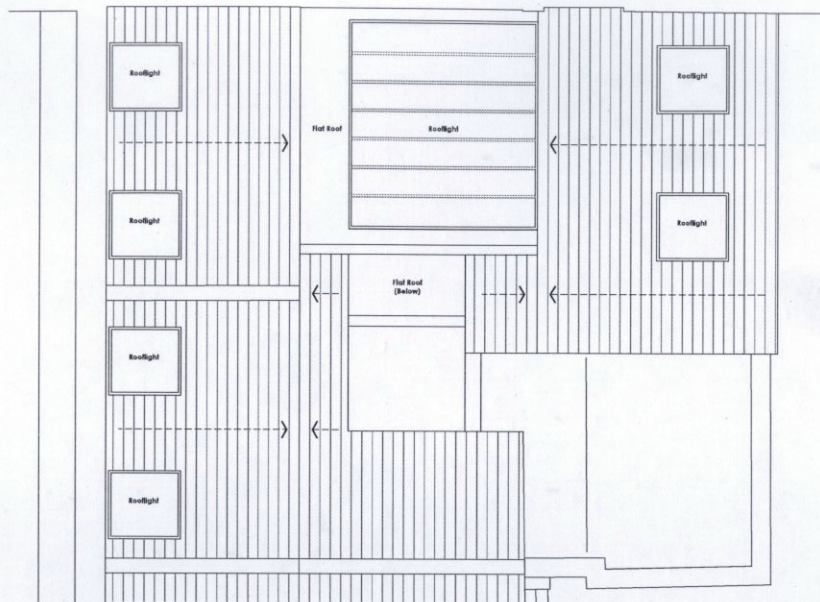
Status:
1:100 @A3 Date:
22/11/2014

Project No: Drawing No: Rev:
1002 E100 -

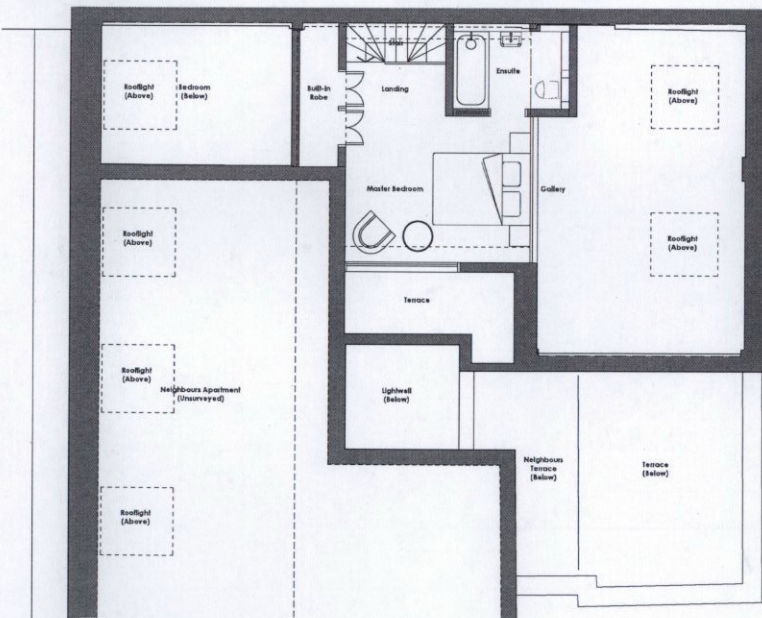




1 Fourth Floor Plan
Scale: 1:100



3 Roof Plan
Scale: 1:100



2 Loft Floor Plan
Scale: 1:100

Notes:
1. Do not scale from this drawings.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
3. Report all drawing errors, omissions and discrepancies to the architect.

