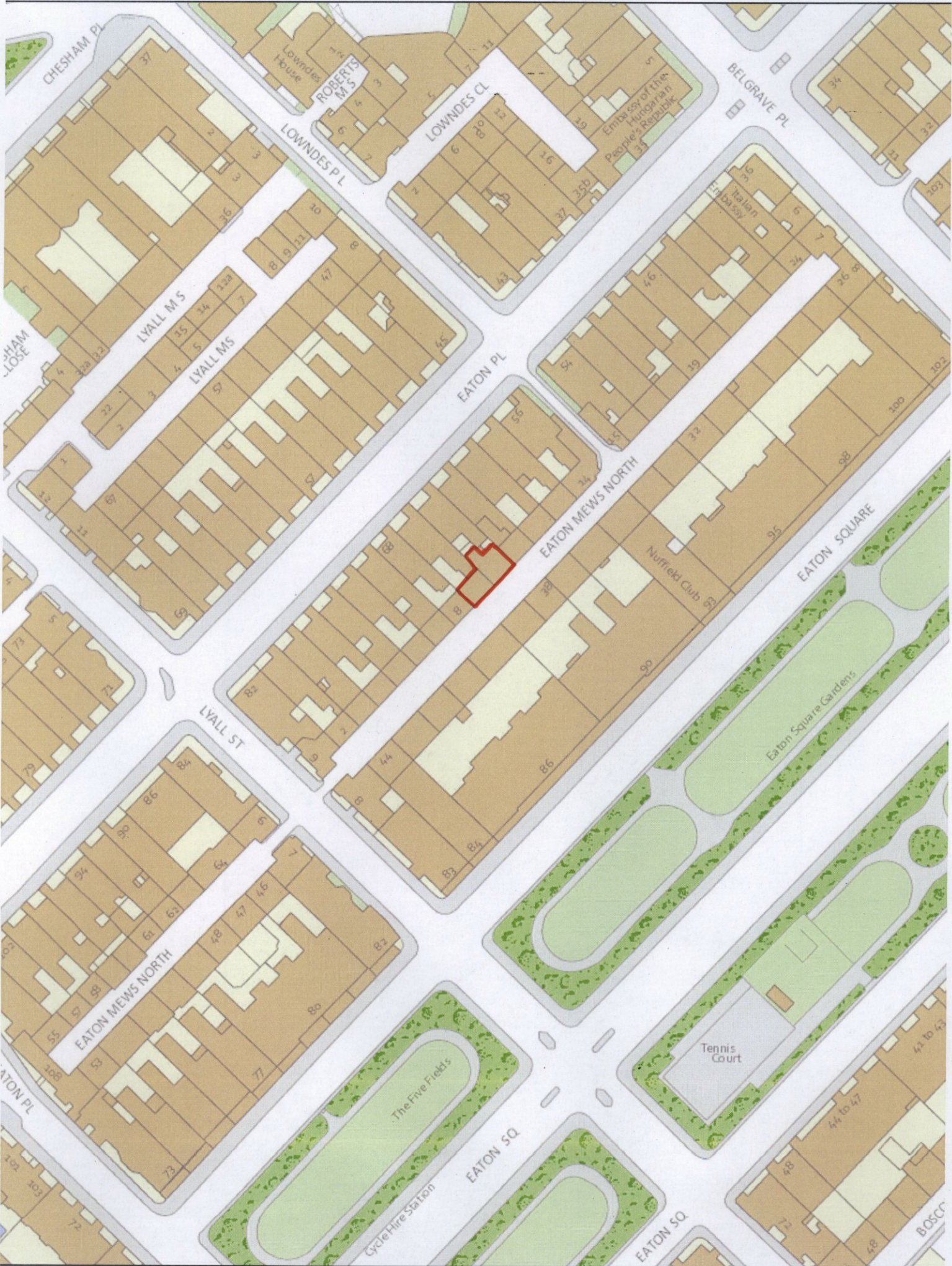


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 6 October 2015	Classification For General Release	
Report of Director of Planning	Wards involved Knightsbridge And Belgravia		
Subject of Report	9 and 10 Eaton Mews North, London, SW1X 8AR		
Proposal	Formation of a basement extension to Nos. 9 and 10 and use of the properties as two separate dwellings.		
Agent	Peek Architecture Ltd		
On behalf of	Care of Leconfield		
Registered Number	15/02961/FULL	TP / PP No	TP/25662/25661
Date of Application	02.04.2015	Date amended/ completed	15.04.2015
Category of Application	Minor		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		
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	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Grant conditional permission.





9 AND 10 EATON MEWS NORTH, SW1

2. SUMMARY

Nos. 9 and 10 Eaton Mews North is a single dwellinghouse comprising ground and first floor levels. The building is unlisted but within the Belgravia Conservation Area. Planning permission is sought for the formation of a basement extension to Nos. 9 and 10 and use of the properties as two separate dwellings (15/02961/FULL).

The key issues in this case are:

- The impact of the proposals on residential amenity.
- The impact of the proposals on the character and appearance of the conservation area.

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

3. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION

Any response to be reported verbally

HIGHWAYS PLANNING

Objection. Loss of existing off street car parking.

ENVIRONMENTAL HEALTH

No objection.

BUILDING CONTROL

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 43; Total No. of Replies: 5.

(Three from the same owner/occupier).

