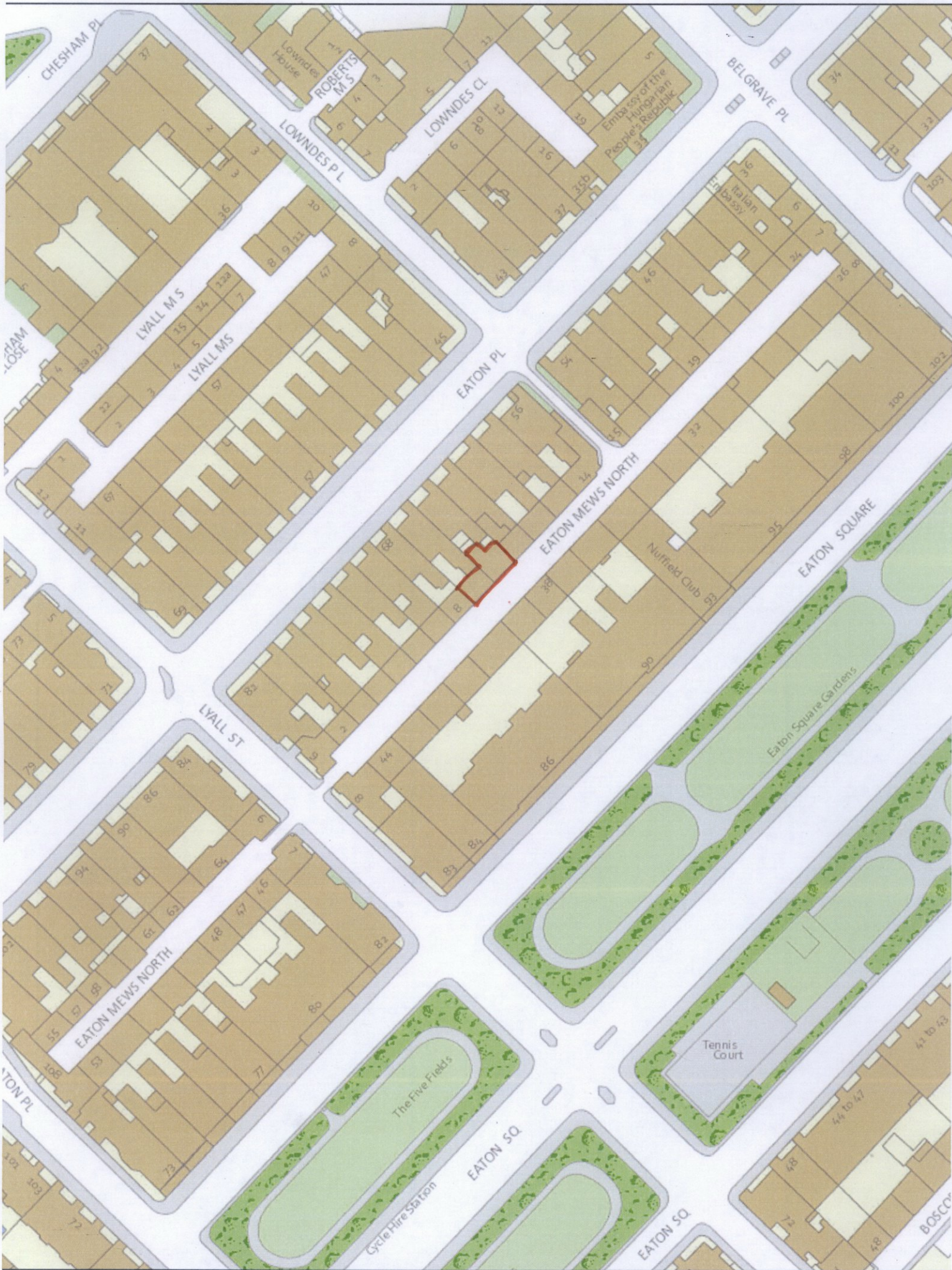


CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 1 December 2015	Classification For General Release	
Report of Director of Planning		Wards involved Knightsbridge And Belgravia	
Subject of Report	9 and 10 Eaton Mews North, London, SW1X 8AR		
Proposal	Erection of a mansard roof extension to Nos. 9 and 10 and use of the property as two separate dwellings and associated external alterations.		
Agent	Savills		
On behalf of	Leconfield		
Registered Number	15/03309/FULL	TP / PP No	TP/25662/25661
Date of Application	15.04.2015	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 Core 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 of ground and first floor levels. The building is unlisted but within the Belgravia Conservation Area. Permission is sought for the erection of a mansard roof extension to Nos. 9 and 10 and use of the property as two separate dwellings.

