

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 12 January 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Abbey Road	
<b>Subject of Report</b>	<b>6 Hillside Close, London, NW8 0EF,</b>		
<b>Proposal</b>	Erection of two storey side and rear extension to single family dwellinghouse.		
<b>Agent</b>	PURA Limited		
<b>On behalf of</b>	Mr Feti Aliu		
<b>Registered Number</b>	15/03446/FULL	<b>Date amended/ completed</b>	11 May 2015
<b>Date Application Received</b>	21 April 2015		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	St John's Wood		

## 1. RECOMMENDATION

Grant condition planning permission.

## 2. SUMMARY

The application proposes the erection of two storey side and rear extension to this single family dwellinghouse. The footprint of the proposed extension would be the same as the footprint of the single storey side and rear extension that was approved in July 2013 (see this decision letter and associated drawings in the background papers).

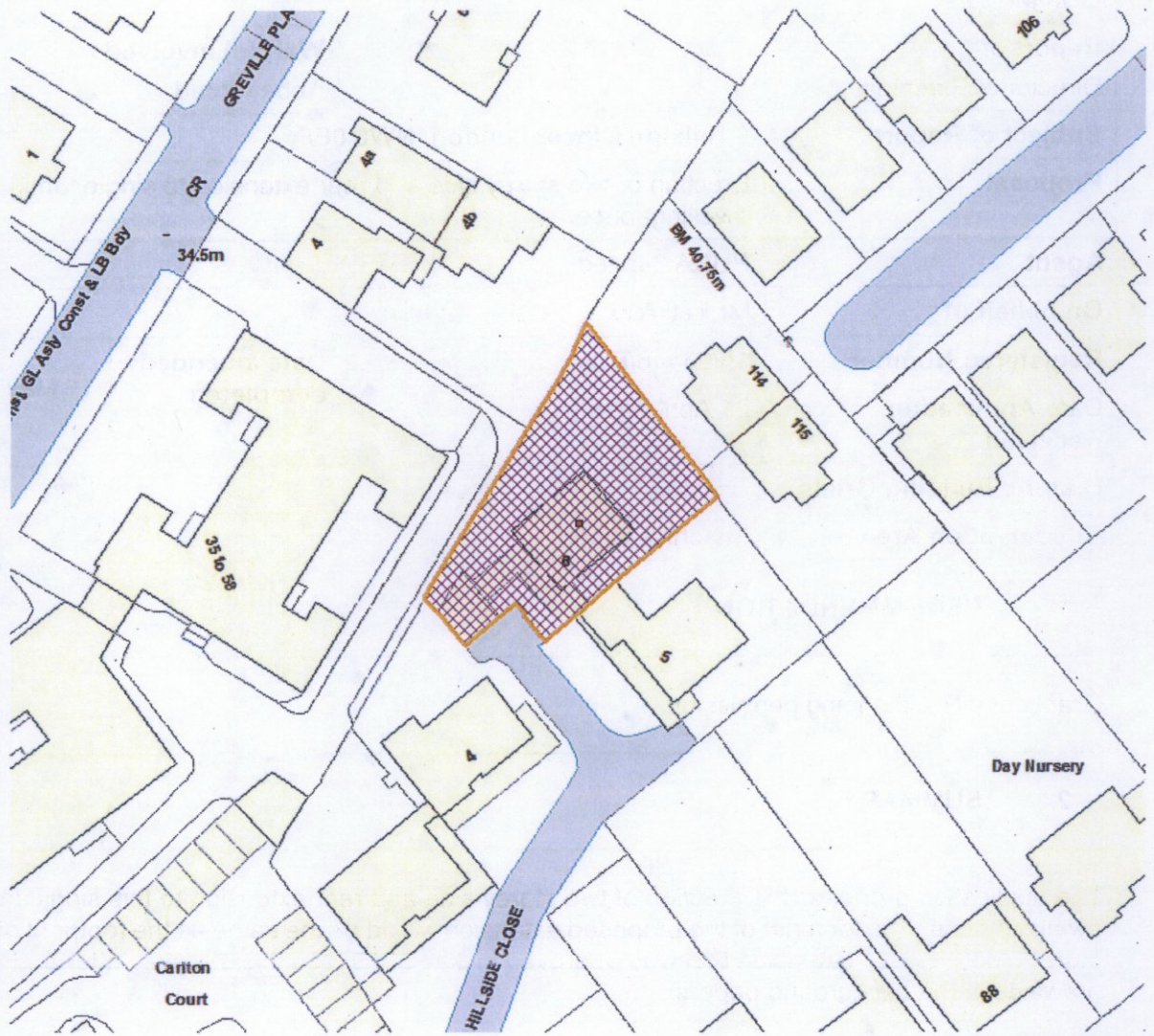
The key issues in this case are:

- The impact on the appearance of the building and the character and appearance of the St. John's Wood Conservation Area.
- The impact on the amenity of neighbouring residents.

Objections have been received from or on behalf of the occupiers of three adjoining properties/ residential blocks. The objections raised are on amenity grounds. For the reasons set out in the report, it is not considered that permission could reasonably be refused on amenity grounds, despite the objections received, and the scheme is acceptable in all other regards and would accord with the relevant policies in the Unitary Development Plan adopted in January 2007 (the UDP) and Westminster's City Plan: Strategic Policies adopted in November 2013 (the City Plan). As such, the

application is recommended for approval, subject to the conditions set out in the draft decision letter.