Amenity

- Loss of light and privacy from the proposed rear extensions and terraces. (These no longer form part of the application).

Design

- Proposed extensions are large and out of keeping with the scale of mews.

Other

- No notice received by adjoining occupiers of proposed development.
- Noise and disturbance caused during construction work.
- Loss of rent during construction work.

ADVERTISEMENT/SITE NOTICE: Yes.

4. BACKGROUND INFORMATION

4.1 The Application Site

Nos. 9 and 10 Eaton Mews North are two unlisted buildings within the Belgravia Conservation Area. The buildings are currently amalgamated into a single family dwelling comprising of ground and first floor levels. The building is located on the north side of Eaton Mews North.

4.2 Relevant History

9 Eaton Mews North

A Lawful Development Certificate was issued on the 20 March 2015 confirming that the excavation of a single level basement under the existing property (15/01707/CLOPUD) would be permitted development.

10 Eaton Mews North

A Lawful Development Certificate was issued on the 20 March 2015 for the excavation of a single level basement under the existing property (15/01709/CLOPUD) would be permitted development.

Planning permission was granted on the 27 January 1992 for an additional mansard floor on existing mews house and conservatory link to main house (64 Eaton Place) (91/04641/FULL).

5. THE PROPOSAL

Permission is sought for the formation of a basement extension to Nos. 9 and 10 and use of the property as two separate dwellings.

The proposal originally included the erection of rear extensions with terraces to the rear of both Nos. 9 and 10. However these were considered to be an uncharacteristic addition to the rear of the mews properties and have now been omitted from the scheme.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal seeks to provide additional residential floorspace and divide the properties back into two separate dwelling houses. In land use terms the proposals are considered acceptable and comply with Policy S14 of the City Plan and saved Policy H3 of the UDP.

6.2 Townscape and Design

The proposals seek to form a single storey basement extension beneath Nos. 9 and 10 Eaton Mews North. A Certificate of Lawful Development has been issued for both Nos. 9 and 10 for a new basement extension under the footprint of the main dwellinghouse but this has not been implemented.

The proposed basements under Nos. 9 and 10 will extend under the footprint of the building and under part of the rear courtyard area, but not full depth to the existing rear boundary walls.

The proposed basements will provide additional residential accommodation in the form of a gym, media room and utility room. Both basements will have an external lightwell to the rear to allow natural light into the basement areas. The external lightwells will not be visible from the public realm and there will be very limited views from the upper floor windows of the adjoining properties.

The building is not listed but nevertheless the proposed floor to ceiling height of the proposed basement extension does not exceed the floor to ceiling height of the upper ground floor level.

A structural method statement for the proposed basement extensions has been provided. The structural statement has been assessed by Building Control officers who have confirmed that

Item No.
3

the method of excavation is satisfactory. Conditions are recommended to control noise from building works and the submission of a Construction Management Statement.

6.3 Amenity

The proposed basements will not give rise to any amenity implications with regards to light and privacy.

Following the omission of the proposed rear extensions to Nos. 9 and 10, the remaining external alterations consist of the reconfiguration of the existing windows at rear first floor level and insertion of a new central window on both properties. These alterations benefit from permitted development rights under Schedule 2, Part 1 Class A of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015. The windows will serve a staircase and en-suite bathroom area and are proposed to be obscurely glazed and this will be secured by condition.

There are two existing extensions at rear ground floor level of Nos. 9 and 10 which are to remain. The only alteration proposed is to the design of the French doors and the existing extension to No. 9 whereby the depth of this extension will increase by 0.5m but will remain set back behind the existing closet wing extension of 66 Eaton Place. The proposed alterations are considered acceptable in amenity terms and also benefit from permitted development rights under Schedule 2, Part 1 Class A of The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.

6.4 Transportation/Parking

The property was originally designed as two separate dwellings. The mews is a private road and the existing garages to both properties are to be retained.

6.5 Economic Considerations

Not applicable.

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 these applications 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

Not applicable.

6.9 Environmental Assessment including Sustainability and Biodiversity Issues

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

6.10 Other Issues

The residential occupier of 66 Eaton Place has stated that they were not consulted about the proposals. However, the City Council had sent out neighbour notification letters to the nearest affected residential properties including 66 Eaton Place as well as placing a site notice and press notice to advertise the application.

Concern has been raised that the proposed works would result in a loss of rent to an adjoining property within the mews as a result of the noise and disturbance caused by the works. This is not a planning matter.

6.11 Conclusion

Subject to conditions, the applications are acceptable in design, listed building and amenity terms. In all other respects the proposals are considered acceptable.

BACKGROUND PAPERS

1. Application form.
2. Memorandum from Environmental Health dated 5 May 2015.
3. Memorandum from Highways Planning Manager dated 12 May 2015.
4. E-mail from Building Control dated 9 June 2015.
5. E-mail from the occupier of 11 Eaton Mews North dated 20 May 2015.
6. E-mail from the occupier of Flat 1, 62 Eaton Place dated 1 June 2015.
7. E-mail from the occupier of Flat 1, 66 Eaton Place dated 26 June 2015.
8. E-mail from the occupier of Flat 1, 66 Eaton Place dated 30 June 2015.
9. Letters from Peter Weatherhead Planning on behalf of the occupiers of Flat 1, 66 Eaton Place dated 6 July 2015 and 20 August 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT JULIA ASGHAR ON 020 7641 2518 OR BY E-MAIL – jasghar@westminster.gov.uk

