

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 17 November 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	30 South Eaton Place, London, SW1W 9JJ		
Proposal	Extensions at lower ground, first and second floor levels.		
Agent	Quantum Link Associates		
On behalf of	Mr Pietro Maria Tantalo		
Registered Number	15/04221/FULL	TP / PP No	TP/8444
Date of Application	13.05.2015	Date amended/ completed	13.05.2015
Category of Application	Other		
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.





30 SOUTH EATON PLACE, SW1

2. SUMMARY

30 South Eaton Place is in use as a single family dwelling. Planning permission is sought for the erection of a conservatory at rear lower ground floor level and extensions to the rear closet wing at first and second floor level.

The key issues for consideration are:

- The impact of the proposals on the character of the Belgravia Conservation Area.
- The amenity impact of the extensions.

The proposals are considered acceptable and comply with policies within Westminster's City Plan: Strategic Policies (the City Plan) and the Unitary Development Plan (UDP) and approval is recommended.

3. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 13; Total No. of Replies: 5.

Five (from/on behalf of four properties)

Four neighbouring residents have raised objections on the following grounds:

Design

- The proposed extensions are an eyesore, and the massing and bulk are not in keeping with the conservation area.
- The extension at second floor level projects beyond the neighbouring extension.

Amenity

- Light and privacy to surrounding residential properties.
- Question the accuracy/methods used in the sunlight and daylight report.

ADVERTISEMENT/SITE NOTICE: Yes

REVISED APPLICATION (amendments to second floor extension and submission of revised sunlight and daylight report)

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 4; Total No. of Replies: 0.

Any response to be reported verbally.

4. BACKGROUND INFORMATION

4.1 The Application Site

30 South Eaton Place is an unlisted single family dwellinghouse comprising basement, ground, and two upper floors and falls within the Belgravia Conservation Area. The property is located close to the junction with Chester Row and a number of properties within Chester Row back onto the rear garden of the application property.

4.2 Relevant History

Planning permission was granted on 16 June 1987 for alteration and extensions.

Planning permission was granted on 14 December 2000 for the erection of a rear conservatory at lower ground level, extension at rear first floor level and rear balcony at ground level to provide additional residential accommodation to the single dwellinghouse.

5. THE PROPOSAL

Planning permission is sought for the erection of a conservatory at rear lower ground floor level and extensions to the rear closet wing at first and second floor level.

The application has been revised during the course of the application to reduce the depth of the proposed second floor extension.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal to extend this single family dwelling is considered acceptable in principle and is in line with Policy H3 of the UDP and S14 of the City Plan.

6.2 Townscape and Design

Objections have been received to the application on design and conservation grounds. A similar conservatory and first floor extension were approved in December 2000. Whilst this was some time ago the situation and design policies are not considered to have changed sufficiently to suggest the works are no longer acceptable. The proposed conservatory is located at low level and is of traditional lightweight design. The extension at first floor level would be constructed of brick to match the existing and given the enclosed nature of the site, the extension is not considered to harm the character or appearance of the conservation area.

The proposed extension at second floor level would normally be considered contentious and contrary to Policy DES5 of the UDP. However, given the clad extension at No. 32 and when considered in the context of other extensions to the rear of this terrace, an extension at this level is considered acceptable. The application has been revised during the course of consideration to match that at No. 32 in terms of its depth. The proposed size of the extension is therefore considered to be sufficiently subordinate to the host building.

The proposed extensions are therefore considered acceptable in townscape grounds in accordance with Policies DES1, DES5, DES9, S25 and S28.

6.3 Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect the amenity of existing residents from the effects of new development. Three neighbouring residents have raised objections to the proposal on the grounds of loss of light and privacy.

The proposed extensions do not include windows in the flank elevation and it is not therefore considered that the proposals raise privacy issues. A condition is recommended to prevent the use of the roof of the extensions as a terrace. The conservatory at basement level is within

the lightwell area, largely contained below the boundary wall and will not impact on neighbouring properties.

The proposed extensions at first and second floor level will be of a similar height and bulk to that at the neighbouring property at No. 32 South Eaton Place. These extensions will be prominent when viewed from the rear of Nos. 31 and 33 Chester Row, which run at 90 degrees to properties on South Eaton Place and whose gardens back onto the application site. Whilst the extensions will result in some increased sense of enclosure to these properties, particularly to the lower floors, they will be set within the context of the neighbouring extensions at No.32, and given these properties are in use as single family dwellinghouses, it is not considered so significant to justify a refusal.

The applicant has submitted a sunlight and daylight report in support of their application (which has been revised during the course of the application). The recommendation in the BRE guide is that reductions of over 20% of existing daylight levels are likely to be noticeable. The BRE guidelines acknowledge that existing windows with balconies above them typically receive less daylight, and that even a modest obstruction opposite may result in a large relative impact on the VSC. In respect of sunlight, the BRE guidelines suggest that a dwelling will appear reasonably well sunlit provided that at least one main window wall faces within 90% of due south and it receives at least a quarter of annual probable sunlight hours, including 5% of annual probable sunlight hours during the winter months. As with the tests for daylighting, the guidance recommends that any reduction below this level should be kept to a minimum; if a window will not receive the amount of sunlight suggested, and the available sunlight hours is reduced to less than four-fifths of its previous level over the whole year or during the winter months, the reduction would be noticed by the occupiers.