### 3. LOCATION PLAN

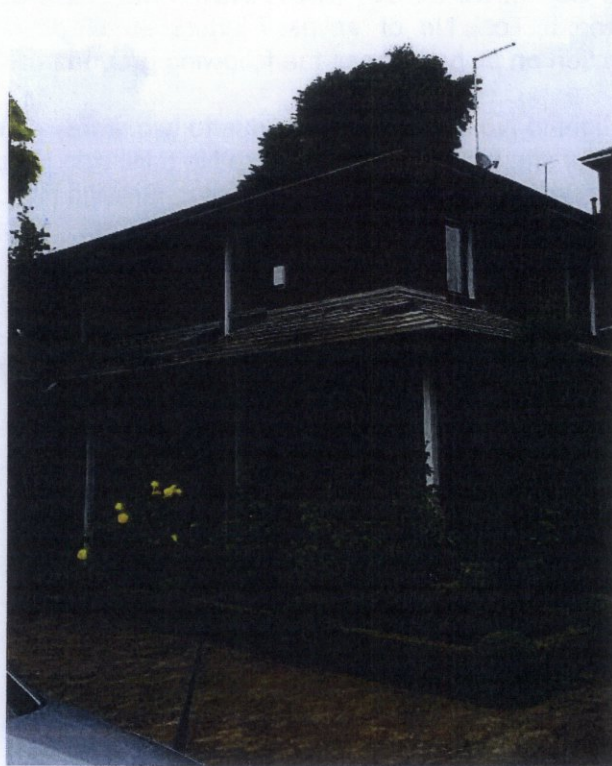


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4. PHOTOGRAPHS



## 5. CONSULTATIONS

### ST. JOHN'S WOOD SOCIETY

No objections.

### ARBORICULTURAL MANAGER

No objections.

### ADJOINING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 5; Total No. of replies: 7 letters/ emails received from 4 respondents raising objection on all or some of the following grounds:

- Loss of light to No.5 Hillside Close due to two storey extension.
- Request for site visit by case officer to No.5 Hillside Close.
- Overshadowing of windows serving flats in Greville Hall.
- Increased sense of enclosure to occupiers of Greville Hall.
- Loss of daylight for occupiers of Greville Hall.
- Adverse impact on view from windows of properties in Greville Hall.
- Concern that proposed opaque windows will be replaced with clear glazing in future. Query who will control this as clear glazed windows would overlook Greville Hall.
- Consider that residents of Greville Hall should have all been consulted.
- Note plans not available on website (these were subsequently made available and additional time allowed for comments by neighbours).

ADVERTISEMENT/ SITE NOTICE: Yes.

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

This application lies in the:  
St John's Wood Conservation Area

The site is comprised of a single detached two storey dwellinghouse at the end of Hillside Close.

### 6.2 Recent Relevant History

#### 12/05273/FULL

Two storey side extension with pitched roof.

Application Refused                      4 February 2013

(See Copy of decision letter and relevant drawings in background papers.)

#### 13/01748/FULL

Single storey rear and side extension to dwellinghouse.

Application Permitted                      23 July 2013

(See Copy of decision letter and relevant drawings in background papers.)

#### 13/11063/CLOPUD

Excavation to create basement underneath existing building.  
Application Refused 15 January 2014

## 7. THE PROPOSAL

Erection of two storey side and rear extension to single family dwellinghouse.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The enlargement of the existing dwellinghouse would accord with Policy H3 in the UDP and Policy S14 in the City Plan. Accordingly the proposal is acceptable in land use terms.

### 8.2 Townscape and Design

The proposed two storey extension would wrap around the north west and south east sides of the building, following the same footprint of the single storey extension approved in July 2013. The hipped roof of the existing building is proposed to be extended over the extended building such that the roof form of the proposed building would replicate the existing building with sloping roof and eaves detailing to each elevation, but with an enlarged central flat roof area.

The proposed two storey extension would add significantly to the side and rear of the building; however, given the extension would be to the side and rear of the building, which sits within its own relatively generously proportioned plot at the end of the Hillside Close, it would not be disruptive to the prevailing uniformity of Hillside Close.

The two storey extension previously refused in February 2013 (see background papers), proposed an extension of significantly greater scale than now proposed. Furthermore, that scheme sought to extend the house in a much more prominent location on the site, spanning the entire length of gap between the main house and the detached garage. This addition was considered to be overbearing and unsympathetic to its context, as well as resulting in the loss of a protected False Acacia Tree. This proposal by comparison retains the separation between the main house and detached garage and consequently the rhythm of the street elevation, with clear visual separation between the houses would be maintained. As such, in terms of its mass and bulk, the proposed extension is considered acceptable.

In terms of detailed design, the roof and eaves detail would continue the form and appearance of the existing building, whilst the fenestration and brick finish would also match those in the existing building, making the extension non distinguishable from the existing building when completed.

In summary the proposed extension is considered to be acceptable in design terms and would accord with Policies DES1, DES5 and DES9 in the UDP and Policies S25 and S28 in the City Plan.

### 8.3 Residential Amenity

#### 8.3.1 Daylight and Sunlight

##### *5 Hillside Close*

Objections have been received from the occupiers of 5 Hillside Close on grounds that the proposed two storey extension would cause a loss of daylight and sunlight this neighbouring property. No.5 has been extended on the ground floor on the boundary with the application site, and this extension contains an internal swimming pool with large sloping skylight facing toward the site. During the course of the application the case officer has visited this neighbouring property to assess the potential impact the proposed development would have. .