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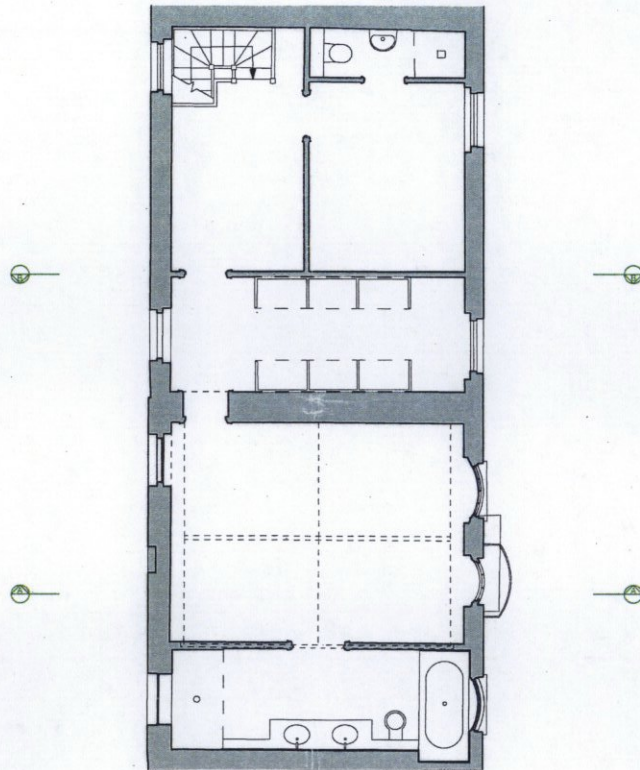
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DATE	REVISION	REVISION COMMENTS	AUTHOR	CHECKED
05-may-15	-	First Issue	YH	GT

**9 & 10 EATON MEWS NORTH,
LONDON**

DRAWING NAME:
EXISTING FIRST FLOOR PLAN

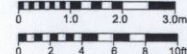
PROJECT NO: P728 DRAWING NO: EX102 REVISION: - SCALE @ SIZE: 1:100 @ A3
START DATE: JAN 2015 FIRST AUTHOR: YH

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Address: 12-13 Poland Street, London, W1F 8QB
Web: www.peekarchitecture.co.uk | Email: pro@peekarchitecture.co.uk | Tel: 2077 734 2094

North



Scale 1:100





Approximate ridge level -
not accessible

DATUM 18.00m

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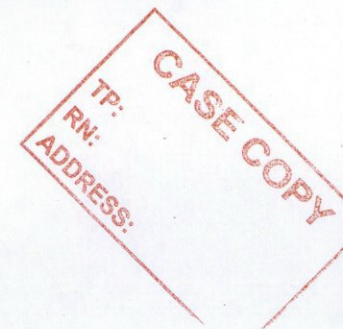
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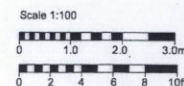
DATE	REVISION	REVISION COMMENTS	AUTHOR	CHECKED
19-01-15	-	First issue	YH	GT