The daylight report demonstrates that the French doors at lower ground floor level within 31 Chester Row would see more than a 20% reduction in daylight Vertical Sky Component (VSC) level. However, the doors are located below a small projecting balcony and metal stair and already receive a low level of daylight, so the actual loss in VSC to the doors is relatively minor (1.7% and 2% loss). With regards to sunlight, there will be approximately 30% reduction in annual sunlight hours compared to the existing situation although winter sunlight will be unaffected. The doors serve a bedroom and it is not therefore considered that the impact on light levels to one room in this single family dwellinghouse is so significant to justify a refusal.

Four windows within 32 South Eaton Place will also see more than a 20% reduction in daylight Vertical Sky Component (VSC) levels compared to the existing situation. Two of the windows (serving a guest/bedroom and study) are within the flank elevation of the closet wing extension and are served by a further larger window in the rear elevation which are not affected by the proposals. The effected window at first floor level serves a bathroom.

The rear ground floor window serves a living room. This window already has a limited level of daylight due to the existing closet wings to both properties, and will see a loss of 3.9% VSC (8.2% VSC level retained). This room will also experience a reduction in annual sunlight hours exceeding 20%, although it will retain 12% total annual sunlight hours and winter sunlight will remain unaffected by the proposal. The affected room is open plan with a further window to the front of the property. The proposed extensions also follow the bulk of extensions already present on this property. It is not therefore considered that the application can reasonably be refused on amenity grounds.

6.4 Transportation/Parking

The proposal does not raise any highway issues.

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.

6.9 Environmental Assessment including Sustainability and Biodiversity Issues

No environmental assessment was required.

6.10 Other Issues

The proposal does not raise other issues.

6.11 Conclusion

The proposal is considered acceptable in design and amenity terms subject to the conditions set out in the draft decision letter.

BACKGROUND PAPERS

1. Application form.
2. Email from agent of occupier of 32 South Eaton Place dated 24 June 2015.
3. Email from occupier of 25 Edge Street dated 20 July 2015.
4. Email from occupier of 33 Chester Row dated 11 August 2015.
5. Email from occupier of 31 Chester Row dated 11 August 2015.
6. Letter from consultant of occupier of 32 South Eaton Place dated 2 October 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

DRAFT DECISION LETTER

Address: 30 South Eaton Place, London, SW1W 9JJ

Proposal: Extensions at lower ground, first and second floor levels.

Plan Nos: 2813/OS; 2813/A1X1 rev A; 2813/A1X2; 2813/A2X3 rev A; 2813/A101 rev A; 2813/A102 rev A; 2813/A103 rev A; 2813/A203 rev A; Daylight and sunlight study dated 18 August 2015; Design and access statement.

Case Officer: Aurore Manceau **Direct Tel. No.** 020 7641 7013

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:

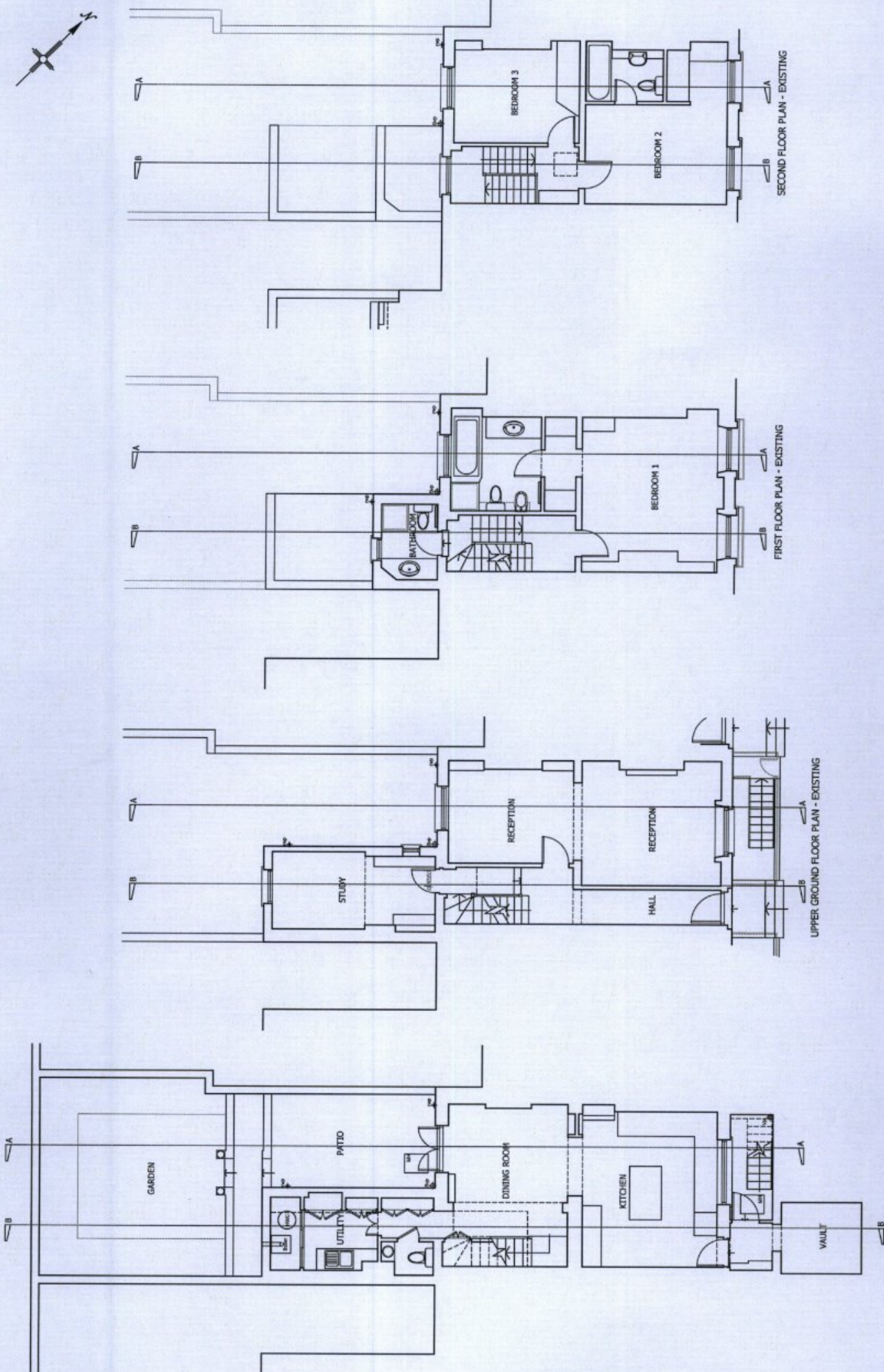
To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 You must not use the roof of the 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. 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)

