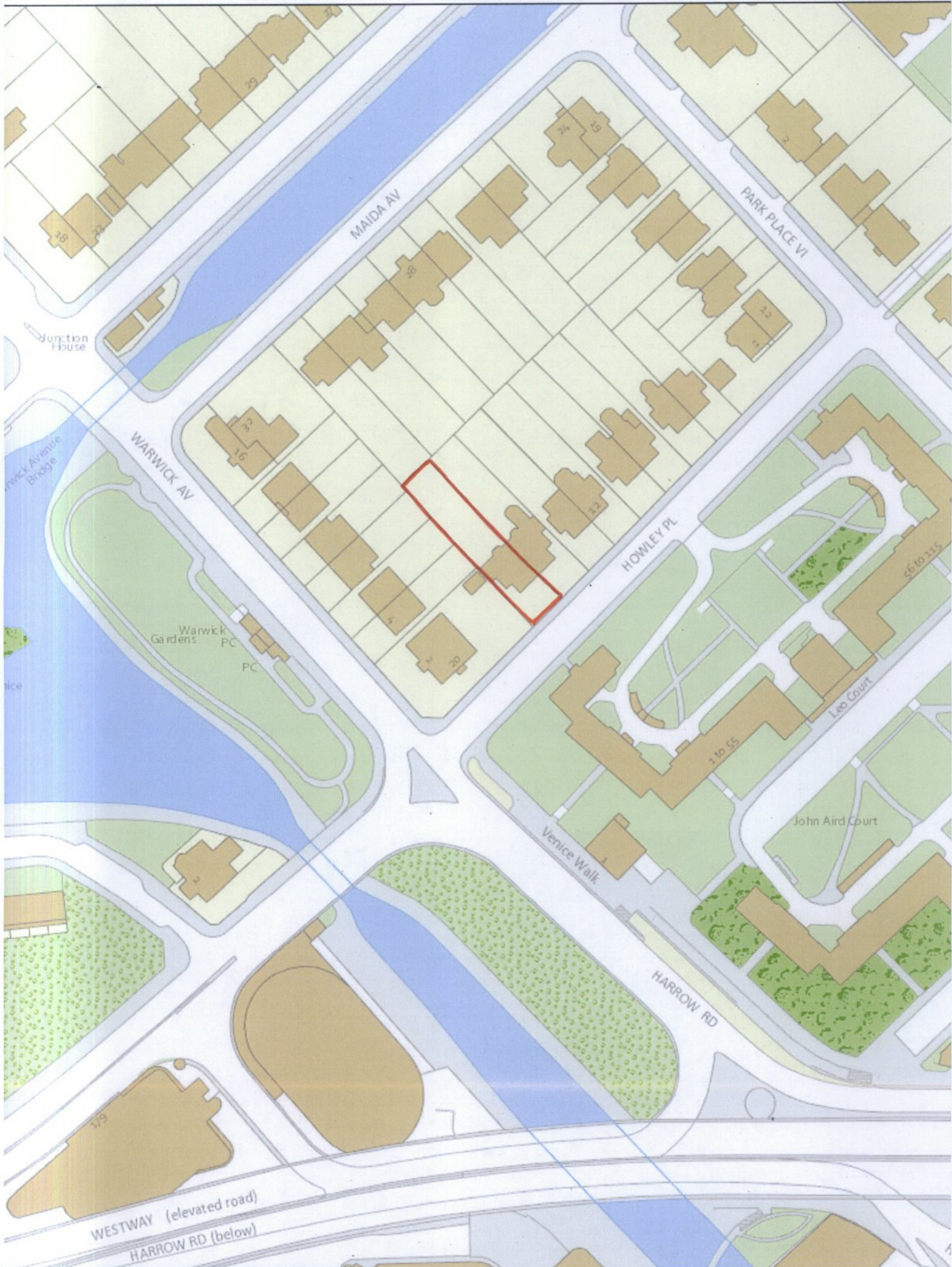


<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 10 November 2015	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Wards involved</b> Little Venice	
<b>Subject of Report</b>	<b>18 Howley Place, London, W2 1XA</b>		
<b>Proposal</b>	Erection of outbuilding in the rear garden.		
<b>Agent</b>	CgMs		
<b>On behalf of</b>	Mr Rafael Marin		
<b>Registered Number</b>	15/06523/FULL 15/06524/LBC	<b>TP / PP No</b>	TP/13845
<b>Date of Application</b>	17.07.2015	<b>Date amended/ completed</b>	07.08.2015
<b>Category of Application</b>	Minor		
<b>Historic Building Grade</b>	Grade II Listed Building		
<b>Conservation Area</b>	Maida Vale		
<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

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.