**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME:
EXISTING REAR ELEVATION

PROJECT NO: DRAWING NO: REVISION: SCALE @ SIZE:
P728 EX105 - 1:100 @ A3
START DATE: FIRST AUTHOR:
JAN 2015 YH

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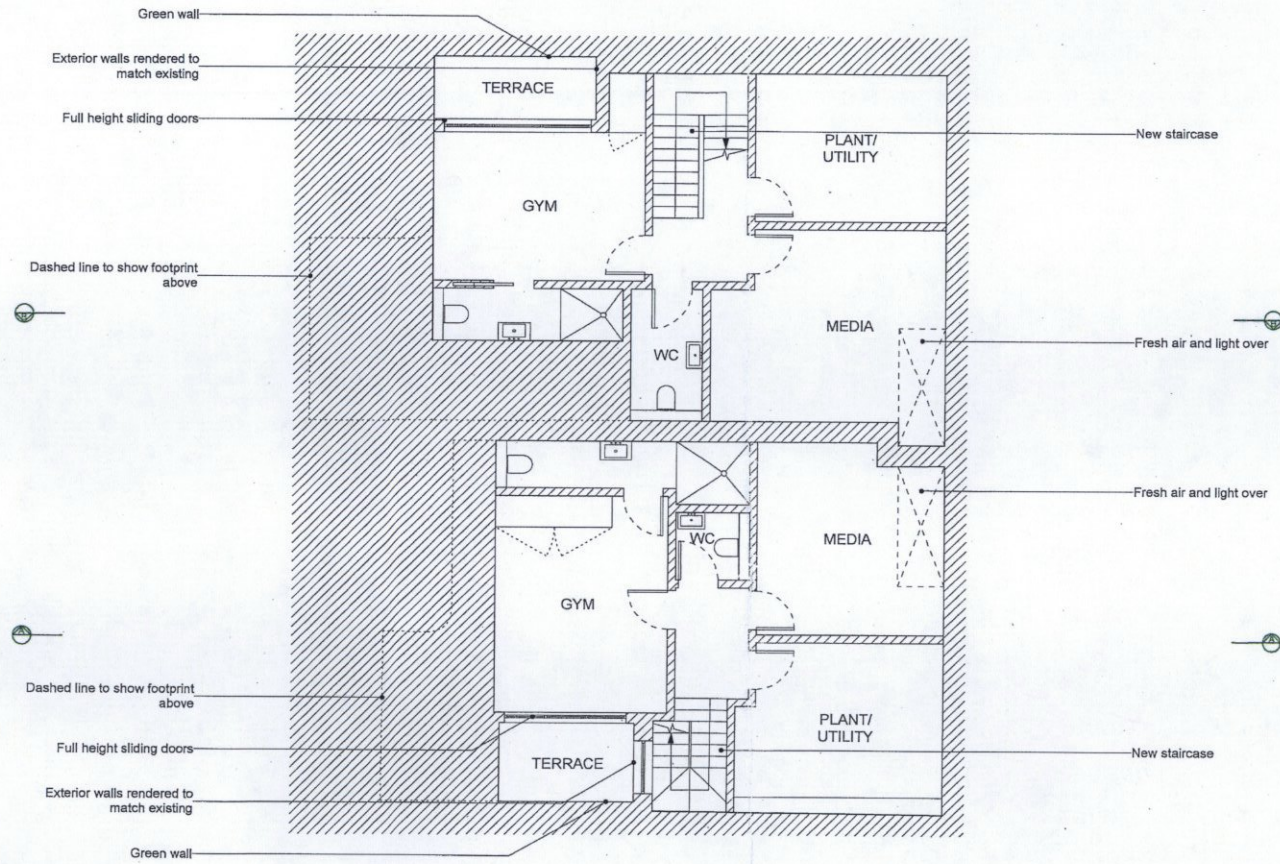
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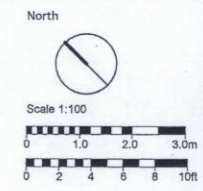
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DATE:	REVISION:	REVISION COMMENTS:	AUTHOR:	CHECKED:
04-06-15	D	Staircase amended	YH	GT
27-07-15	C	Design update	YH	GT
01-04-15	B	Design update	YH	GT
30-03-15	A	Structure added and wall changed	YH	GT
30-03-15	-	First issue	YH	GT

**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME:
PROPOSED BASEMENT PLAN

PROJECT NO: **P728** DRAWING NO: **PL100** REVISION: **D** SCALE @ SIZE: **1:100 @ A3**
START DATE: **JAN 2015** FIRST AUTHOR: **YH**

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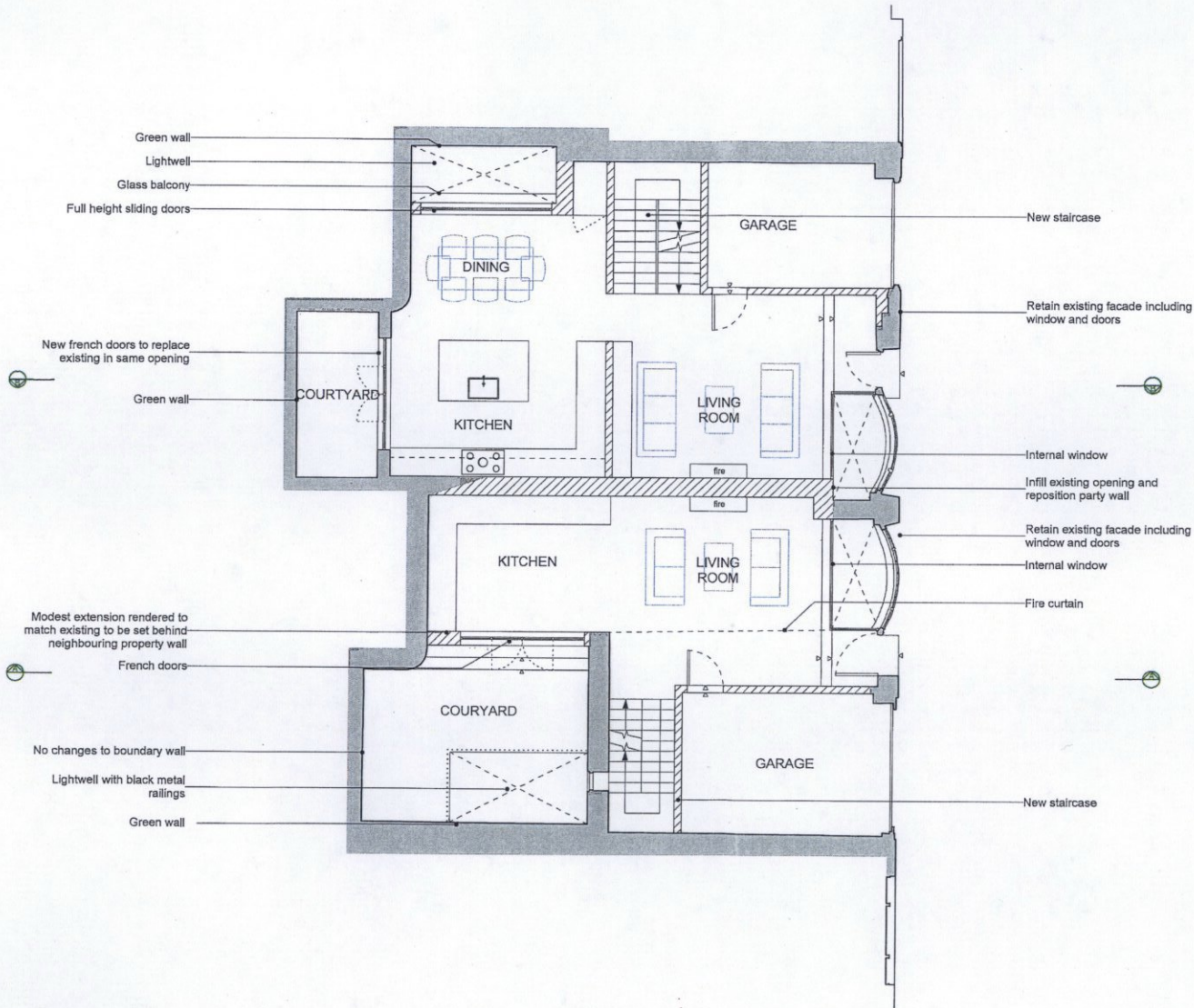
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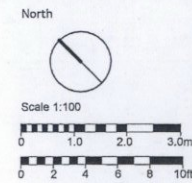
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DATE:	REVISION:	REVISION COMMENTS:	AUTHOR:	CHECKED:
12-06-15	C	Notes expanded	YH	GT
04-08-15	B	Garage amended	YH	GT
27-07-15	A	Rear extensions amended	YH	GT
04-09-15	-	Final Issue	YH	GT