- 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.**



LOWER GROUND FLOOR PLAN - EXISTING

UPPER GROUND FLOOR PLAN - EXISTING

FIRST FLOOR PLAN - EXISTING

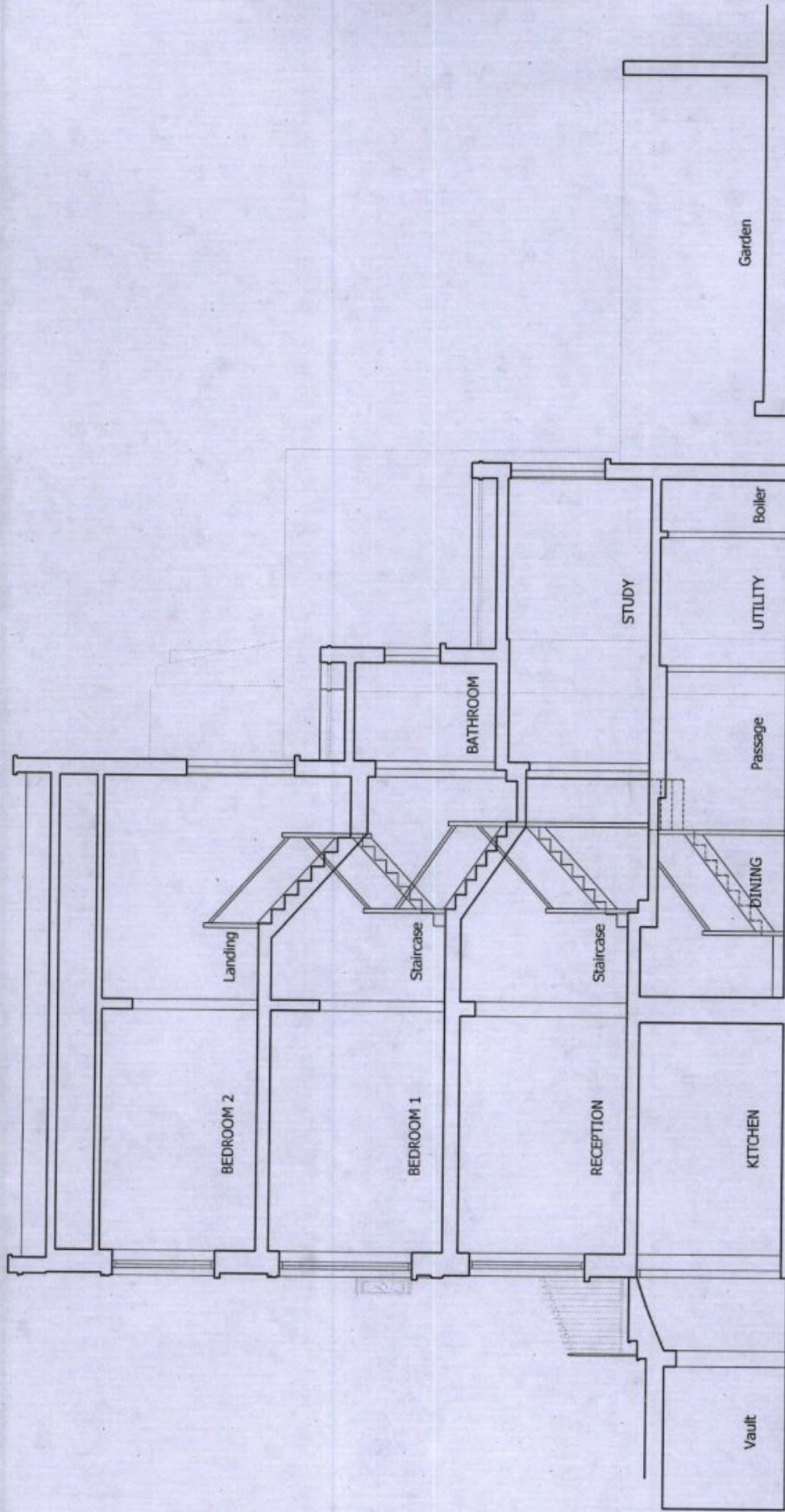
SECOND FLOOR PLAN - EXISTING

0 1 2 3 4 5 metres

30 SOUTH EATON PLACE, LONDON SW1W 9JJ

REVISION A (19.08.15) - PROFILE OF 2nd FLOOR OF No. 32 CORRECTED

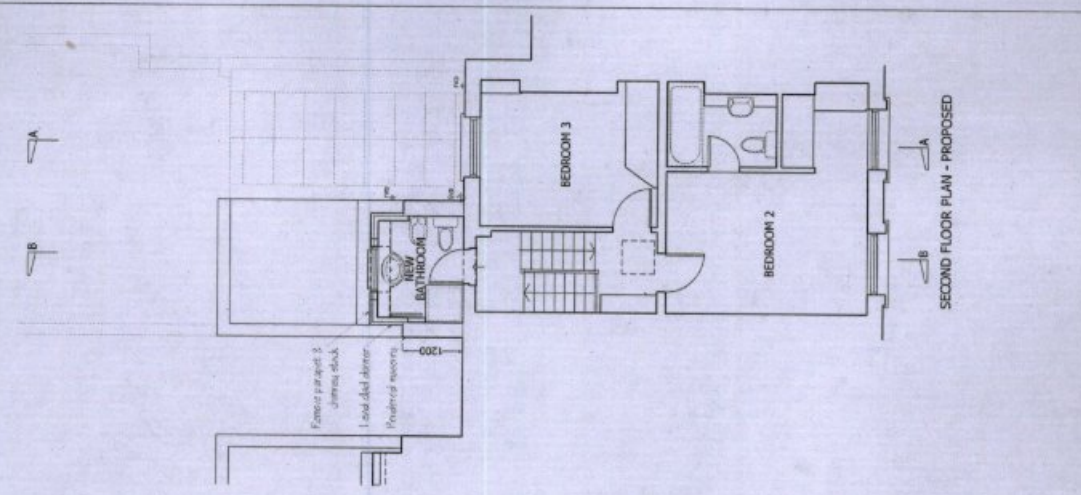
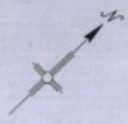
OLA Overseas Life Associates CHARTERED BUILDING SURVEYORS 38 SOUTH EATON PLACE, VERANDA LONDON SW1W 9JJ		PROJECT NO. 10023348 DATE ISSUED 28/03/15 APRIL 2015
REGISTERED ARCHITECTS 2013 / A1X1 A		19 11 15