Date	Description	By	Chk	Rev

TPM Limited
5 Union Wharf, Billington
London N1 7BL
T: +44 (0) 20 7226 7454
E: info@tpm-studio.co.uk



Client:
Richard Collinge

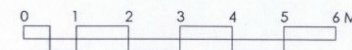
Project:
Flat 6, 42-44 Queensway
London W2

Drawing Title:
Proposed Fourth, Loft & Roof Plan

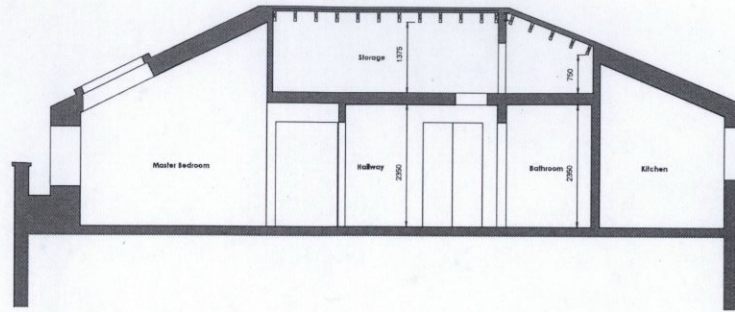
Status:
PLANNING

Status: 1:100 @A3 Date: 12/12/2014

Project No: 1002 Drawing No: D100 Rev: C

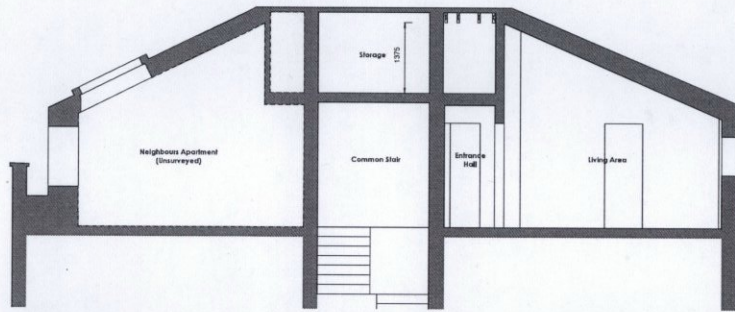
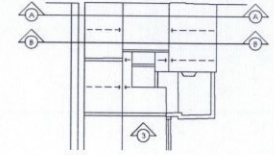


Notes:
 1. Do not scale from this drawings.
 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
 3. Report all drawing errors, omissions and discrepancies to the architect.



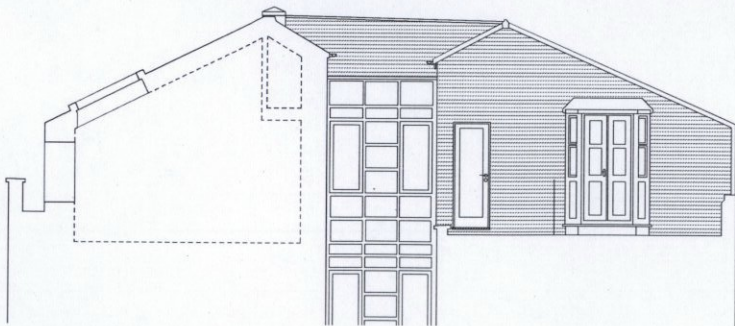
1 Section A-A
 Scale: 1:100

- Ridge Level
FFL: +15.500 M
- Loft Floor Level
FFL: +13.750 M
- Eaves Level
FFL: +11.900 M
- Fourth Floor Level
FFL: +11.200 M



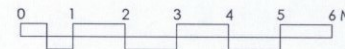
2 Section B-B
 Scale: 1:100

- Ridge Level
FFL: +15.500 M
- Loft Floor Level
FFL: +13.750 M
- Eaves Level
FFL: +11.900 M
- Fourth Floor Level
FFL: +11.200 M



3 Side Elevation
 Scale: 1:100

- Ridge Level
FFL: +15.500 M
- Loft Floor Level
FFL: +13.750 M
- Eaves Level
FFL: +11.900 M
- Fourth Floor Level
FFL: +11.200 M



Date	Description	By	Chk	Rev

TPM Limited
 5 Union Wharf, Islington
 London N1 7BL
 T: +44 (0) 20 7226 7454
 E: info@tpm-studio.co.uk