9 & 10 EATON MEWS NORTH, LONDON

PROPOSED GROUND FLOOR PLAN

PROJECT NO: P728 DRAWING NO: PL101 REVISION: C SCALE @ SIZE: 1:100 @ A3
START DATE: JAN 2015 FIRST AUTHOR: YH



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Web: www.peakarchitecture.co.uk | Email: gregor@peakarchitecture.co.uk | Tel: 0207 734 3094

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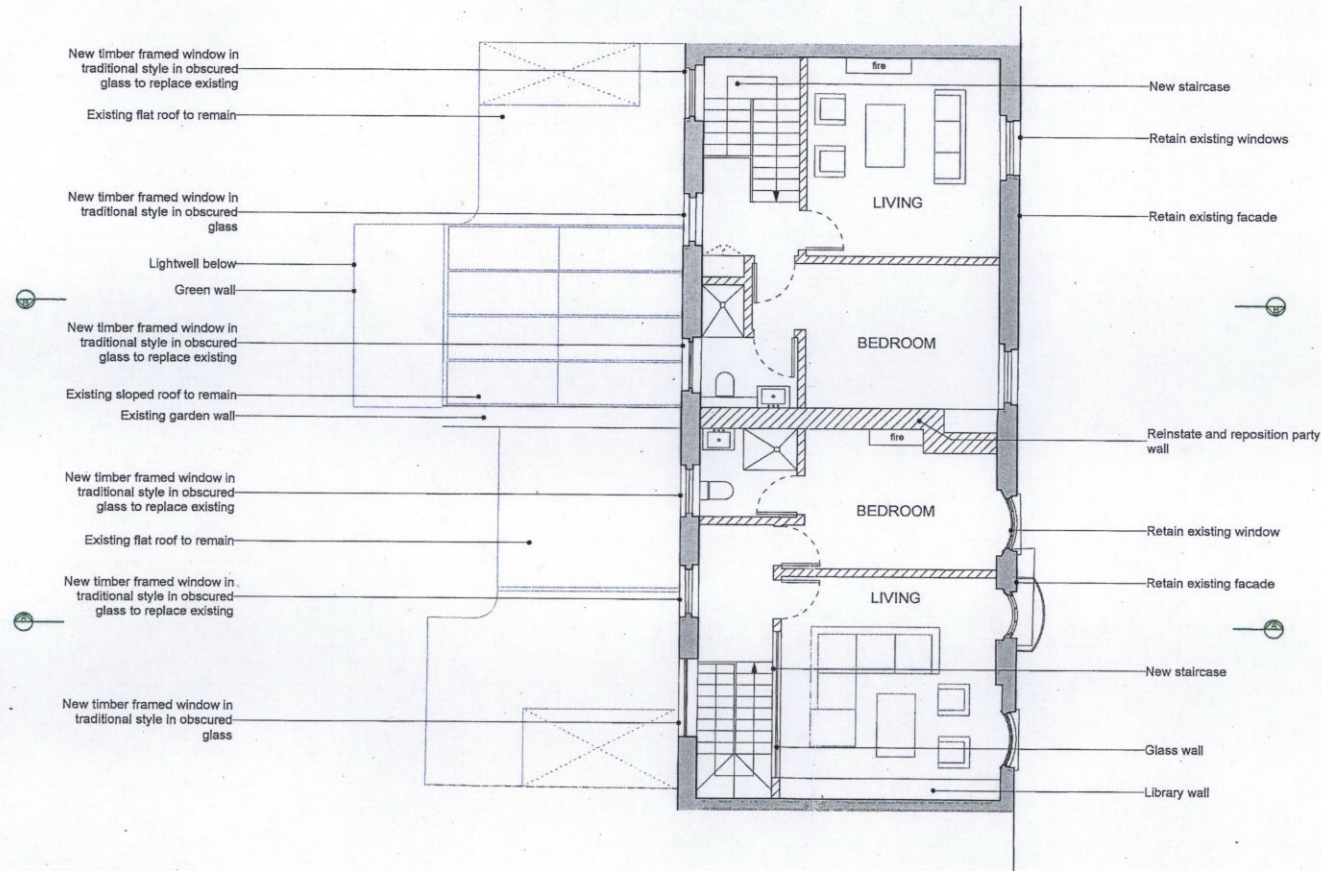
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DATE	REVISION	REVISION COMMENTS:	AUTHOR:	CHECKED:
04-06-15	D	Stairs amended	YH	GT
27-07-15	C	Ground floor extension amended	YH	GT
17-07-15	B	First floor extension omitted	YH	GT
01-07-15	A	Terraces removed	YH	GT
05-mch-15	-	Final issue	YH	GT