In terms of sunlight, No 5 Hillside Close is orientated to the south of the application site and the location of the proposed extension. As such, the proposed development would not cause any material loss of sunlight to this property.

In terms of daylight, it is noted that any assessment should have regard for the fact the affected rooflight serves a swimming pool so is not a principle habitable room. Furthermore, the affected window is a glazed roof and is not a window in a vertical elevation. The proposed extension would project 3 metres from the existing rear elevation therefore would be visible through the large glazed roof; however, this would amount to a change in the view from this room and would not cause a material loss of light sufficient to warrant refusal of permission.

##### *Greville Court*

Officers visited Greville Hall which is located to the north west of the site beyond a densely planted boundary. The ground floor of Greville Hall is at a lower level in comparison to the application site, as is noted by the objector in respect of the impact of the development on this property. The objection received is from an individual acting on behalf of residents of Greville Hall. In combination with other amenity concerns, they raise objection on grounds of loss of light. Officers visited the ground floor flat closest to the site at the north east corner of Greville Hall as part of the assessment of the application.

The proposed development is sited beyond the corner of this part of Greville Hall, and is a distance of approximately 7.5 metres from the ground floor bedroom window of the nearest flat. Consequentially there will be little appreciation of it from the ground floor bedroom visited by the officers, particularly due the extensive landscaping on the boundary. Furthermore, the closest bedroom is also dual aspect with a window facing north east. As such, objections on grounds of loss of daylight and sunlight to Greville Hall properties are considered to be unsustainable.

#### 8.3.2 Sense of Enclosure

In relation to 5 Hillside Close, the extension would be visible from the skylight serving the ancillary swimming pool room; however, for the reasons explained in relation to

daylight, the impact amounts to a change in the private view from this room and does not amount to an unacceptably increased sense of enclosure to this non-habitable room.

With regard to Greville Hall, given the separation between the development and nearest habitable room windows, and significant reduction in scale in comparison to the previously refused scheme which extended the full length of the boundary with Greville Hall, the impact upon this neighbouring residential building would be acceptable.

At the rear the development would retain a separation of approximately 11 metres with the rear elevation of 114 Clifton Hill. As such, there would be no adverse impacts with regard to enclosure to this neighbouring property.

### **8.3.3 Privacy**

The first floor room adjacent to the boundary with 5 Hillside Close remains the master bedroom in the proposed layout. There are no additional windows proposed at first floor level in the proposed extension facing 5 Hillside Close to the existing house, albeit the existing opening to the master bedroom would be split to form a smaller window to the master bedroom and a small window to a neighbouring en-suite. These alterations to the existing first floor window arrangement facing No.5 would not cause an increase in overlooking. Although additional glazing is proposed at ground floor level, this would not afford views into the windows of No.5 Hillside Close.

On the opposite side elevation facing Greville Hall several new windows are proposed serving bedrooms and en-suite bathrooms. Only a small part of the extension at the front would be on the same plane as Greville Hall, whilst the orientation, separation and landscaped boundary would ensure there is no significant adverse effect on privacy enjoyed by occupiers of flats in Greville Hall. In addition, the separation at the rear of approximately 11 metres between proposed windows in the extended rear elevation and the rear facade of 114 Clifton Hill would ensure that the privacy of this neighbouring property would also not be unduly infringed.

In summary, despite the objections raised, the proposal would not result in a material loss of light, increased sense of enclosure or loss of privacy and would accord with Policy ENV13 in the UDP and Policy S29 in the City Plan.

### **8.4 Transportation/Parking**

The proposal does not raise any significant transportation or parking considerations.

### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size

### **8.6 Access**

Existing access to this private dwellinghouse would be maintained and as such, the proposal does not raise any significant access considerations.

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

The Arboricultural Manager has assessed the submitted Arboricultural report and is content that the proposed extensions would not harm existing trees on or close to the site. Accordingly the Arboricultural Manager does not raise objection to the proposed development. The Arboricultural Manager recommends that further details of tree protection measures are secured by condition and that the details of Arboricultural monitoring are secured to ensure that construction works do not harm the Golden False Acacia tree on the site. Subject to the recommended tree protection conditions the proposed development would accord with Policies ENV16 and ENV17 in the UDP.

### **8.8 London Plan**

This application raises no strategic issues.

### **8.9 National Policy/Guidance Considerations**

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

### **8.10 Planning Obligations**

Planning obligations are not relevant in the determination of this application.

### **8.11 Environmental Impact Assessment**

The environmental impacts of the proposed development are not significant and the development is of insufficient scale to warrant the submission of an Environmental Impact Assessment.

### **8.12 Other Issues**

None relevant.

## **9. BACKGROUND PAPERS**

1. Application form.
2. Copy of decision letter dated 4 February 2013 and associated refused drawings.
3. Copy of decision letter dated 23 July 2013 and associated approved drawings.
4. Letter from the St. John's Wood Society dated 22 May 2015.
5. Memo from the Arboricultural Manager dated 25 June 2015.
6. Email from an occupier of 2 Hillside Close dated 1 June 2015.
7. Email from an occupier of 2 Hillside Close dated 4 June 2015.
8. Emails and letter from an occupier of 5 Hillside Close dated 18 June 2015, 1 July 2015 and 13 July 2015.
9. Letter from an occupier of 5 Hillside Close dated 1 July 2015.
10. Email from Parkgate Aspen on behalf of the residents of Greville Hall dated 15 July 2015.