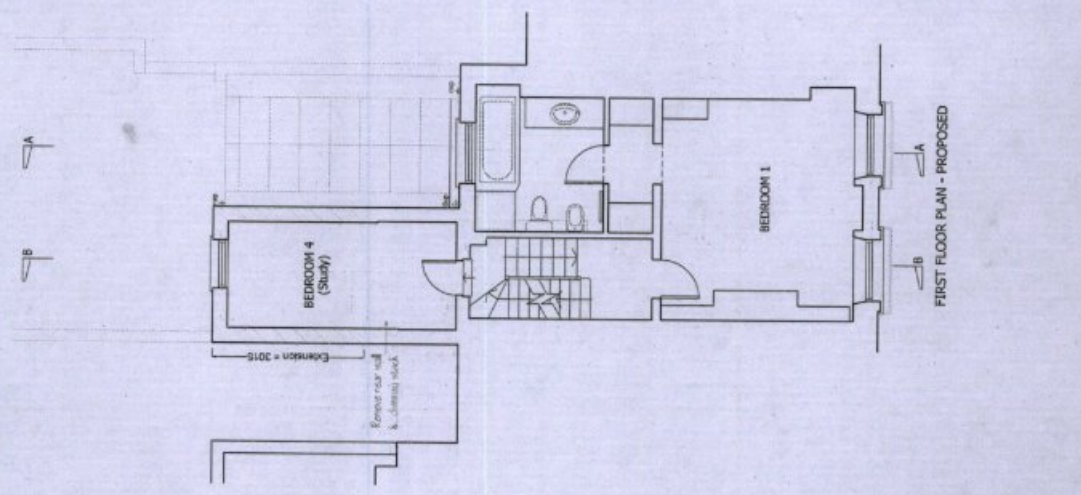
SECTION B-B - EXISTING

REVISION A (10.08.15) - PROFILE OF 2nd FLOOR OF No. 32 INDICATED

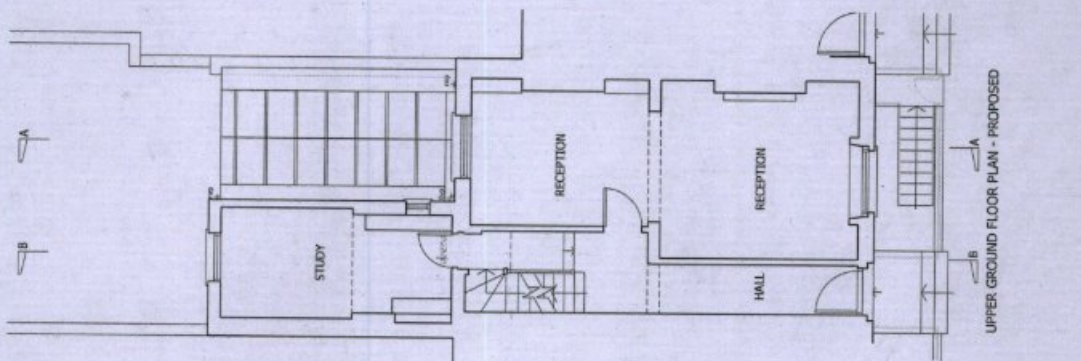
QIA Quantum Link Associates CHARTERED BUILDING SURVEYORS ARCHITECTURAL CONSULTANTS, DESIGNERS PROJECT: 30 SOUTH EATON PLACE LONDON SW1W 9JJ		'WOODLANDS' WATERSIDE ROAD NEW MILLS, HIGH PEAK SK22 3AS TEL: 01665 746 700 / 07402 791 683 DATE: APRIL 2015 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED]	
30 SOUTH EATON PLACE, LONDON SW1W 9JJ		EXISTING SECTIONS	2B 1:50 2B13 / A2X3 A