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 proposals are 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 application is recommended for approval.

3. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 32; Total No. of Replies: 3.

Amenity

- * Loss of privacy and increased overlooking.
- * Loss of light.
- * Increased sense of enclosure.
- * Loss of view.

Design

- * Extensions are large and overbearing given scale of mews.

Other

- * Noise and disturbance during building works.
- * No notice received by adjoining occupiers of proposed development.

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 erection of a mansard roof extension to Nos. 9 and 10 and use of the property as two separate dwellings.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal seeks to provide additional residential floorspace to the existing dwellinghouses. 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

Roof extension

It is proposed to erect a roof extension to both Nos. 9 and 10. Along with No. 11, the two mews properties are the only remaining mews houses which retain their traditional pitched roofs. Given the overwhelming change in the character of the roof scape within the mews, the principle of roof extensions is not opposed in townscape terms.

In design terms the mansards conform to the established roof line in terms of their height and are in line with the guidance contained within the City Council's supplementary planning guidance on roofs, and exhibit a traditional form and well-designed details such as modest dormer windows. The proposals are acceptable in accordance with Policies DES1, DES6, DES9, S25 and S26.

Alterations to the front elevation

Alterations are also proposed to the front elevation which comprise the replacement of the existing bay windows, repositioning of the front entrance door to No. 9 and alterations to the existing garage doors. 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.

6.3 Amenity

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of development.

Daylight and Sunlight

Policy ENV 13 seeks to ensure good lighting levels for habitable rooms in existing premises. Recommended standards for daylight and sunlight in residential accommodation are set out in

the Building Research Establishment (BRE) publication 'Site layout planning for daylight and sunlight' (second edition 2011).

The applicant has undertaken a daylight and sunlight assessment in accordance with the BRE guidelines. The properties included in the assessment are Nos. 37-40 Eaton Mews North and Nos. 62, 64, 66 and 68 Eaton Place.

Objections have been received from (Flat 1) 66 Eaton Place on the grounds that the proposed roof extension would cause a loss of light. Flat 1 occupies the lower ground and ground floor level and has a small courtyard area which backs onto the rear of No. 9 Eaton Mews North. The lower ground floor level has two sets of doors which serve a study/living room on the rear elevation and a bedroom on the side elevation. At ground floor level there is a rear window which serves the dining room and a side window that serves a kitchen.

The objector at Flat 1 appointed Delva Patman Redler to review the applicant's daylight and sunlight assessment. Delva Patman Redler conclude that whilst there will be no loss of light in terms of VSC to the study/living room there will be a reduction of 27.8% in terms of daylight distribution. The applicant's daylight consultant has now had the opportunity to visit the objector's property and has revised the daylight and sunlight assessment accordingly.

The application does not fully meet the BRE guidelines as the proposal fails the daylight distribution test. However, the reduction is only marginally over the 20% reduction permitted under the BRE guidelines. Given the layout of the flat, where the principal living accommodation is at ground floor level (whose windows are not materially affected by the proposal) and the presence of large closet wing extensions and a small overhanging balcony at first floor level, the impact is considered acceptable in amenity terms.

In respect of sunlight, the objector's sunlight assessment shows that whilst the study/living room will receive less than 0.8 times its former sunlight hours (the figure is 0.75), the proposal does not breach the BRE guidelines as the reduction in sunlight received over the whole year is 3%.

Overlooking

There is already a degree of mutual overlooking between No. 9 Eaton Mews North and 66 Eaton Place. The dormer windows in the proposed roof extension will serve staircases, circulation spaces and en-suite bathrooms. It is proposed to obscurely glaze the lower three panes of the windows which is considered acceptable and will be secured by condition.

Sense of enclosure

With the exception of Nos. 9 to 11 Eaton Mews North, the majority of the mews properties along the terrace have roof extensions.

The occupiers of Flat 1 at 66 Eaton Place and the lower ground/ground floor flat of 64 Eaton Place would be able to see the new mansard extension but not to a degree which would be regarded as causing an increased sense of enclosure.

