

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 2 February 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	2 Regents Mews, London, NW8 0LB,		
Proposal	Erection of new mansard roof extension to second floor level in association with the enlargement of the existing dwelling house.		
Agent	Mr J Daniels		
On behalf of	Mr H Katz		
Registered Number	15/07197/FULL	Date amended/ completed	2 September 2015
Date Application Received	6 August 2015		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

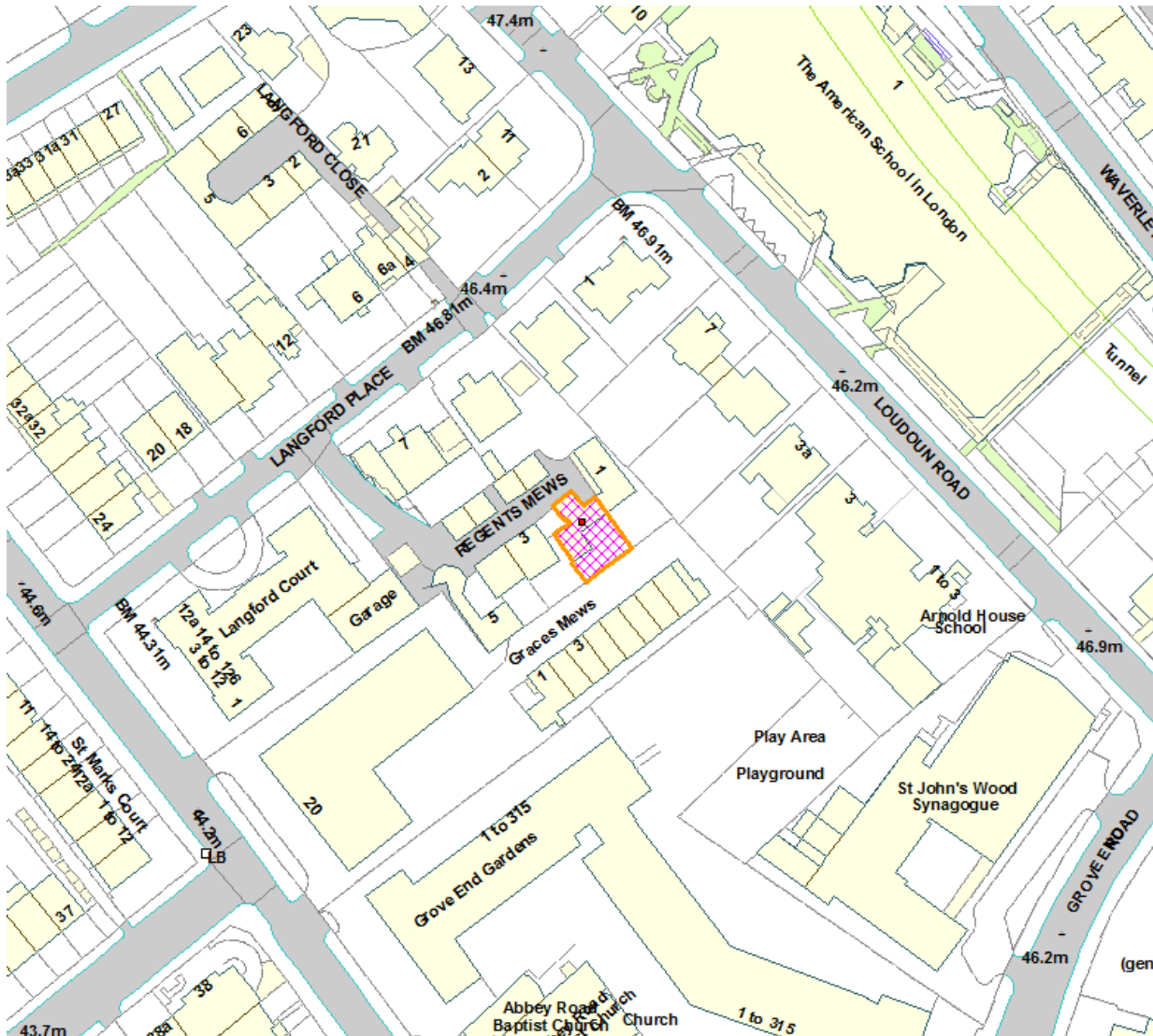
The application site comprises an unlisted two storey dwelling house located within the St. John's Wood Conservation Area. The dwelling house forms one part of a group of five properties that form Regent's Mews, a development from the early 1980s built to the rear of Nos. 5 and 7 Langford Place. Planning permission is sought to erect a mansard roof extension at second floor level to enlarge the existing dwelling house.