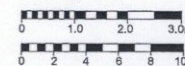
9 & 10 EATON MEWS NORTH, LONDON
DRAWING NAME:
PROPOSED FIRST FLOOR PLAN

PROJECT NO: **P728** DRAWING NO: **PL102** REVISION: **D** SCALE @ SIZE: **1:100 @ A3**
START DATE: **JAN 2015** FIRST AUTHOR: **YH**

North



Scale 1:100



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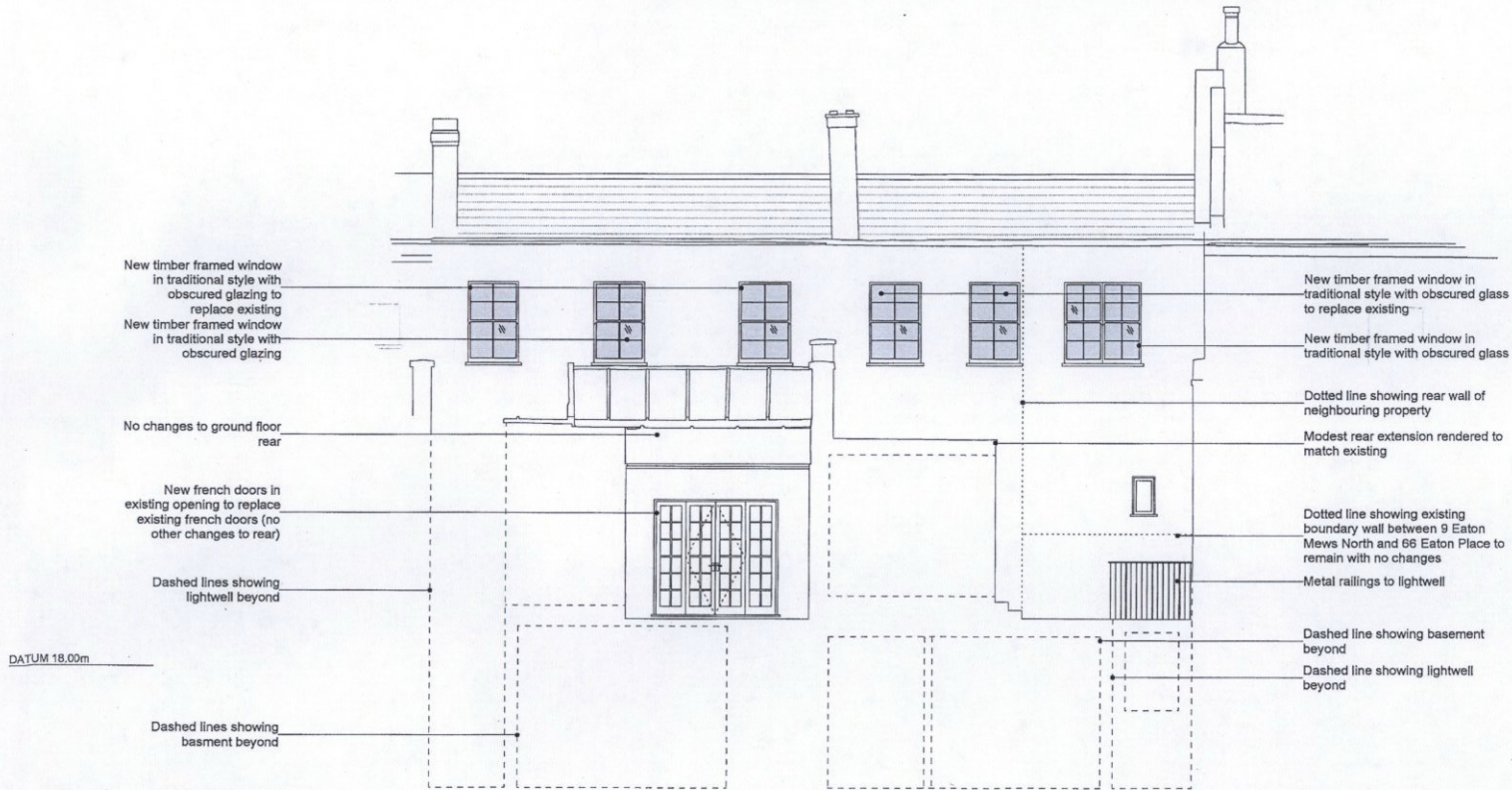
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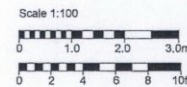
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12-06-15	D	Notes expanded	YH	GT
27-07-15	C	Ground floor extension omitted	YH	GT
17-07-15	B	First floor extension omitted	YH	GT
01-07-15	A	Terraces omitted	YH	GT
16-may-15	-	Final Issue	YH	GT
DATE:	REVISION:	REVISION COMMENTS:	AUTHOR:	CHECKED:

**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME:
PROPOSED REAR ELEVATION

PROJECT NO: DRAWING NO: REVISION: SCALE @ SIZE:
P728 PL105 D 1:100 @ A3
START DATE: FIRST AUTHOR:
JAN 2015 YH



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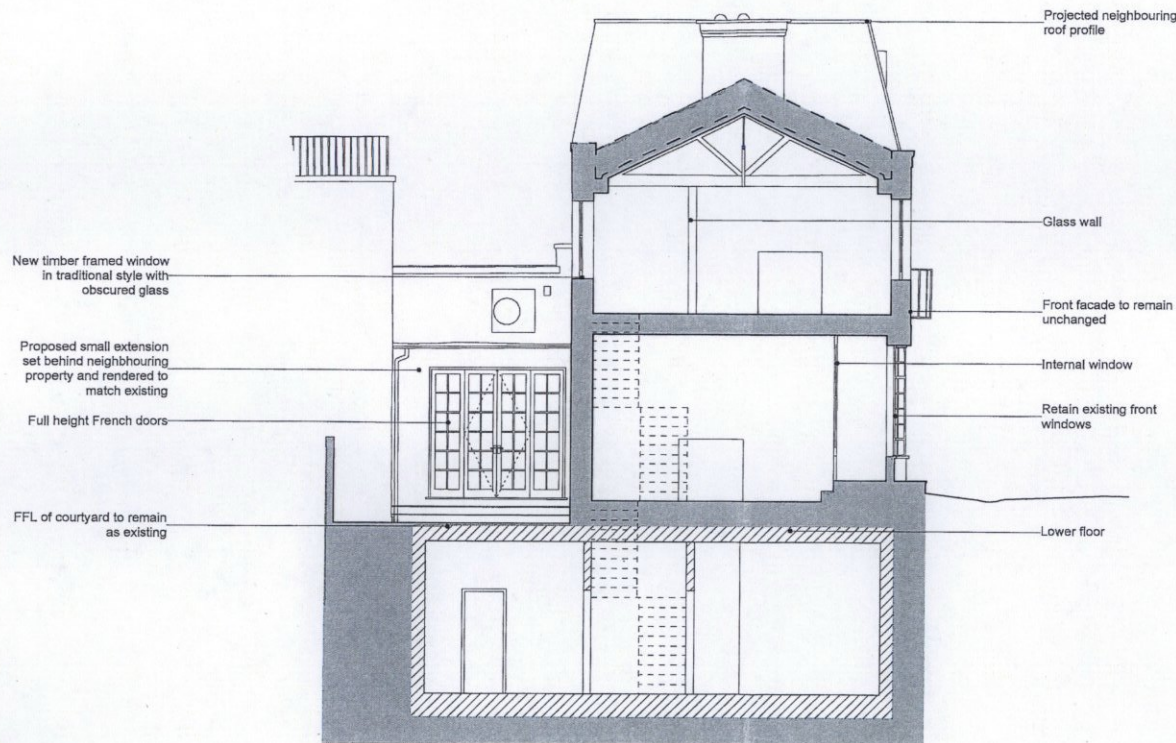
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DATUM 18.

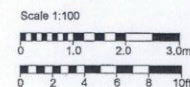
DATE	REVISION	REVISION COMMENTS	AUTHOR	CHECKED
27-07-16	C	Ground floor extension amended	YH	GT
17-07-16	B	First floor extension omitted	YH	GT
01-07-15	A	Terrace omitted	YH	GT
04-06-15	-	First issue	YH	GT

**9 & 10 EATON MEWS NORTH,
LONDON**

DRAWING NAME:
PROPOSED SECTION AA (two nos)