6.4 Transportation/Parking

Concern has been raised that the proposal to split the existing property into two separate dwellings will increase parking demand. The property was originally designed as two separate dwellings. The mews is a private road. The existing garages to both properties are to be retained therefore a refusal on parking grounds is not considered sustainable in this instance.

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 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

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 application is acceptable in design, conservation area and amenity terms. In all other respects the proposals are considered acceptable.

BACKGROUND PAPERS

1. Application form.
2. E-mail from Savills dated 8 October 2015.

3. E-mail from the occupier of 11 Eaton Mews North dated 20 May 2015.
4. E-mail from the occupier of Flat 1, 62 Eaton Place dated 1 June 2015.
5. Letters from Peter Weatherhead Planning on behalf of the occupiers of Flat 1, 66 Eaton Place dated 6 July 2015, 20 August 2015, 20 September 2015, 2 November 2015 and 12 November 2015.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT MATTHEW MASON ON 020 7641 2926 OR BY E-MAIL – mmason@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** 9 and 10 Eaton Mews North, London, SW1X 8AR
- Proposal:** Erection of a mansard roof extension to Nos. 9 and 10 and use of the property as two separate dwellings and associated external alterations.
- Plan Nos:** EX100, EX200, EX201, EX202, EX203, EX204, EX205, EX206, EX207, PL201 Rev. A, PL202, PL203, PL204, PL205, PL206, PL207, PL208, Daylight and Sunlight Study and Planning, Design and Access Statement dated April 2015.
- 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 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 The roofs shall be covered in traditional Welsh slate. You must then keep the roofs in that condition.

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)

- 5 The windows shall be timber. You must then keep them in that condition.

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)

- 6 The dormer windows in the rear roof extension hereby approved and as shown annotated on drawing PL206 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 The garage doors are 'permitted development', but are very close to the public road. They may block the road when they are open. You will need to be sure that you can open the doors safely without causing any danger to the public or breaking any other law before carrying out this part of the development. (I37BA)

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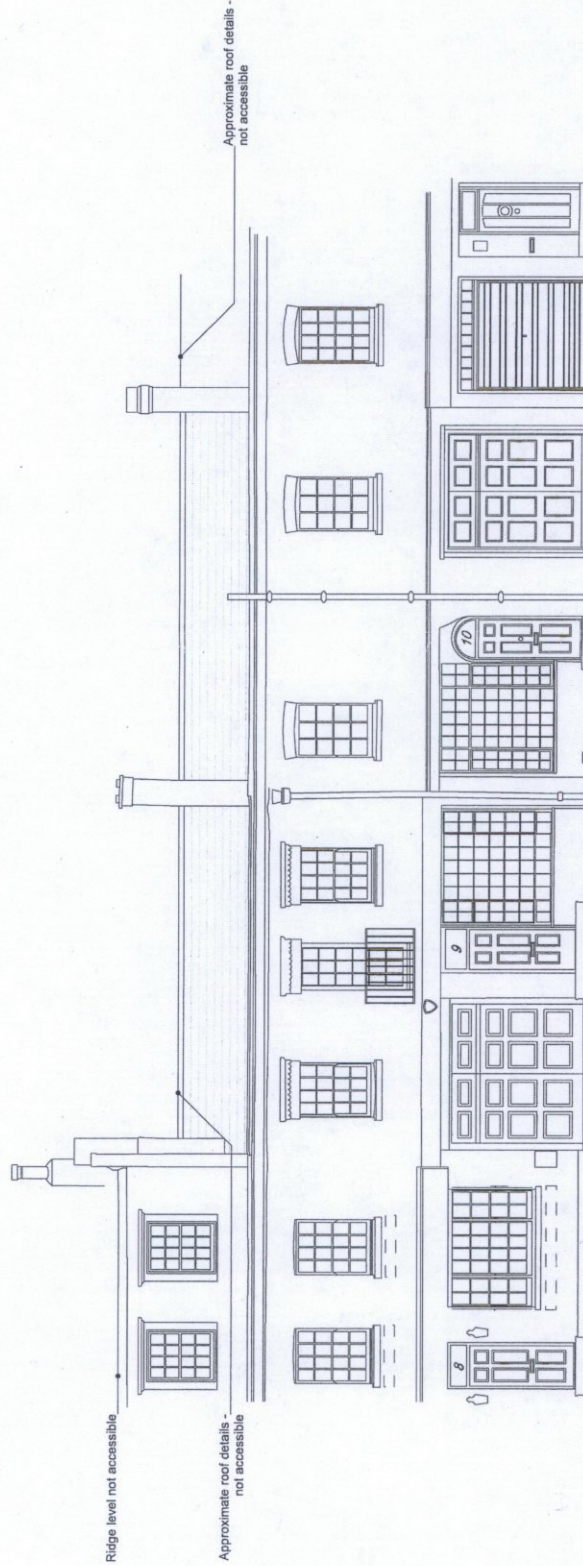
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DATUM: 15.00m