The main issues for consideration are:

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

The proposed development is considered to comply with the relevant policies in Westminster's City Plan: Strategic Policies and the Unitary Development Plan and as such, it is recommended that permission is granted 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
Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 12
Total No. of replies: 4
No. of objections: 3
No. in support: 0

The objection letters received raise concerns on the following grounds:-

Design Issues

- Concern that the approval of a mansard at no. 1 Regent's Mews has set a precedent which is being followed in this application.
- Concern that the additional floor will further harm the overall balance of the original design to Regent's Mews, with traditionally designed buildings on Langford Place and subservient modern mews buildings behind.
- Concern about the unattractive appearance of the mansard.
- Concern that the new second floor level will be prominent from the Langford Place properties.
- Concern about the appearance of the irregular form of the mansard.
- Concern about the appearance of the solid lead infill between the mansard and chimney stack.

Amenity Issues

- Concern about a sense of enclosure to the Langford Place properties.
- Concern about overlooking to Langford Place from a velux window to the north facing elevation, and that it should be set 1.8m above floor level and obscure glazed to prevent overlooking.
- Desire expressed for a condition on any approval ensuring that no further window openings are created.
- Concern about overlooking to properties in Graces Mews.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises an unlisted two storey dwelling house. The building is located within the St. John's Wood Conservation Area, though there are no listed buildings in the immediate vicinity of the application site. The dwelling house forms part of a group of five properties that form Regent's Mews, a development from the early 1980s located to the rear of Nos.5 and 7 Langford Place and Nos.5 and 7 Loudoun Road, and that backs onto Graces Mews to the south.

The application property is two storeys in height, with a main body of the building running east west and with two wings projecting from the main body of the building, one projecting forwards to Regents Mews, and one projecting back into the rear garden. The main body of the building and its front wing currently have a flat roof above first floor level, with a simple low pitched roof structure in place over the rear wing. To the west and south west of the application site are far taller and bulkier blocks of flats; namely Langford Court, Grove End Gardens, and No.20 Abbey Road, with the buildings directly to the rear being two storey properties located on Graces Mews.

6.2 Recent Relevant History

21 July 1980

Planning permission was granted for the erection of the dwellings that comprise Regent's Mews to the rear of Nos.5 and 7 Langford Place.

14 October 2014

Planning permission was granted for the construction at no. 1 Regent's Mews of a mansard roof extension with dormer windows.

7. THE PROPOSAL

The application proposes the erection of a mansard roof extension to second floor level in association with the enlargement of the existing dwelling house. The mansard is designed in traditional style with pitched roofs clad in slates and with dormers clad in lead, and it covers the roof of the main body of the house and also the rear wing. The proposals have been amended during the course of the application process to omit the mansard from extending over the front wing of the building and to amend the size of dormers. The objections received are in response to the scheme as initially submitted.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The extension to this existing single dwelling house is acceptable in principle in land use terms and accords with Policy H3 in the Unitary Development Plan (UDP).

8.2 Townscape and Design

The building has a modern character, though with a brickwork facade and use of pitched and slated roofs, this helps to some degree to integrate it into the wider surrounding townscape. The extension proposed is a single storey slate clad mansard style structure in relatively traditional form. The application has been amended during the course of the application submission to omit a section of the mansard formerly proposed to extend over the front wing of the building, and also amended to reduce the width of dormers to the rear (south facing) roof slope to mansard. In its amended form it is now set further back from the Regent's Mews frontage and from the buildings on Langford Place than was initially proposed.

Within Regent's Mews there is a variation in terms of the form of the roofs to the buildings, with examples found of flat roofs, shallow pitched and hipped roofs, and an octagonal roof

form. There is also an existing mansard to second floor level of No.5 Regent's Mews, and a mansard was approved in 2014, though not yet constructed, to no. 1 Regent's Mews which immediately abuts the application site on the east side. Though the mansard proposed in this application would make the application building higher than its neighbours, it is not considered markedly out of scale with the mews as a whole, and it would follow the height of the recently approved mansard at no. 1 Regent's Mews. The St John's Wood Conservation Area Audit does identify the buildings in Regent's Mews as ones where roof extensions would not normally be permitted, and also as 'unlisted buildings of merit', however it also refers to them as dating from between 1915 and 1945 which is incorrect and to some degree questions the other designations of the buildings in the audit. Given this, the approval of a mansard adjacent, the existing mansard at no. 5 Regent's Mews, and the detailed assessment of the townscape of Regent's Mews through the consideration of the application proposals, it is considered in this context that a mansard extension is acceptable in principle to this building.