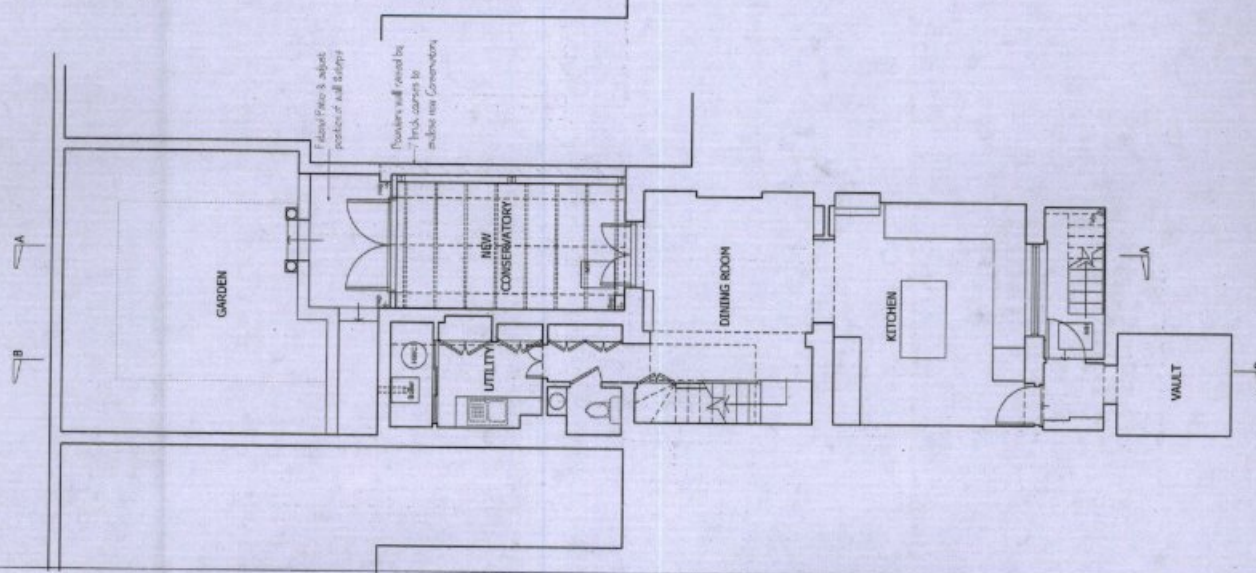
SECOND FLOOR PLAN - PROPOSED



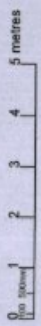
FIRST FLOOR PLAN - PROPOSED



UPPER GROUND FLOOR PLAN - PROPOSED



LOWER GROUND FLOOR PLAN - PROPOSED



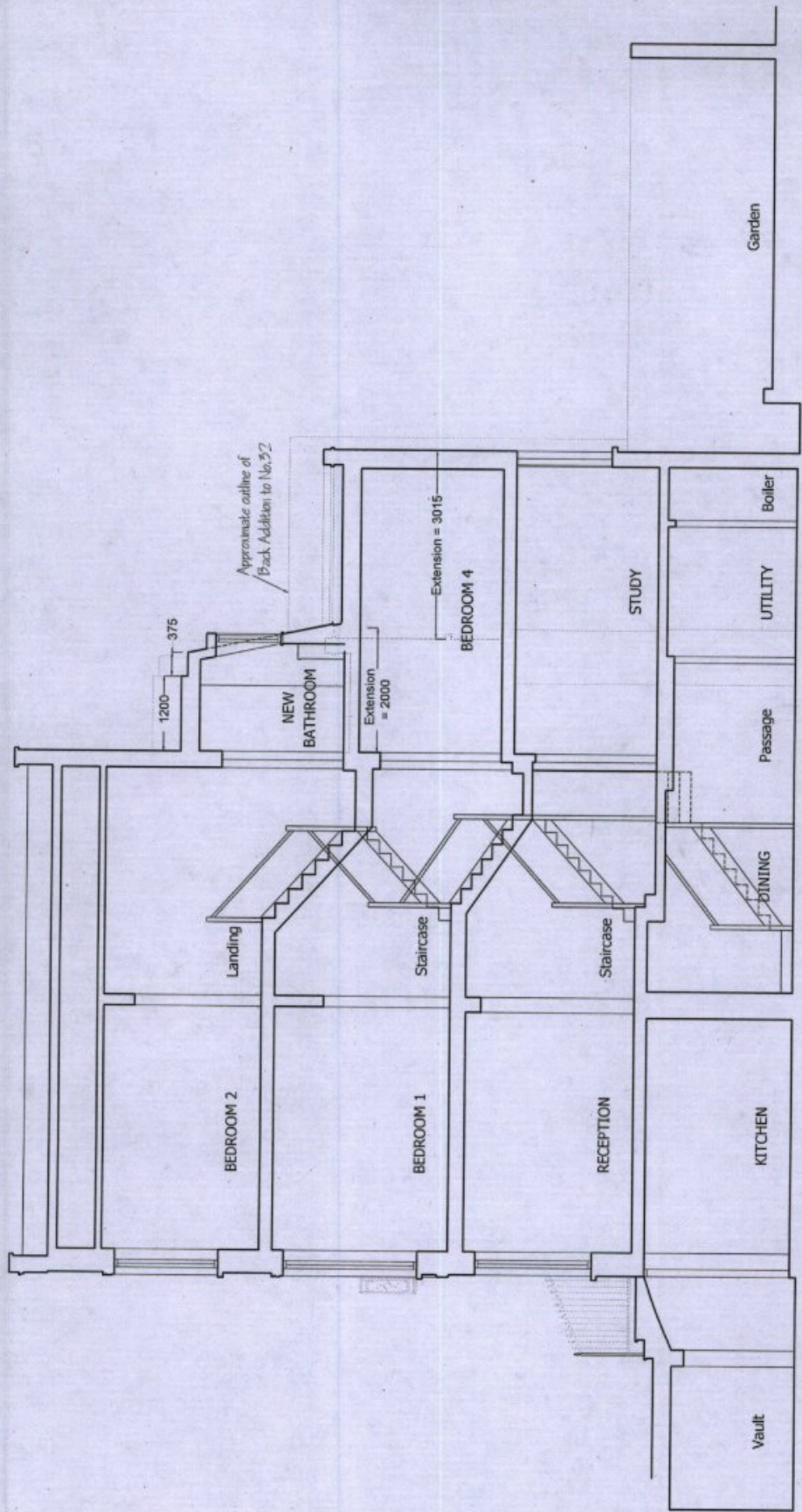
REVISION A 119 08 153 - DESIGN OF 2nd FLOOR BATHROOM AMENDED TO MATCH SIMILAR ON ADJACENT PROPERTY

OJA Oriel Architects
 CONSULTING ARCHITECTS
 18 SOUTH EATON PLACE
 LONDON SW1W 9JJ