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### **Selected Relevant Drawings**

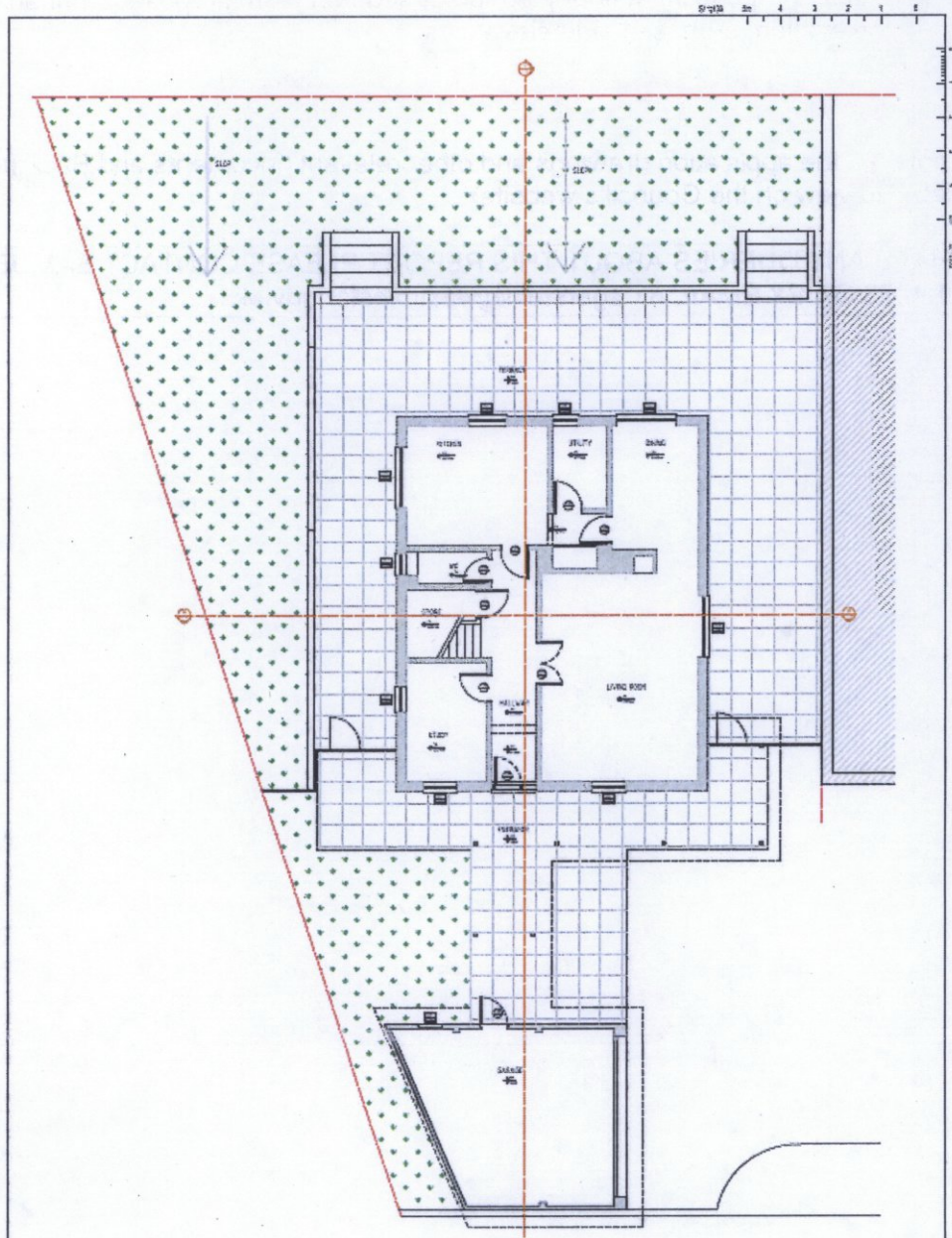
1. Existing ground floor plan, Proposed ground floor plan, Proposed ground floor plan, proposed first floor plan, proposed roof plan, proposed front and rear elevation, proposed side elevations.