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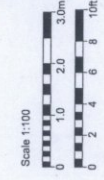
**9 & 10 EATON MEWS NORTH,
LONDON**
DRAWING NAME:
EXISTING FRONT ELEVATION

PROJECT NO: DRAWING NO: REVISION: SCALE & SIZE: **1:100 @ A3**
P728 EX204 -

START DATE: FIRST AUTHOR:
JAN 2015 YH

PEEK | Architecture + Design Ltd

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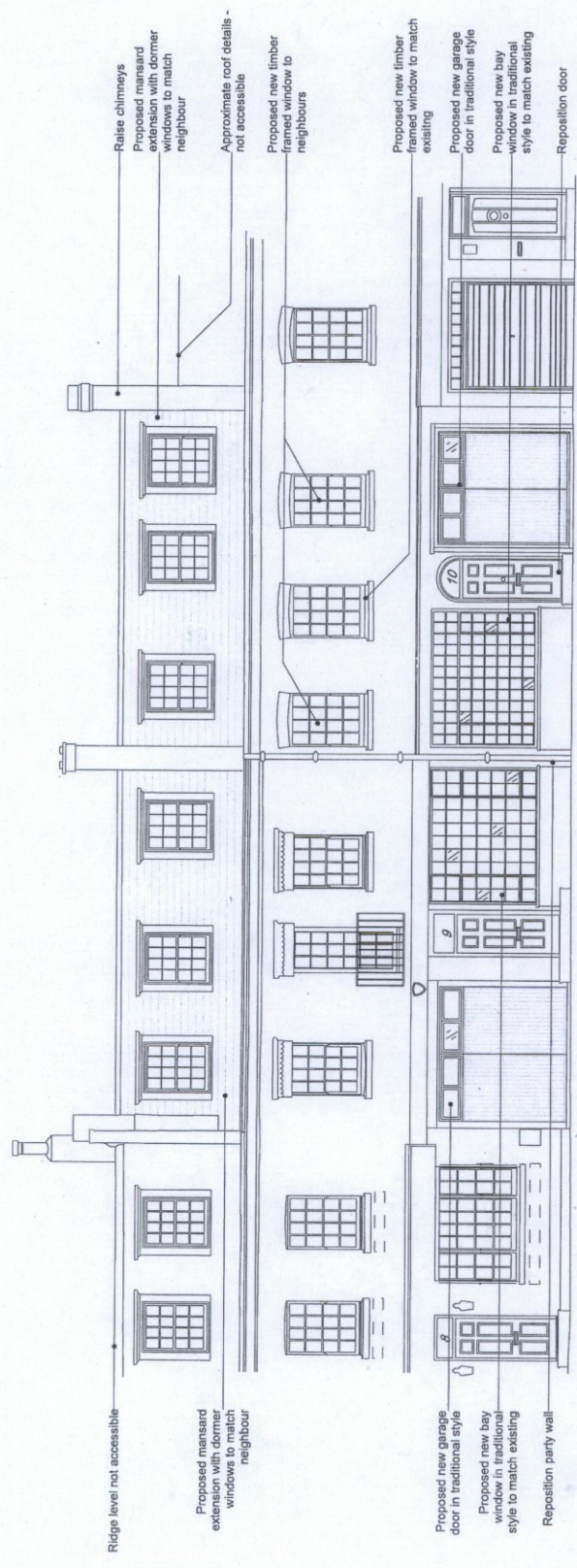
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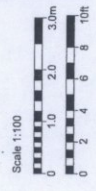
DATUM 18.00m