25 Aug 2015 11:32:43



18 HOWLEY PLACE, W2

## 2. SUMMARY

The applications relate to 18 Howley Place which is a dwellinghouse that forms one half of a Grade II listed semi-detached paired villa situated within the Maida Vale Conservation Area. Planning permission and listed building consent are sought in respect of the recently erected outbuilding to the rear garden.

The key issues in this case are:

- The impact on the setting of the Grade II listed building and the character and appearance of the Maida Vale Conservation Area.
- The impact on the amenity of neighbouring residents.

The proposal is considered to be acceptable in both design and amenity terms in accordance with the relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (the City Plan) and the applications are therefore recommended for approval.

## 3. CONSULTATIONS

### PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY

No comments received to date.

### ARBORICULTURAL MANAGER

No objections.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 18; Total No. of Replies: 3.

The following concerns were raised:

- The size of the rear outbuilding is excessive for its purpose.
- Approving ever-larger garden structures diminishes the principle of the conservation area.
- The outbuilding detracts from the overall character of the area and the general ambience of adjoining gardens.
- The bulk and unsightly appearance.
- The height, width and depth of the shed adds to the degradation of the shared amenity area.

ADVERTISEMENT/SITE NOTICE: Yes.

## 4. BACKGROUND INFORMATION

### 4.1 The Application Site

18 Howley Place forms one half of a Grade II listed semi-detached paired villa situated within the Maida Vale Conservation Area. The property is in use as a dwellinghouse.

### 4.2 Relevant History

There is no relevant planning history on this site.

## 5. THE PROPOSAL

Planning permission and listed building consent are sought in respect of the recently erected outbuilding to the rear garden.

The shed in the front garden has now been omitted from this proposal.

## 6. DETAILED CONSIDERATIONS

### 6.1 Land Use

The proposal is considered to accord with Policy H3 of the UDP, which states that extensions to residential properties are acceptable in principle. A condition is recommended to ensure that the use of the rear outbuilding remains in use for purposes which are incidental to the enjoyment of the main dwellinghouse.

### 6.2 Townscape and Design

A number of properties in the surrounding area have obtained planning permission for outbuildings/summerhouses in the rear gardens, including No.12 Howley Place and No. 20 Howley Place. The principle of such an outbuilding is therefore considered to be acceptable. Neighbouring occupiers have raised concerns in respect of the alleged excessive size of the outbuilding in the rear garden, its bulk and unsightly appearance and the impact it has on the conservation area and the surrounding gardens. However, it is considered that in the context of this large garden, which is not visible in public views, and given its inset from the boundaries and its relatively modest height (under 2.5 metres), this appropriately designed outbuilding would not harm the setting of the listed building and would preserve the character and appearance of the Maida Vale Conservation Area. It therefore complies with the objectives of Policies DES1, DES5, DES9 and DES10 of the adopted UDP as well as Policies S25 and S28 of the adopted City Plan.

### 6.3 Amenity

Given its relatively modest height, its inset from the boundaries and the presence of the existing walls and fences on these boundaries, it is considered that the outbuilding in the rear garden would not have a material detrimental impact on the users of the surrounding gardens. The objections raised by neighbouring occupiers therefore cannot be supported in this instance. The works therefore comply with the objectives of Policy ENV13 of the adopted UDP and Policy S29 of the adopted City Plan.

### 6.4 Highways/Parking Issues

Not relevant in the determination of this application.

### 6.5 Equalities and Diversities

Not relevant in the determination of this application.

### 6.6 Economic Considerations

Not relevant in the determination of this application.