Though the concern from objectors that this would create a precedent is noted, each case must be treated on its merits and it is noted that already there is one mansard to the mews, with another approved though not yet built, and in such circumstances the concern about a precedent being set, and about the additional height and bulk to the building, is not considered sustainable as a reason for refusal of the application proposals.

Notwithstanding the concerns expressed by an objector about the appearance of the mansard, it generally follows the criteria set out in the City Councils Supplementary Planning Guidance (SPG) document on extensions to roof level and is considered acceptable in design terms. It has pitched roof slopes at 70 degrees and clad in slates, and dormers with lead cladding. The internal floor to ceiling height is 2.3m which is in line with the SPG advice. Though the footprint of the mansard is slightly unorthodox given the irregular footprint of the building, it is considered to sit comfortably to the roofline of the building and is considered neatly detailed. The omission of the initially proposed section of the mansard to the front wing of the building has significantly simplified the footprint. One of the dormers proposed to the rear facing roof slope is longer than the window set within it, this is to allow for adequate circulation space through a narrow gap between the main body of the building and the rear wing. It is, in any case a neatly detailed and lead clad structure set into a discreet corner of rear roof level, and is not considered as a reason for refusal. The dormers to the rear facing roof slope also step slightly forward onto the rear parapet however the step forward is minor and will not appear over bulky, and it is noted that an approved dormer at no. 1 Regent's Mews had both dormers projecting out beyond the line of its front elevation and there are other examples of original projecting dormer windows to the Regent's Mews buildings, and in this context this minor deviation from the roof extension guidance SPG is considered acceptable. A small lead infill between a chimney stack to the west elevation of the building and the pitched roof of the mansard has been referred to by an objector, however this infill is very discreet and is not considered contentious.

The proposed green roof above the existing front wing of the building is welcomed in design terms.

In conclusion, the extension is considered to be acceptable in design and conservation terms and would accord with Policies DES1, DES6 and DES9 in the UDP and S25 and S28 in the City Plan.

8.3 Residential Amenity

Sunlight and Daylight, and Sense of Enclosure

The extension is designed with 70 degree roof slopes which are set back behind the parapets (aside from several rear dormers, as discussed above) and with a flat roof above, and it is hipped back to both end elevations. Including the thickness of roof structure it rises 2.5m from the existing flat roof level, as compared to the existing pitched roof to the rear wing which rises 1.7m above the flat roof level. The extension is set approximately 23m away from the buildings on Langford Place to the north. The part of the extension on the main body of the building is set 18m away from the buildings to the south on Graces Mews, with the extension on the rear wing set approximately 13.5m away. Given its relatively limited bulk and height, and the distance between it and the properties to the north and south, the extension is not considered to give rise to an unacceptable impact on daylight or sunlight or a significantly increased sense of enclosure to properties on Langford Place or Graces Mews.

Currently no. 1 Regent's Mews to the east side of the application site has a flat roof above its first floor level accommodation in the area adjacent to the proposed new mansard. In the un-built though still extant approval of 14 October 2014, the approved mansard to no. 1 Regent's Mews has a window to its west facing elevation which would not be directly lined up with the mansard proposed in this application but just offset to the north side. This window however is the secondary window to a room described on the approved plans as an 'open plan office/study' with the principal lighting and outlook to this room coming from a large pair of doors set within a dormer to the south facing roof slope. Given this, the mansard proposed would not unacceptably impact upon the adjoining window in the approved scheme to no. 1 Regent's Mews. The mansard would have some limited impact upon the rooms within ground and first floors to no. 1 Regent's Mews, however given the greater offset of the mansard proposed from the line of those windows within no. 1 Regent's Mews, and the relatively modest scale of the extension, it is not considered that it would adversely affect the sunlight and daylight to, or sense of enclosure of those windows.

No. 3 Regent's Mews to the west side of the application site has no windows facing towards the application building aside from a skylight located further forward than the mansard proposed to the rear wing of the application building. The rear of the mansard proposed stops at a point only marginally beyond the rear elevation line of no. 3 Regent's Mews from where it pitches back at 70 degrees. As such, though some degree of greater bulk will be appreciable from the rear garden to no. 3 Regent's Mews, the extension would not unacceptably affect their amenity in terms of sunlight, daylight or sense of enclosure.