DATE	REVISION	REVISION COMMENTS	AUTHOR	CHECKED
	1	First Issue		

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

PROJECT NO: DRAWING NO: REVISION: SCALE & SIZE:
P728 PL205 - 1:100 @ A3
SHEET DATE: FIRST AUTHOR:
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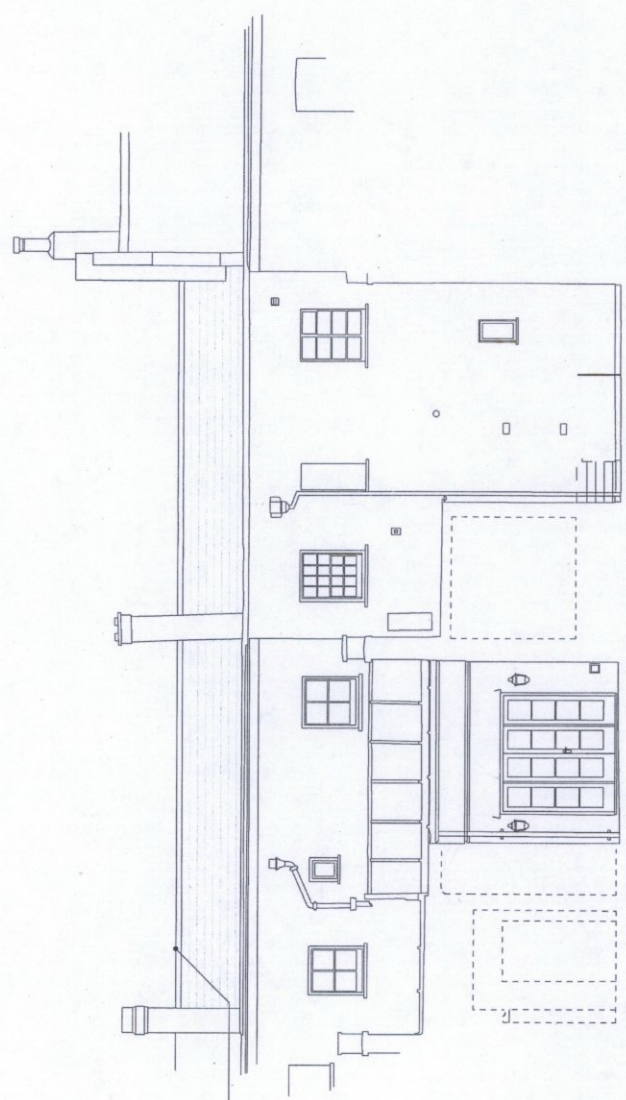
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Approximate ridge level - not accessible

DATUM 18.00m

REVISIONS	DATE	BY	REVISION COMMENTS

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

PROJECT NO: DRAWING NO: REVISION: SCALE @ SIZE:
P728 EX205 - 1:100 @ A3
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 DRAWN BY: YH
 CHECKED BY: YH

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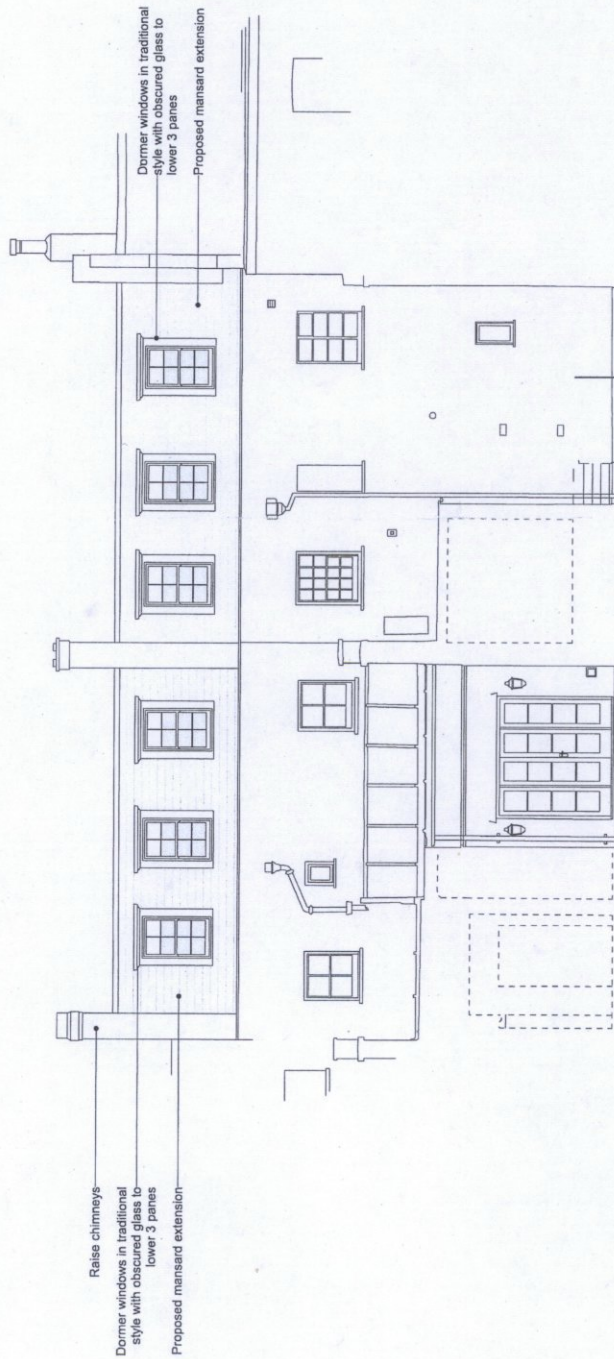
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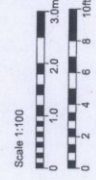
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**9 & 10 EATON MEWS NORTH,
 LONDON**