(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

<b>IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT SAMUEL GERSTEIN ON 020 7641 4273 OR BY EMAIL AT <a href="mailto:sgerstein@westminster.gov.uk">sgerstein@westminster.gov.uk</a></b>
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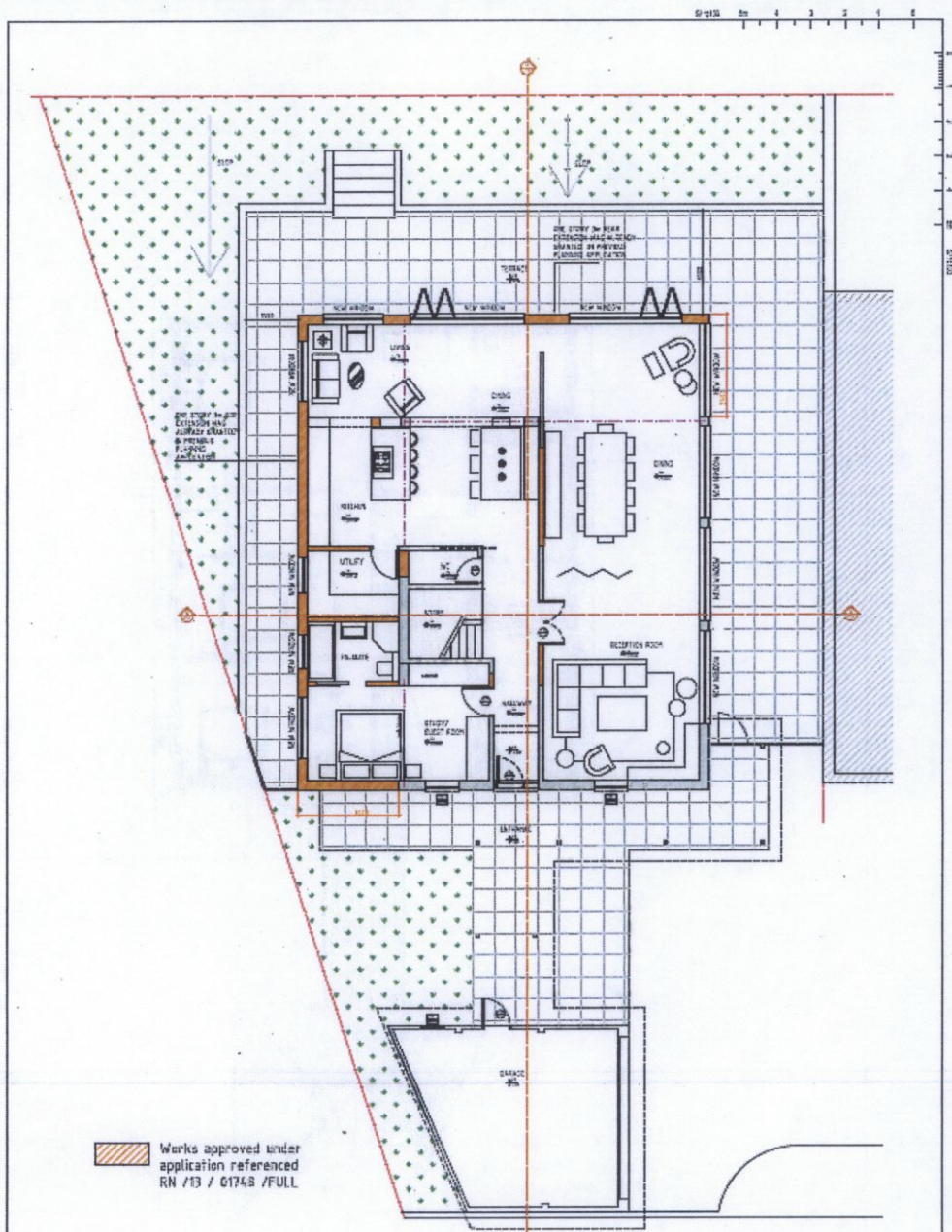
10. KEY DRAWINGS


Existing Ground Floor Plan



PROJECT 6 HILLSIDE CLOSE, NW8 2EF, LONDON		DRAWING TITLE EXISTING GROUND FLOOR				DATE 15/09/2019		SCALE 1:100		
CLIENT P-M-R-A, LTD	DESIGNER A2	PROJECT NO. 1079	DRAWING NO. A100	REV. 3	<p>© All rights reserved. This drawing is the property of P-M-R-A, LTD and is not to be used for any other project without the written consent of P-M-R-A, LTD.</p> <p>This drawing is for the use of the client only and is not to be used for any other purpose without the written consent of P-M-R-A, LTD.</p> <p>The client is responsible for ensuring that this drawing is used for the intended purpose and for any errors or omissions.</p>				<p><b>P-M-R-A LTD</b>                  100, Upper Avenue, Weybridge                  Surrey, Middlesex TW20 9EX                  Tel: 0181 871 1111                  Fax: 0181 871 1112                  www.p-m-r-a.co.uk</p> 	