Client:
 Richard Collinge

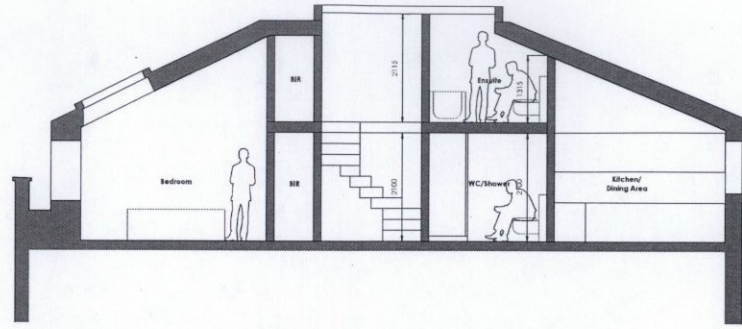
Project:
 Flat 6, 42-44 Queensway
 London W2

Drawing Title:
 Existing Section A-A, B-B
 & Side Elevation

Status:
PLANNING

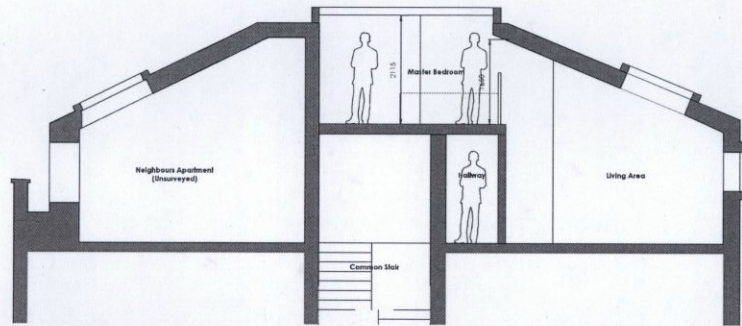
Status:
 1:100 @A3 Date:
 12/12/2014

Project No: Drawing No: Rev:
1002 E200 -



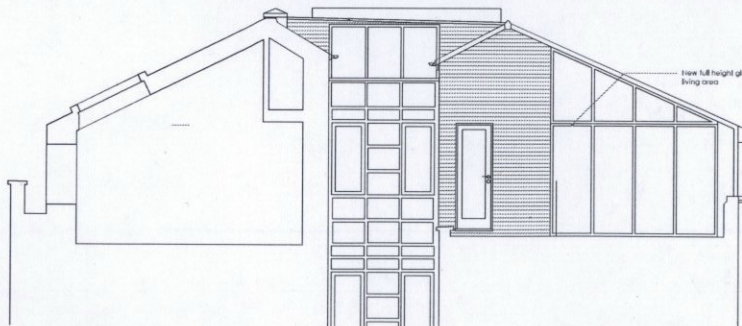
1 Section A-A
Scale: 1:100

- Ridge Level
FFL: +15.850 M
- Loft Floor Level
FFL: +13.500 M
- Eaves Level
FFL: +11.900 M
- Fourth Floor Level
FFL: +11.200 M



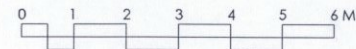
2 Section B-B
Scale: 1:100

- Ridge Level
FFL: +15.850 M
- Loft Floor Level
FFL: +13.500 M
- Eaves Level
FFL: +11.900 M
- Fourth Floor Level
FFL: +11.200 M

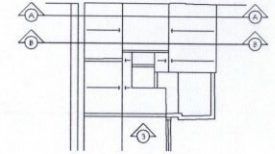


3 Side Elevation
Scale: 1:100

- Ridge Level
FFL: +15.850 M
- Loft Floor Level
FFL: +13.500 M
- Eaves Level
FFL: +11.900 M
- Fourth Floor Level
FFL: +11.200 M



Notes:
1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
3. Report all drawing errors, omissions and discrepancies to the architect.