PROPOSED REAR ELEVATION

PROJECT NO. DRAWING NO. REGION: SCALE & SIZE
P728 PL206 - 1:100 @ A3
 START DATE: FIRST AUTHOR
JAN 2015 YH

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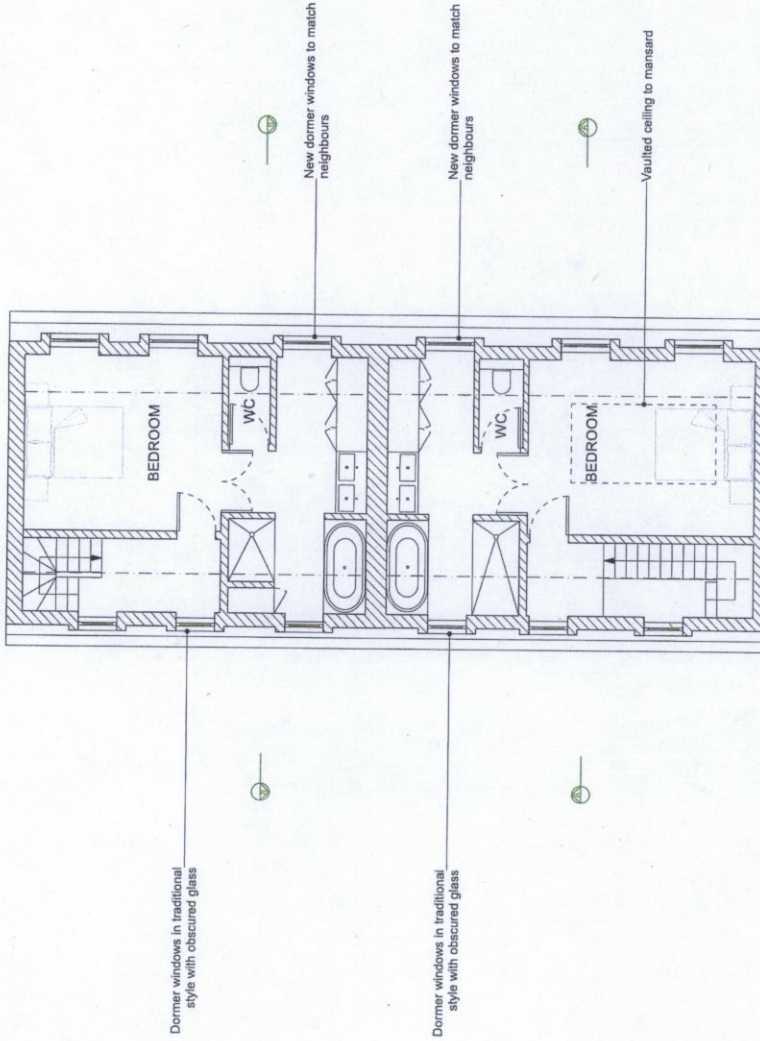
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PROPOSED SECOND FLOOR PLAN

PROJECT NO: DRAWING NO: REVISION: SCALE & SIZE:
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