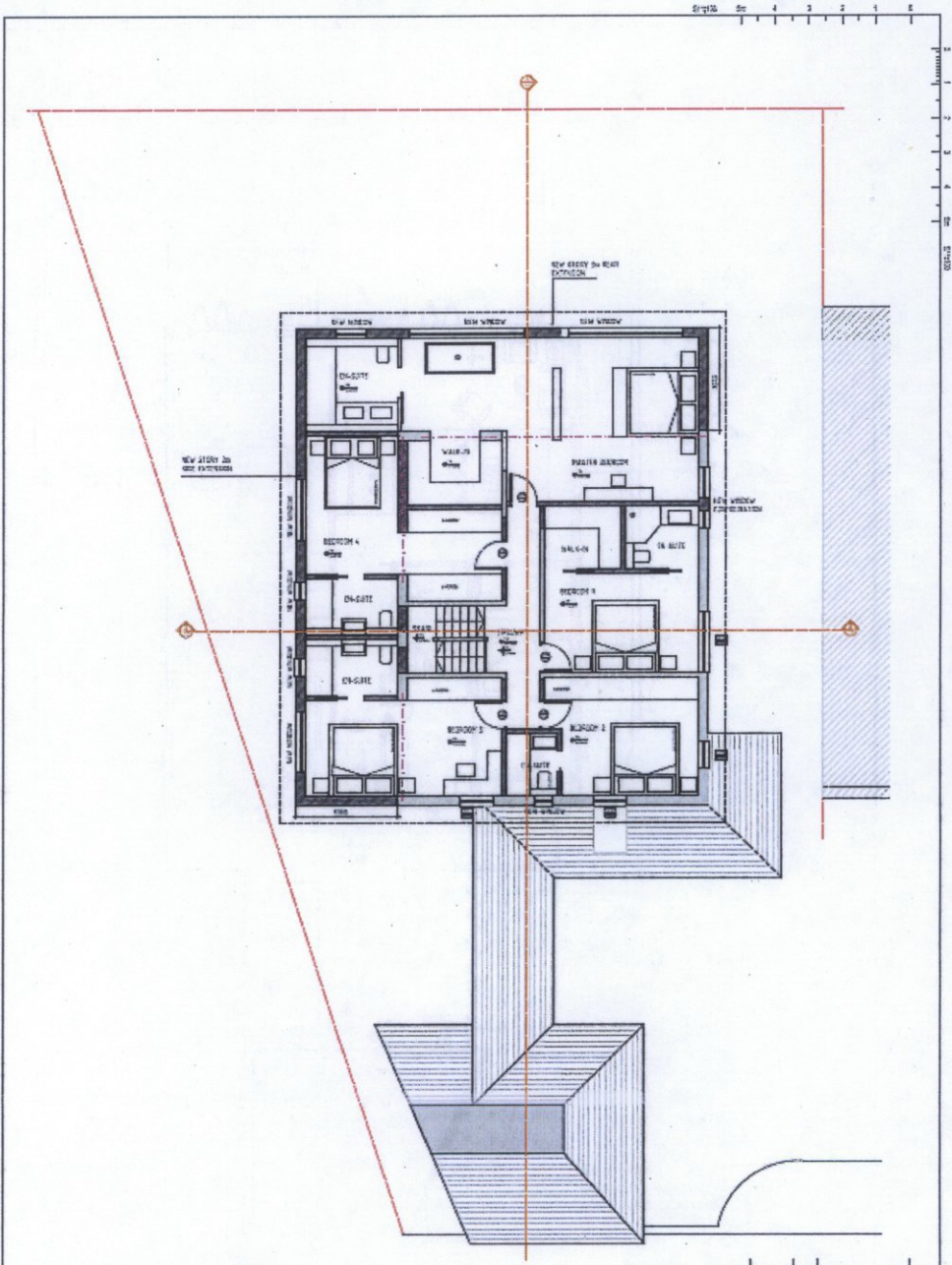
### Proposed Ground Floor Plan



 Works approved under application referenced RN 113 / G1748 / FULL

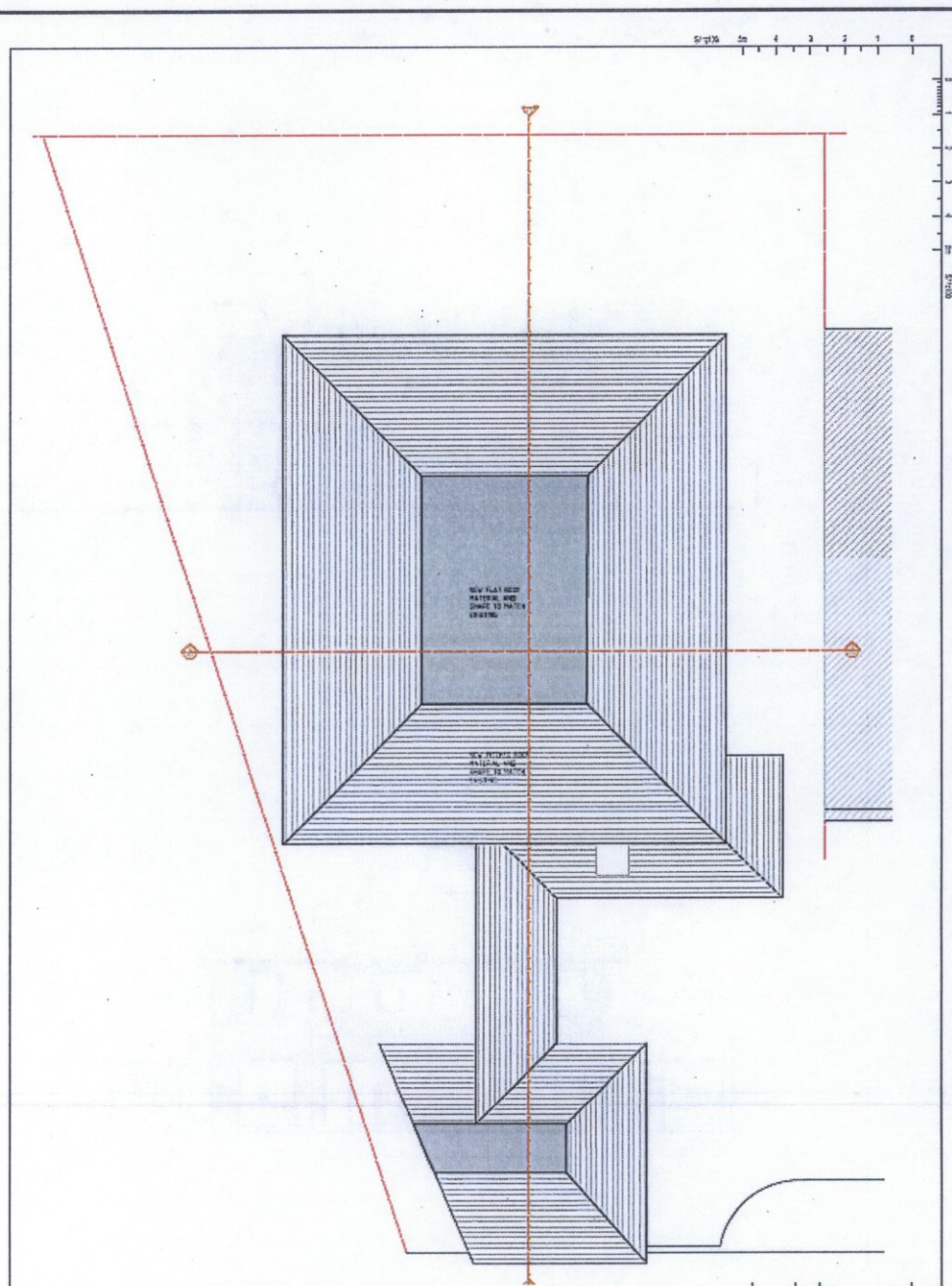
PROJECT 6 HILLSIDE CLOSE, NW8 2EF, LONDON	DRAWING TITLE PROPOSED GROUND FLOOR				<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> <th>CHK.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	DESCRIPTION	CHK.					
NO.	DATE	BY	DESCRIPTION	CHK.											
CLIENT P-U-R-A, LTD	SCALE 1:150	DESIGNER AL	CHECKER CH	DRAWN BY A264	<b>PAURHA Ltd</b> 50, London Avenue, London E16 2JH Tel: 0208 509 2000 Fax: 0208 509 2001 Email: info@paurha.com www.paurha.com										
<small>           © Copyright in all drawings, designs and buildings remains with PAURHA LTD. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of PAURHA LTD. This drawing is for the use of the client only and is not to be used for any other purpose. The client is responsible for ensuring that the drawing is used for the intended purpose and for any necessary amendments. PAURHA LTD is not responsible for any errors or omissions in this drawing.         </small>															