Date	Description	By	Chk	Rev

TPM Limited
5 Union Wharf, Islington
London N1 7BL
T: +44 (0) 20 7226 7454
E: info@tpm-studio.co.uk



Client:
Richard Collinge

Project:
Flat 6, 42-44 Queensway
London W2

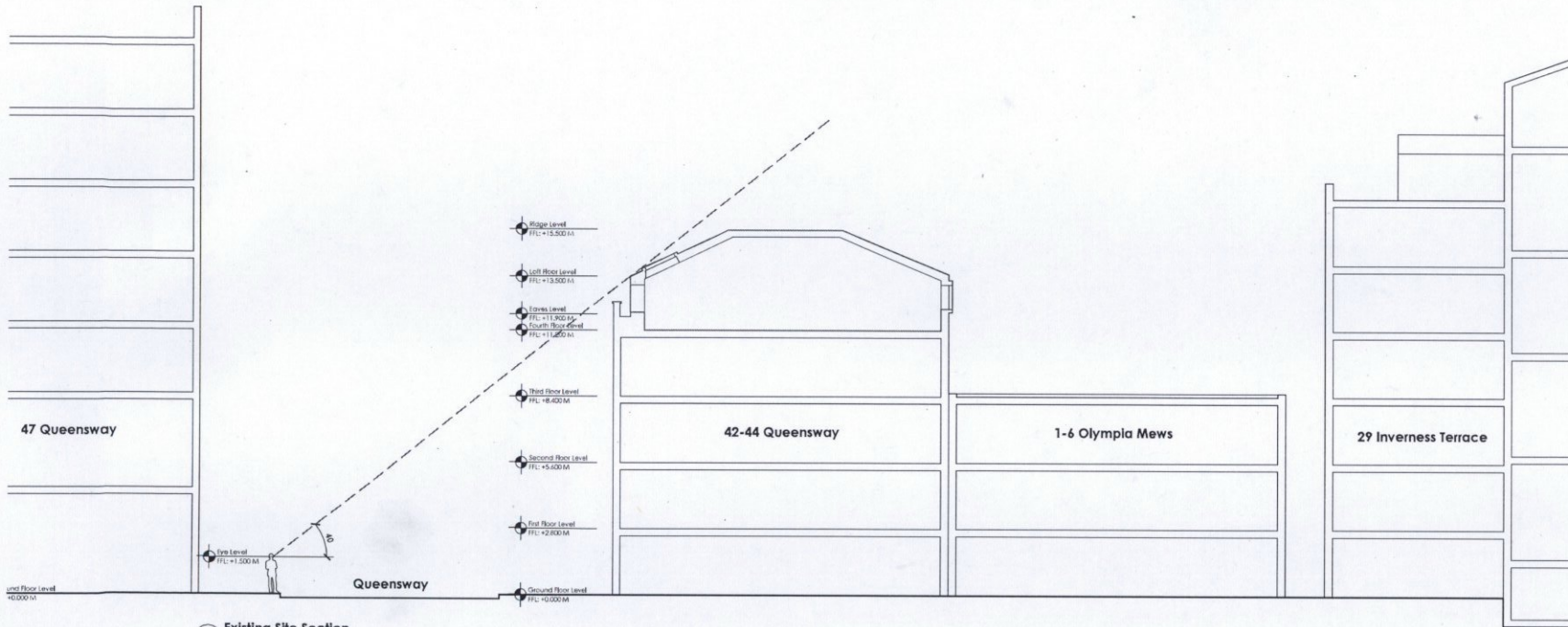
Drawing Title:
Proposed Section A-A, B-B
& Side Elevation

Status:
PLANNING

Status:
1:100 @A3
Date:
12/12/2014

Project No: 1002
Drawing No: D200
Rev: C

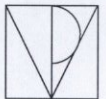
- Notes:
1. Do not scale from this drawing.
 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
 3. Report all drawing errors, omissions and discrepancies to the architect.