WOODLAND, WATERLOO ROAD
 NEW BURY, HERTFORDSHIRE
 AL5 2JL
 TEL: 01895 240 700 / 01892 971 883
 WWW.OJAA.COM
 APRIL 2015

30 SOUTH EATON PLACE, LONDON SW1W 9JJ

PROPOSED FLOOR PLANS
 8 UP 1 55
 2012 / A101 A

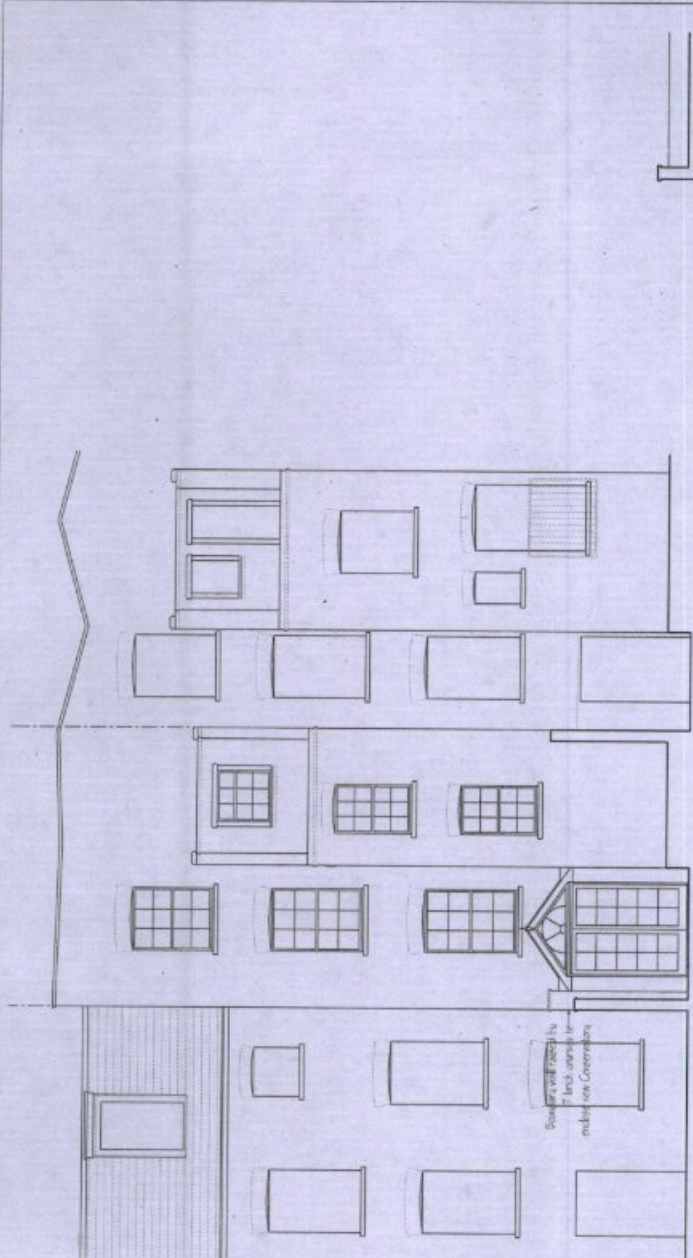


SECTION B-B - PROPOSED

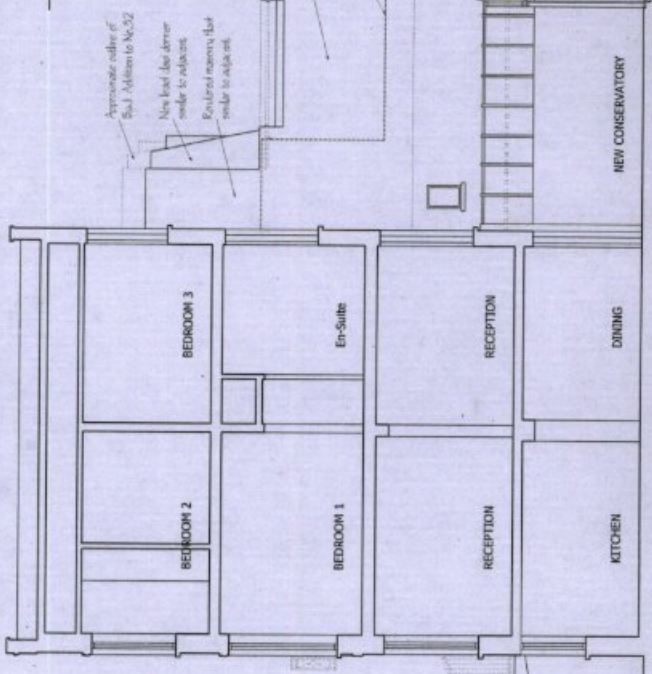
REVISION A (10.08.15) - DESIGN OF 2nd FLOOR BATHROOM AMENDED TO MATCH SIMILAR ON ADJACENT PROPERTY

OLA Quantum Link Associates CHARTERED BUILDING SURVEYORS ARCHITECTURAL CONSULTANTS, DESIGNERS		WOODLANDS, WATERSIDE ROAD NEW MILLS, HIGH PEAK SK22 3AS Tel: 01663 746 700 / 07802 781 683	
PROJECT	30 SOUTH EATON PLACE LONDON SW1W 9JJ	DATE	APRIL 2015
DRAWN	PROPOSED SECTIONS	SCALE	A2 @ 1:50
			2813 / A203 A