PROJECT NO: DRAWING NO: REVISION: SCALE @ SIZE:
P728 PL106 C 1:100 @ A3
 START DATE: FIRST AUTHOR:
JAN 2015 YH

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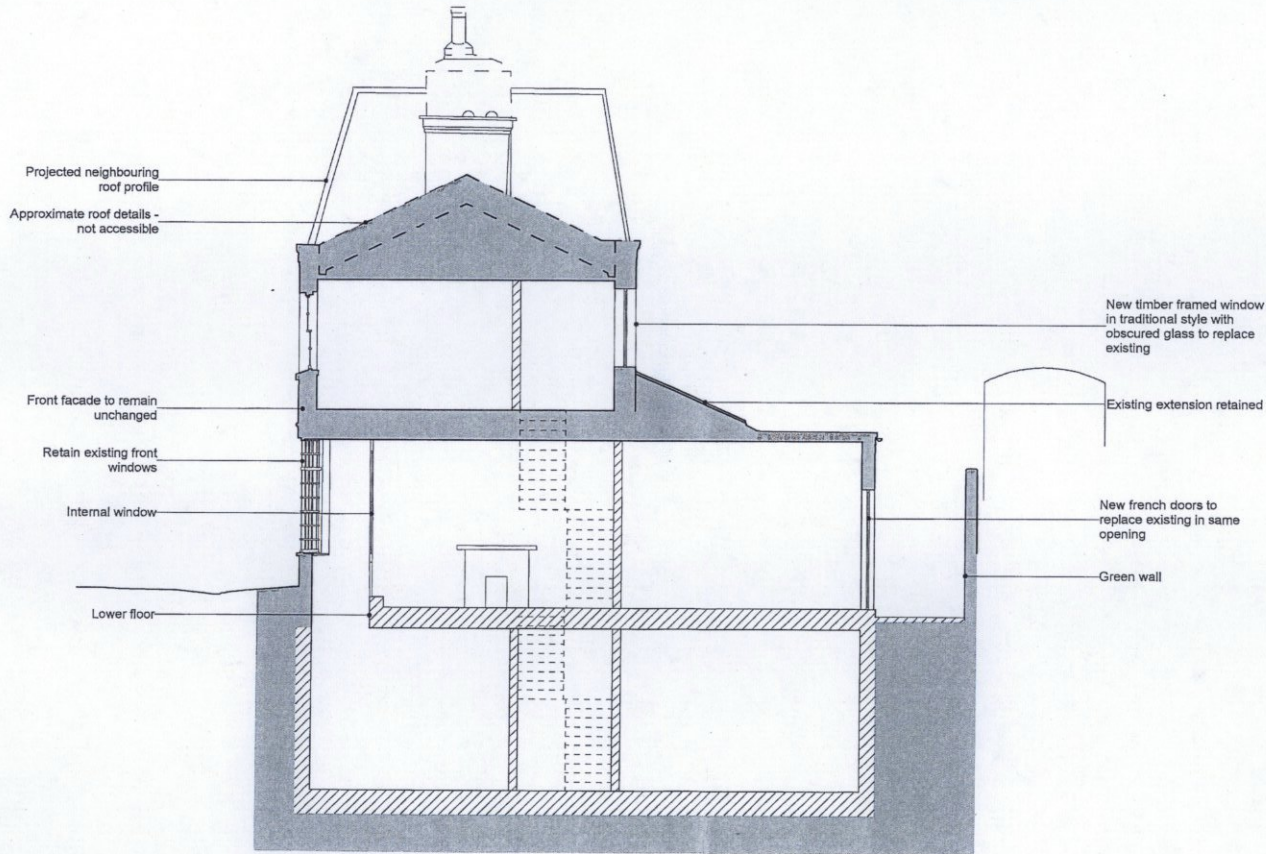
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DATUM 18.00m

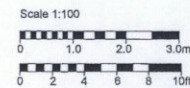
CASE COPY
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 ADDRESS:

DATE	REVISION	REVISION COMMENTS	AUTHOR	CHECKED
13-08-16	C	Note expanded	YH	OT
27-07-16	B	Ground floor extension omitted	YH	OT
17-07-16	A	First floor extension omitted	YH	OT
06-05-15	-	First Issue	YH	OT

9 & 10 EATON MEWS NORTH, LONDON

DRAWING NAME:
PROPOSED SECTION BB *(two No 10)*

PROJECT NO: P728 DRAWING NO: PL107 REVISION: C SCALE @ SIZE: 1:100 @ A3
 START DATE: JAN 2015 FIRST AUTHOR: YH



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 Address: 12-13 Palind Street, London, W1F 8JH
 Web: www.peekarchitecture.co.uk | Email: georgie@peekarchitecture.co.uk | Tel: 0207 734 3004

DRAFT DECISION LETTER

Address: 9 and 10 Eaton Mews North, London, SW1X 8AR

Proposal: Formation of a basement extension to Nos. 9 and 10 and use of the properties as two separate dwellings.

Plan Nos: EX100, EX200, EX101, EX102, EX103, EX104, EX105, EX106, EX107, PL100 Rev. D, PL101 Rev. C, PL102 Rev. D, PL103 Rev. B, PL104, PL105 Rev. D, PL106 Rev. C, PL107 Rev. C and Design and Access Statement dated August 2015.

For Information purposes only: Structural Method Statement in support of a planning application by Peek Architecture for a subterranean development Rev. A prepared by Duffy Associates Consulting Engineers dated 27 March 2015 (see informative 3) and Construction Management Plan dated March 2015 (see informative 4).

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 Except for basement excavation work, 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.

You must carry out basement excavation work only:

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

Noisy work must not take place outside these hours. (C11BA)

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 Belgravia 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 **Pre Commencement Condition.** No development shall take place, including any works of demolition, until a construction management plan for the proposed development has been submitted to and approved in writing by the City Council as local planning authority. The plan shall provide the following details:
- (i) a construction programme including a 24 hour emergency contact number;
 - (ii) parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
 - (iii) locations for loading/unloading and storage of plant and materials used in constructing the development;
 - (iv) erection and maintenance of security hoardings (including decorative displays and facilities for public viewing, where appropriate);
 - (v) wheel washing facilities and measures to control the emission of dust and dirt during construction; and
 - (vi) a scheme for recycling/disposing of waste resulting from demolition and construction works.

You must not start work until we have approved what you have sent us. You must then carry out the development in accordance with the approved details.

Reason:

To protect the environment of residents and the area generally as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007.

- 5 The windows at rear first floor level hereby approved and as shown annotated on drawing PL105 Rev. D must not be clear glass. You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

Reason:

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

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 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 4 For the avoidance of doubt the Construction Management Plan required under condition 4 shall be limited to the items listed. Other matters such as noise, vibration, dust and construction methodology will be controlled under separate consents including the Control of Pollution Act 1974 and the Building Regulations. You will need to secure all necessary approvals under these separate regimes before commencing relevant works.