1 Existing Site Section
Scale: 1:200

Date	Description	By	Chk	Rev
------	-------------	----	-----	-----

TPM Limited
5 Union Wharf, Billington
London N1 7BL
T: +44 (0) 20 7226 7454
E: info@tpm-studio.co.uk



Client:
Richard Collinge

Project:
Flat 6, 42-44 Queensway
London W2

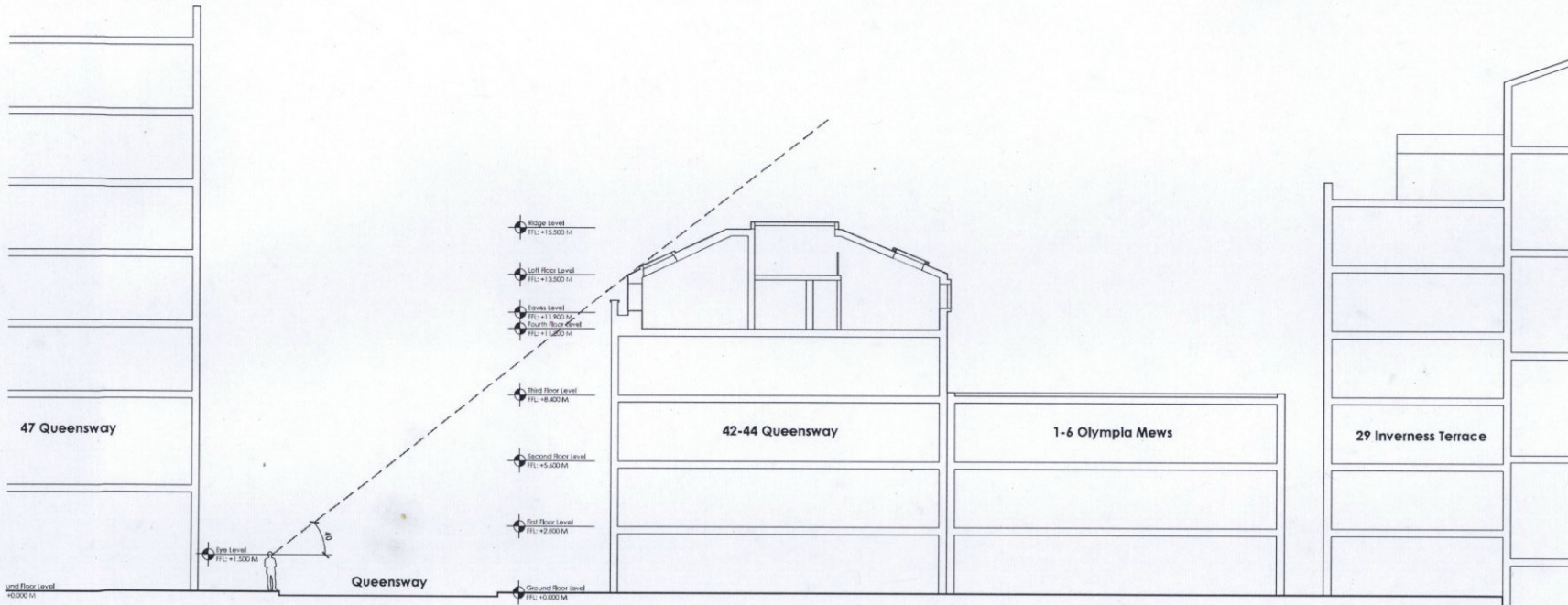
Drawing Title:
Existing Site Section with
Sight Lines

Status:
PLANNING

Status:
1:200 @A3 Date:
12/12/2014

Project No: Drawing No: Rev:
1002 E201 -

- Notes:
1. Do not scale from this drawings.
 2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
 3. Report all drawing errors, omissions and discrepancies to the architect.



1 Proposed Site Section
Scale: 1:200

Date	Description	By	Chk	Rev
------	-------------	----	-----	-----

TPM Limited
5 Union Wharf, Islington
London N1 7BL
T: +44 (0) 20 7226 7454
E: info@tpm-studio.co.uk



Client:
Richard Collinge

Project:
Flat 6, 42-44 Queensway
London W2

Drawing Title:
Proposed Site Section with
Sight Lines

Status:
PLANNING

Status: 1:200 @A3 Date: 12/12/2014

Project No: 1002 Drawing No: D201 Rev: -