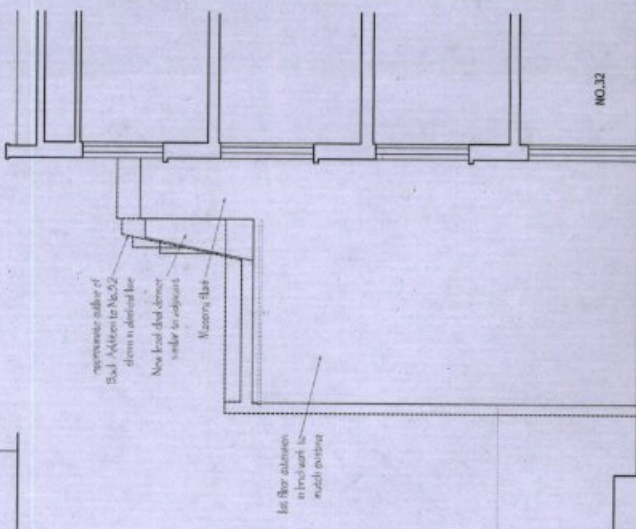
30 SOUTH EATON PLACE, LONDON SW1W 9JJ



REAR ELEVATION - PROPOSED



SECTION A-A / SIDE ELEVATION - PROPOSED



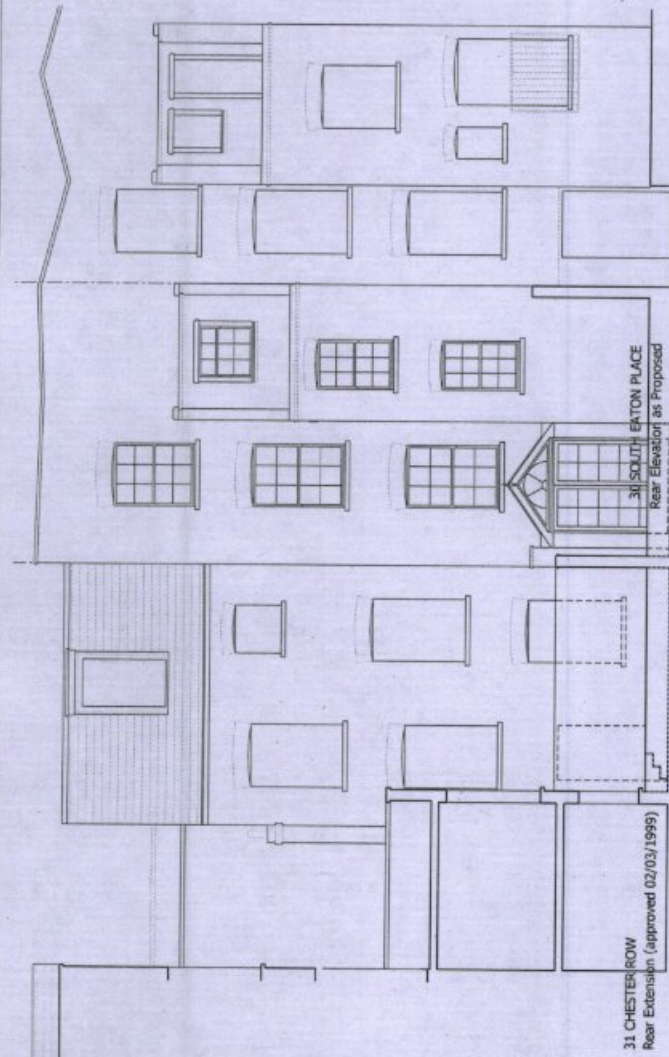
FLANK ELEVATION from No.32 - PROPOSED

REVISION A (10 08 15) - SECTION OF THE FLANK ELEVATION ADJOINING 30 SOUTH EATON PLACE TO MATCH SIMILAR ON ADJACENT PROPERTY

OLA QUINCY LANE ASSOCIATES
 ARCHITECTURAL CONSULTANTS & DESIGNERS
 30 SOUTH EATON PLACE
 LONDON SW1W 9JZ
 TEL: 020 7591 7000 FAX: 020 7591 7005
 WWW: WWW.OLA.CO.UK
 DATE: APRIL 2015

NO.32

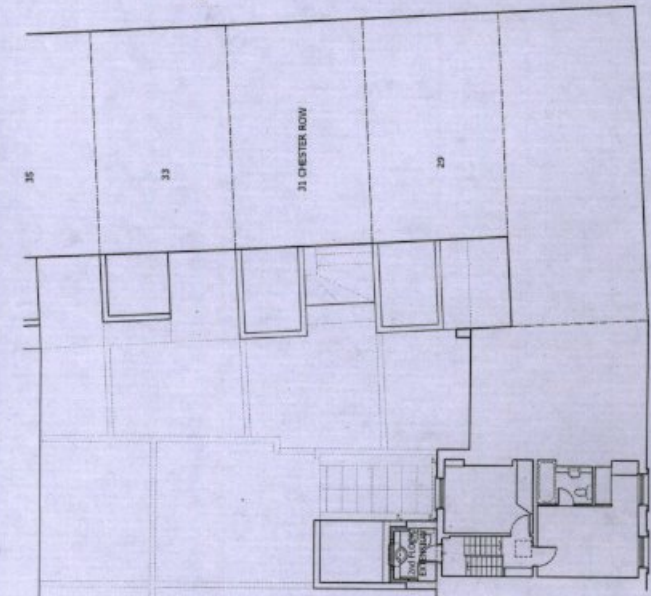
30 SOUTH EATON PLACE, LONDON SW1W 9JZ



No. 31
31 CHESTER ROW