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

None relevant.

### **6.8 London Plan**

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

### **6.9 Planning Obligations**

Not relevant in the determination of this application.

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

The City Council's Arboricultural Manager has raised no objections regarding the impact on trees within the application site and on neighbouring land.

### **6.11 Conclusion**

The development is considered to be acceptable in both design and amenity terms in accordance with the relevant policies in the UDP and the City Plan and the applications are therefore recommended for approval.

## **BACKGROUND PAPERS**

1. Application forms
2. Memorandum from Arboricultural Manager dated 26 August 2015
3. Letter from the occupier of 30 Maida Avenue dated 13 August 2015
4. Letter from the occupier of Flat 17, 14 Howley Place dated 15 August 2015
5. Letter from the occupier of 8 Warwick Avenue dated 28 August 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT NATHAN BARRETT ON 020 7641 5943 OR BY E-MAIL – [nbarrett@westminster.gov.uk](mailto:nbarrett@westminster.gov.uk)

**DRAFT DECISION LETTER**

**Address:** 18 Howley Place, London, W2 1XA

**Proposal:** Erection of outbuilding in the rear garden.

**Plan Nos:** Site Location Plan, 1 (Amended 13/10), 2 (Amended 13/10), 3 (Amended 13/10) and Design, Access and Planning Statement (October 2015).

**Case Officer:** Claire Berry

**Direct Tel. No.** 020 7641 4203

**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 The outbuilding in the rear garden hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse at 18 Howley Place.

**Reason:**

To protect the environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV13 of our Unitary Development Plan that we adopted in January 2007.

**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.

**DRAFT DECISION LETTER**

**Address:** 18 Howley Place, London, W2 1XA

**Proposal:** Erection of outbuilding in the rear garden.

**Plan Nos:** Site Location Plan, 1 (Amended 13/10), 2 (Amended 13/10), 3 (Amended 13/10) and Design, Access and Planning Statement (October 2015).

**Case Officer:** Claire Berry **Direct Tel. No.** 020 7641 4203

Unconditional or if an Advert Application only the standard advert conditions

- 1 The works 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.

**Informative(s):**

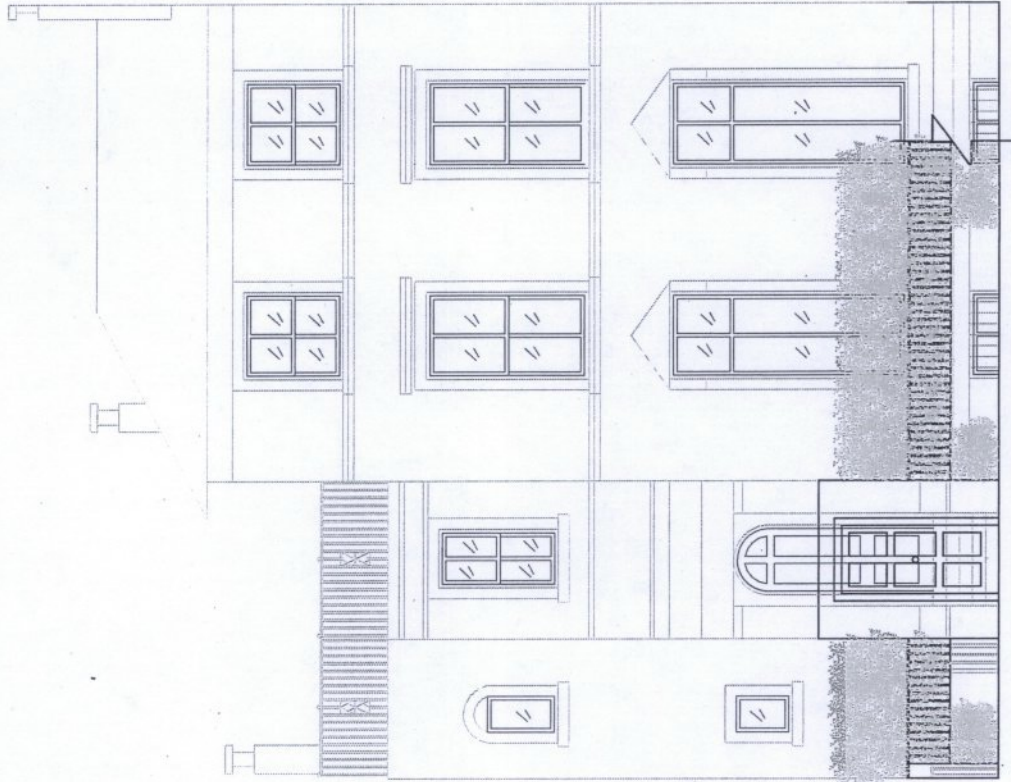
- 1 **SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT -**  
In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