Privacy

Objections have been received from occupiers of properties in both Langford Place and Graces Mews regarding a concern about overlooking from the windows of the extension proposed, with a separate specific concern made by the objectors in Langford Close with regards to a skylight proposed to the north facing elevation of the mansard. The dormer windows and skylights are not especially large, and generally follow the scale of windows to the elevations of the building below. As set out above, the extension is some considerable distance away from the nearest buildings to north and south, with the

nearest element of the extension being the element of the extension proposed on the rear wing, which has no rear facing windows proposed. As such, given the distance to the nearest buildings to north and south, and the relatively modest size of the windows proposed, the concerns about overlooking expressed by objectors are not considered sustainable as a reason for refusal of these application proposals. For the same reasons, the specific suggestion of objectors that a rooflight in the north facing elevation be set at a minimum of 1.8m above internal floor level and obscure glazed in order to protect their privacy is therefore also not considered a sustainable concern to the extent that it would justify these changes being required by condition.

A rooflight is proposed towards the southern end of the west facing roofslope of the mansard on the rear wing. The rooflight is set within the 70 degree pitch of the mansard and in this location it could overlook the rear garden of the adjoining property at no. 3 Regent's Mews, and as such it is considered appropriate to secure the obscure glazing (already referred to on the plans) and to restrict the extent of opening of this window. Subject to this condition there are no amenity concerns related to this window.

A view was expressed by objectors that, should the application be approved notwithstanding their concerns, that a condition should be imposed restricting permitted development rights to ensure that no further window openings could be created without a planning application being required which could fully consider their implications. A condition is recommended to that effect, as was also imposed on the approval of the mansard to no. 1 Regent's Mews, and subject to that condition the concerns expressed on this issue are not considered sustainable.

Conclusion

Subject to the recommended conditions it is considered that the proposed scheme is acceptable in amenity terms and would accord with Policy S29 in the City Plan and Policy ENV 13 in the UDP.

8.4 Transportation/Parking

The application raises no transportation or parking issues.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Not applicable.

8.7 Other UDP/Westminster Policy Considerations

Biodiversity

A green roof is proposed to the existing flat roof to the projecting northern wing of the building which is not proposed to be extended upwards in this application. This feature is welcomed in both biodiversity and visual amenity grounds, and in terms of its ability to attenuate water run-off, and its installation will be secured by condition.

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

Environmental Impact issues are not relevant to these application proposals.

8.12 Other Issues

No other issues relevant to these proposals.