Proposed First Floor Plan



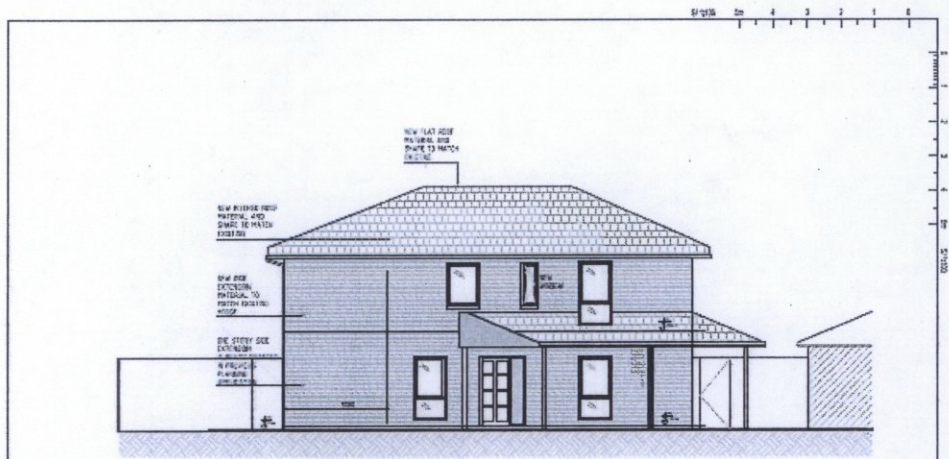
PROJECT: 6 HILLSIDE CLOSE, NW8 4EF, LONDON	DRAWING TITLE: PROPOSED FIRST FLOOR			DATE: 08.05.15	<table border="1"> <tr> <th>NO.</th> <th>REV.</th> <th>BY</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REV.	BY	DESCRIPTION	DATE					
NO.	REV.	BY	DESCRIPTION	DATE											
CLIENT: P-U-R-A LTD	SCALE: A3 1:100	DESIGNER: AL 1009	CHECKER: CH A201	<p>© 2015 P. U. R. A. LTD. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF P. U. R. A. LTD.</p>	<p><b>P. U. R. A. LTD</b>          1009 HILLSIDE CLOSE, NW8 4EF, LONDON          TEL: 020 8996 1009          FAX: 020 8996 1008          WWW.PURALTD.CO.UK</p>										

Proposed Roof Plan



PROJECT	DRAWING TITLE				REV	DATE	BY	DESCRIPTION	CHK
6 HILLSIDE CLOSE, NW8 0EF, LONDON	PROPOSED ROOF PLAN								
CLIENT	SCALE	DESIGNER	DRAWN	DATE	<b>P4/10/14 Ltd</b> 100, ... 020 888 8888 www.p4.co.uk				
100000000	1:100	AL	CH	28.02.14					
LEAD DESIGNER	FORMA	PROJECT No	DRAWING No	REV					
P-B-R-A LTD	A3	1019	A252	0					