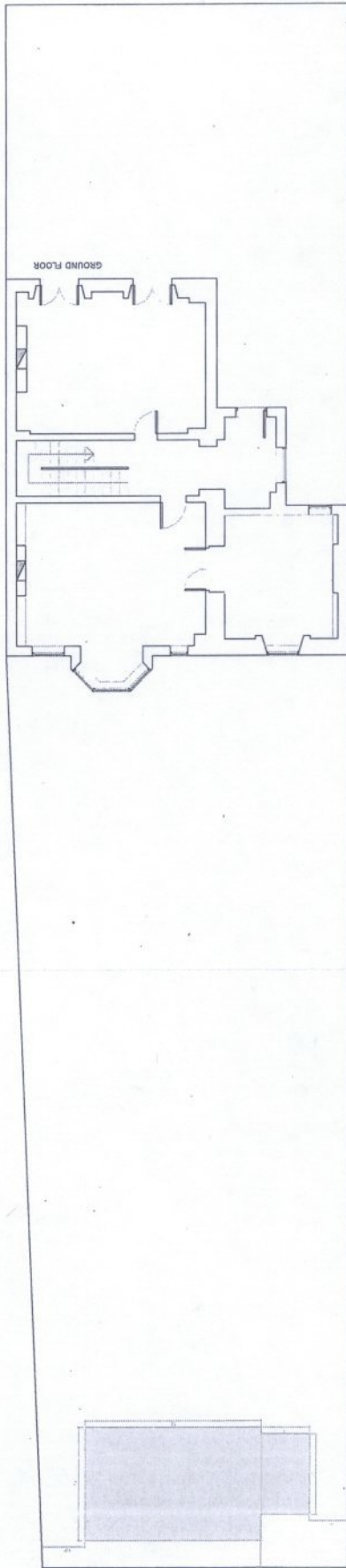
S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.



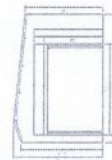
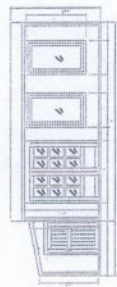


FRONT FACADE

PROJECT:	18 HOWLEY PLACE, W21XA		
FLOOR:	FRONT FACADE		
SCALE:	1/50	A2	DATE:
			08/07/2018



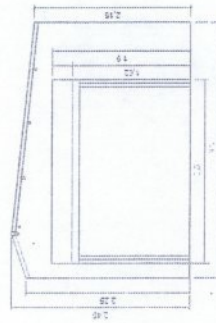
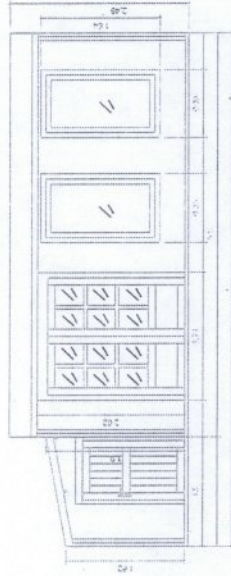
PLOT PLAN



MODEL PremiumPlus

PROJECT:	18 HOWLEY PLACE, W21XA		
PLAN:	PLOT PLAN		
SCALE:	1/50	AD	1
DATE:	06/02/2015		

MODEL PremiumPlus



PROJEKT	18 HOWLEY PLADE, W21 XA		
PLAN	GARDEN STORAGES		
FIGUR	1/50	A2	3
DATE	06/07/2018		