9. BACKGROUND PAPERS

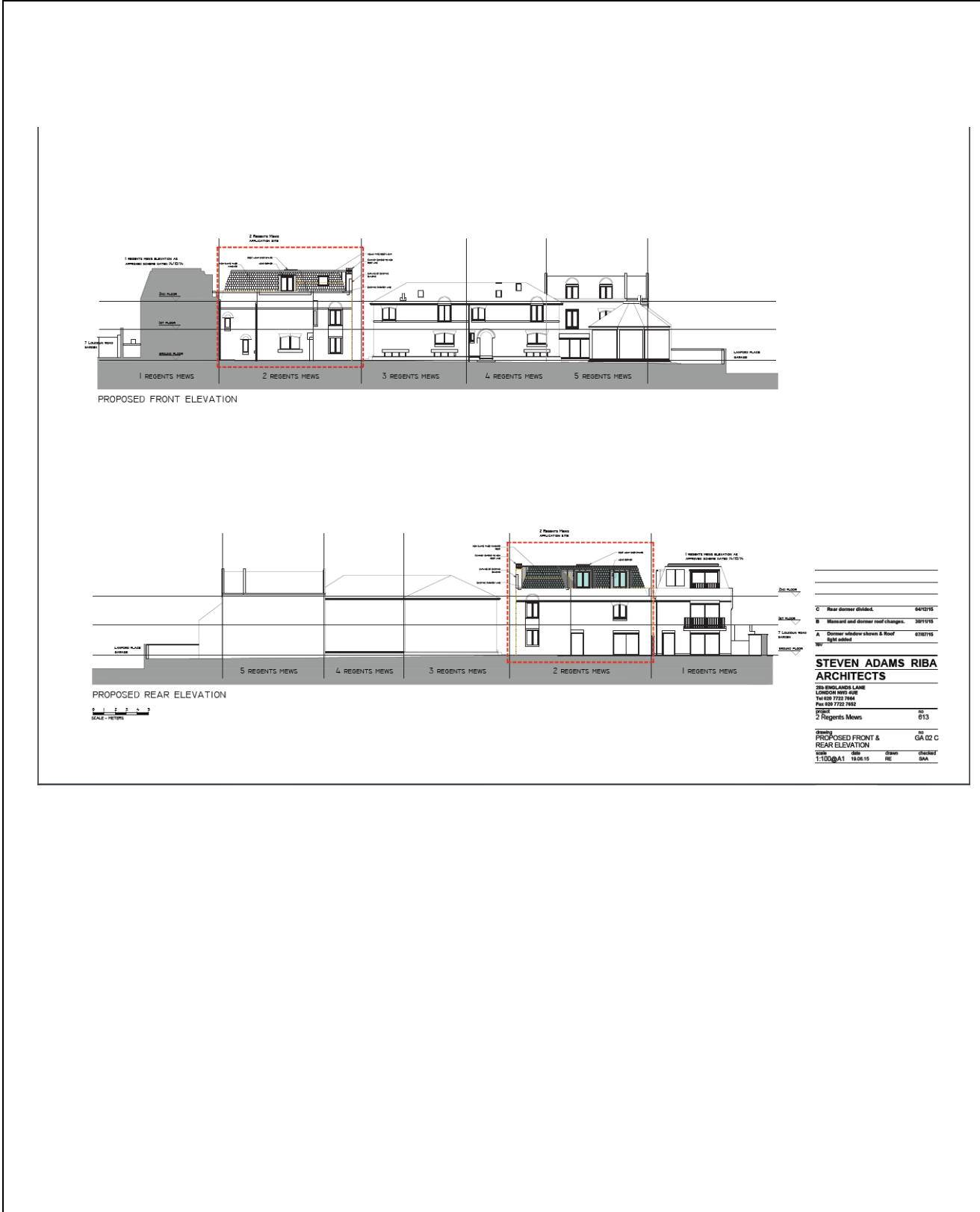
1. Application form
2. Letter from occupier of 7 Langford Place, London, dated 23 September 2015
3. Letter from occupier of 8 Graces Mews, London, dated 6 November 2015
4. Letter from occupier of 5 Langford Place, London, dated 16 September and 1 October 2015
5. Letter from occupier of Lodge Place, Great Chart, dated 2 October 2015

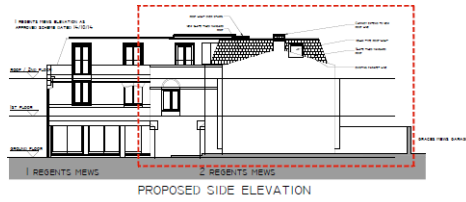
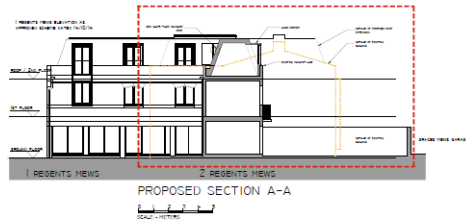
Selected relevant drawings

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

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT ALISTAIR TAYLOR ON 020 7641 2979 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