### Proposed Front and Rear Elevation



FRONT ELEVATION

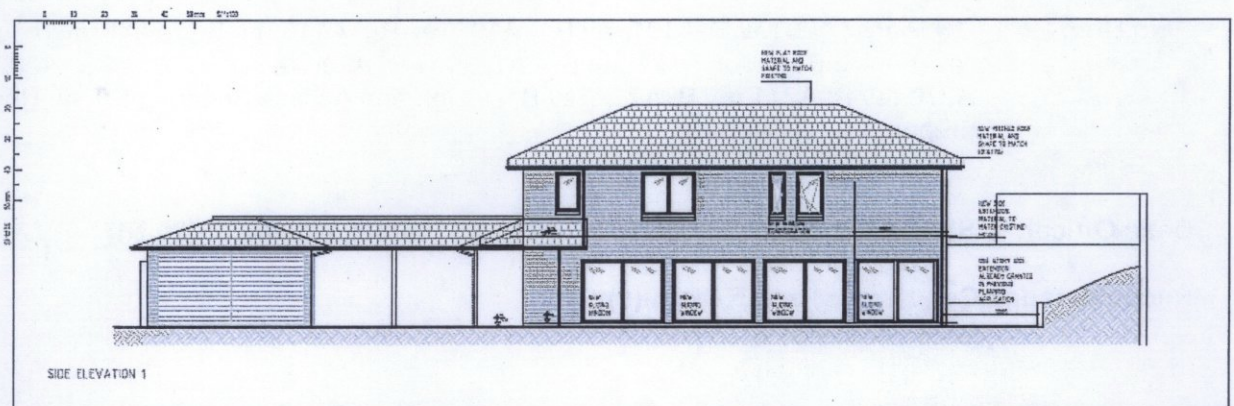


REAR ELEVATION

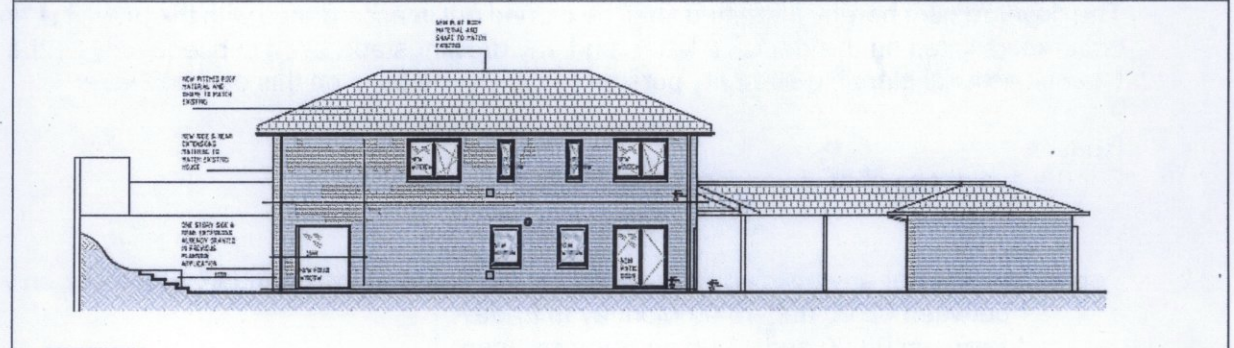
PROJECT		DRAWING TITLE		DRAWING STATUS		DATE		BY		DESCRIPTION		CHK
6 HILLSIDE CLOSE, NW8 9EF, LONDON		PROPOSED FRONT AND REAR ELEVATIONS		FOR INFORMATION		12/11/20		JH		REVISIONS		CHK
CLIENT	DATE	SCALE	NO.	CHG.	NO.	BY	NO.	BY	NO.	DESCRIPTION	CHK	
P-B-R-A, LTD	03/11/20	1:100	A210	0								



Proposed Side Elevations



SIDE ELEVATION 1



SIDE ELEVATION 2

REV	DATE	BY	DESCRIPTION	CHK	CLIENT	PROJECT	SCALE	LEGEND	STATUS	DATE	NOTES	PROJECT
			1. REVISION		P. H. S. A. LTD	5 HILLSIDE CLOSE, NEW REP, LEWIS	1:100	AL	CH	18/05/15	<ul style="list-style-type: none"> <li>1. All work to be done in accordance with the Building Regulations and the Building Act 2004.</li> <li>2. All work to be done in accordance with the Building Regulations and the Building Act 2004.</li> <li>3. All work to be done in accordance with the Building Regulations and the Building Act 2004.</li> <li>4. All work to be done in accordance with the Building Regulations and the Building Act 2004.</li> <li>5. All work to be done in accordance with the Building Regulations and the Building Act 2004.</li> </ul>	<p><b>P. H. S. A. Ltd</b></p> <p>18/05/15</p> <p>18/05/15</p> <p>18/05/15</p> <p>18/05/15</p>
			2. REVISION			PROPOSED SIDE ELEVATIONS	A3	1000	A211	B		

**DRAFT DECISION LETTER**

**Address:** 6 Hillside Close, London, NW8 0EF,

**Proposal:** Erection of two storey side and rear extension to single family dwellinghouse.

**Plan Nos:** OS Plan, A100 rev B, A101 rev B, A102 rev B, A110 rev B, A111 rev B, A112 rev B, A120 rev A, A121 rev B, A122 rev B, A200 rev B, A201 rev B, A202 rev B, A210 rev B, A211 rev B, A212 rev B, Design and Access Statement, Tree Report prepared by D Simpson.

**Case Officer:** Samuel Gerstein

**Direct Tel. No.** 020 7641 4273

**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 St John's Wood 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.** You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then carry out the work according to the approved details.

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

- 5 You must arrange for an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications or experience (or both) needed to be registered, to supervise the development. You must apply to us for our approval of the supervision schedule. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved what you have sent us. You must then adhere to the approved supervision schedule.

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31CC)

#### 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 The supervision schedule required pursuant to Condition 5 should include provision for reporting to the City Council as local planning authority after each operation.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.