Rear Extension (Approved 02/03/1999)

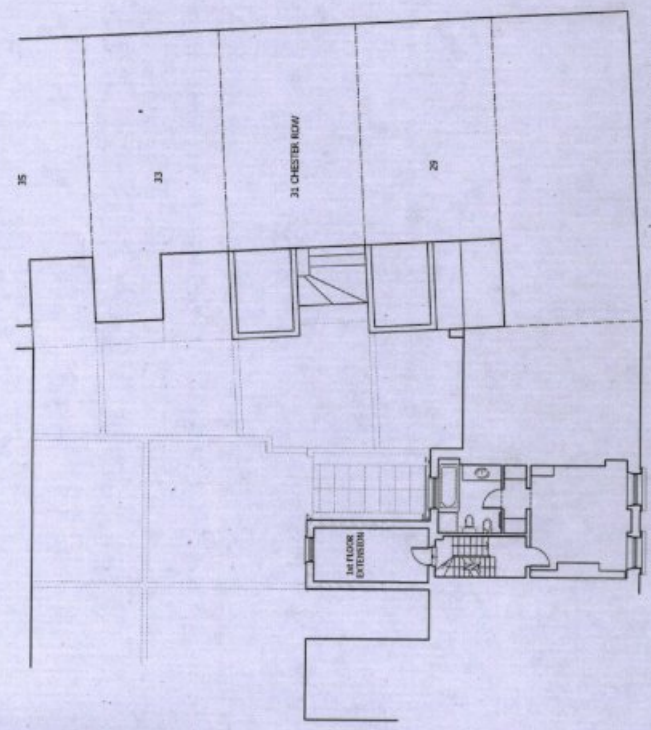
30 SOUTH EATON PLACE
Rear Elevation as Proposed

SECTION THROUGH 31 CHESTER ROW / REAR OF 30 SOUTH EATON PLACE



PLAN AT SECOND FLOOR LEVEL

30 SOUTH EATON PLACE
SECOND FLOOR PLAN - PROPOSED



PLAN AT FIRST FLOOR LEVEL

30 SOUTH EATON PLACE
FIRST FLOOR PLAN - PROPOSED

O L A Overseas Ltd Associates
ARCHITECTURAL CONSULTANTS
100/250, SOUTH EATON PLACE
LONDON, SW1W 9JF
TEL: 0181 234 5777
FAX: 0181 234 5778
WWW: www.ola.co.uk

PROJECT: 30 SOUTH EATON PLACE
DATE: AUGUST 2011
DRAWING NO: A100-A
SCALE: 1/50

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