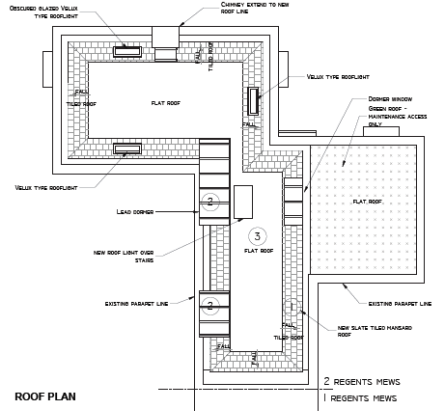
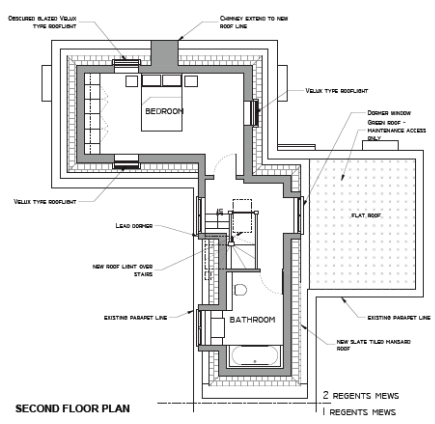
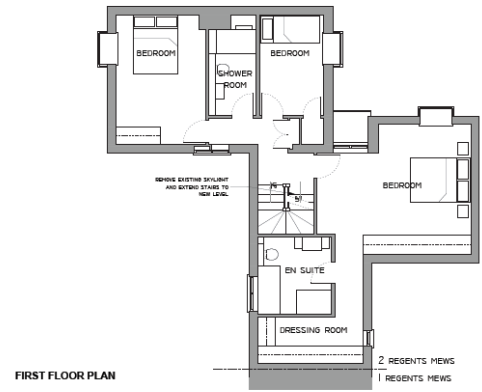
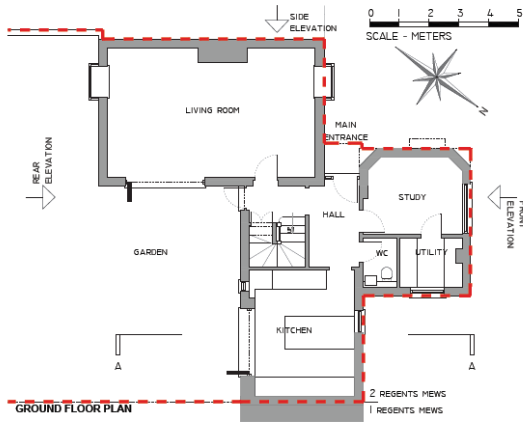
10. KEY DRAWINGS





B Mansard and dormer roof changes. 30/11/15
A Roof light added. 07/07/15
10/

STEVEN ADAMS RIBA ARCHITECTS
285 ENGLANDS LANE
LONDON NW3 4UE
Tel: 020 7722 7844
Fax: 020 7722 7852
Floor: 2 Regents Mews Tel: 013
PROPOSED SECTION & SIDE ELEVATION GA 03 B
Scale: 1:100 @ A1 19.06.15 01/2015 SAA



C	Rear dormer divided	04/10/15
B	Roof and dormer roof changes	20/11/15
B	Roof and dormer roof changes	20/11/15
A	Rear light added	07/07/15
NY		

STEVEN ADAMS RIBA ARCHITECTS

203 ENGLANDS LANE
LONDON W8J 5UE
Tel 020 7722 7844
Fax 020 7722 7852

PROJECT
2 Regent's Mews

NO 013

Drawing
PROPOSED PLANS

NO GA 01 C

DATE 15/08/15

SCALE 1:250

DATE 15/08/15

SCALE 1:250

DATE 15/08/15

SCALE 1:250

DRAFT DECISION LETTER

Address: 2 Regents Mews, London, NW8 0LB,

Proposal: Erection of new mansard roof extension to second floor level in association with the enlargement of the existing dwelling house.

Plan Nos: Site Block Plan, Site Location Plan, Planning Design and Access Statement, Heritage Statement, GA-02-C, SV-02-A, GA-01-C, SV-01-A, GA-03-B, SV-03, email from Boyer Planning dated 9th December 2015

Case Officer: Alistair Taylor

Direct Tel. No. 020 7641 2979

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 The dormers shall be clad in lead to sides, cheeks and roofs, and the pitched roofs of the mansard shall be clad in natural slates with lead to the flat roof above the mansard

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)

- 5 You must provide the following bio-diversity features before you start to use any part of the development, as set out in your application:-

The green roof (as shown on drawing GA-01C)

You must not remove any of these features. (C43FA)

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R43FB)

- 6 You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the second floor extension without our permission. This is despite the provisions of Classes A, B and C of Part 1 of Schedule 2 to the Town and Country Planning General Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 7 You must not use the flat roof area (shown on drawing GA-01-C as the area defined as the green roof) adjacent to the mansard or the flat roof above the mansard for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 8 The rooflight window on the west facing elevation of the mansard roof (denoted by the annotation 'Obscured Glazed Velux Type Rooflight' on drawing GA-01-C) must be obscurely-glazed and remain obscurely glazed. The rooflight shall also be fitted with a restrictor to limit the extent to which the rooflight shall open. Details of this restrictor shall be submitted to and approved by the City Council as local planning authority before works start on this relevant part of the development. The restrictor shall be installed in accordance with the approved details and shall not be removed unless agreed by the City Council.

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 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

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.