

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 1 March 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Little Venice	
Subject of Report	15D Clifton Villas, London, W9 2PH		
Proposal	Construction of a flat top mansard roof extension to form a maisonette together with existing second floor flat.		
Agent	Mrs Sara Mardle		
On behalf of	Ms Susan Wolff		
Registered Number	15/07721/FULL	Date amended/ completed	25 September 2015
Date Application Received	19 August 2015		
Historic Building Grade	Unlisted		
Conservation Area	Maida Vale		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

This application seeks approval to add a mansard roof extension to enlarge the existing top floor flat. The application has attracted objections and letters of support. There is a second application for a mansard to create an extra flat known (ref: 15/07722/FULL) which is also being presented to Committee.

The key issues are:

- the principle of adding a roof extension and the impact on the appearance and character of this part of the Maida Vale Conservation Area; and
- the impact on amenities of existing residents.

Despite the objections received to the proposed roof extension, given the existing mansards next door at No 16 and 17, the principle is considered acceptable, and the application has been amended to revise its detailed design and the proposal subject to conditions will comply with policies S25 and S28 in the City Plan and DES6 and DES9 in the UDP.

The proposal will not result in any material harm to the amenities of existing and neighbouring residents in terms of their light, outlook and privacy. Many of the objections raised by the leaseholders in the building are private matters and are not planning grounds to refuse permission.

Item No.

8

Given the above, the application is being recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front Elevation



Rear view from Bristol Mews

5. CONSULTATIONS

COMMENTS RECEIVED IN REPSONSE TO FIRST ROUND OF CONSULTATION THAT CLOSED ON 1 OCTOBER 2016.

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY

Agree to the principle of the mansard, but fenestration to the rear elevation should be in keeping with the rest of the property. The impact on sunlight and daylight to neighbours should be assessed. Please take neighbours views into account.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 54: Total No. of replies:8

3 objections and 5 emails in support:

In summary, the objectors raise the following issues:

Land Use

- The internal layout suggests that the applicant is seeking to create two units by stealth by avoiding fireproofing and soundproofing.

Townscape and Design

- Roof extension will degrade the character of the building and Conservation Area and establish a precedent for a similar roof extension at No 14.

Amenity

- Loss of light to No 14 Clifton Villas.
- Loss of sunlight reaching the rear and gardens of No's 33-59 Warwick Avenue, in particular loss of winter sunlight.
- Application for a mansard at No 13 was also the subject to objections on loss of sunlight and this was reduced in height by the Council.
- Additional overlooking at the rear.
- Noise generated by the proposal

Parking

- Increased pressure on car parking .

The representations in support consider the extension to be modest, in scale with the building and the conservation area.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

COMMENTS RECEIVED IN REPSONSE TO SECOND ROUND OF CONSULTATION THAT CLOSED ON 23 OCTOBER 2016.

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY

No further comments received to date.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No consulted 54 No Replies 13

4 objections and 9 emails in support

In summary, the objectors raise the following issues:

Townscape/Design

- The classical proportions of the building will be destroyed by a tall mansard
- Disproportionate weight and bulk of the proposed mansard at the front.
- The other roof extensions at No's 16 and 17 both have dormers to the front which reduces the visual impact and this proposal should follow suit.
- Proposal is top heavy and window openings are too large.
- Rear French doors must be replaced with a dormer to match neighbouring buildings.
- Request that the development should be scaled down to provide extra living space and no extra bedrooms which would be more appropriate to both the amenities and capacity of the building and neighbourhood

Amenity

- Overlooking and loss of privacy to flat A and the rear garden.
- Blocking a window serving the communal staircase affecting light and ventilation to existing occupants.

Parking

- Additional occupants would add to congestion

Other Matters

- No consultation with leaseholders and applicant not at liberty to make changes to the building whilst the matter of the freehold is resolved.
- Roof space is a common area and issues to rights of access to aereals.
- Request unfettered access to this roof area for contractors at the expense of the developer.
- The proposed roof hatch and pull down ladder should be relocated.
- The roof of the proposed development should be borne by the developer and not the leaseholders.
- Unlabelled space on the third floor of the maisonette which could be altered to an extra bedroom at a later date.
- Increased pressures on services in the building, drainage in particular, and cite three major incidents in the past which has caused damage which the freeholder has not repaired.
- No space for an extra gas meter or additional water supply.
- Laying new pipe will result in digging up the existing path and its attractive tiling. The relaying of these tiles must be mandatory.
- Inevitable disruption to existing residents as well as affecting access into the building.
- Increased noise from slamming front door and if permission allowed request more sound insulation.
- Cycle store in basement will compromise security and disturb residents.
- Bike stand at the front of the building will be unsightly and not shown on any drawings.
- Comments made in respect of refuse arrangements.
- No provision to upgrade the building.

- Additional weight of the mansard could compromise the stability of the structure and cause further cracks to appear and request assurances that the developer will be responsible for any repairs.
- Security and access will be compromised during the building works and when the scaffolding is in place.
- There must be a full time professional Project Manager to oversee the development.
- Increased occupancy in the building will exacerbate the problem with evacuation in case of fire; escape across the roofs will result in obtrusive access structures and railings.

6. BACKGROUND INFORMATION

6.1 The Application Site

No 15 is an unlisted terraced property located on the north side of Clifton Villas. The building is subdivided into 4 flats and this application relates to the top floor flat (Flat D).

The application site is located within the Maida Vale Conservation Area, and the adjoining properties at No 16 and 17 have been extended at roof level. The rear elevation of these properties are clearly visible from views at the rear in Bristol Mews.

6.2 Recent Relevant History

Two similar applications for roof extensions were withdrawn last year by the applicant for roof extensions which also involved the erection of a rear extension.

There is a separate planning application (ref: 15/07722/FULL) under consideration by this Committee for a mansard roof extension to extend Flat D to create a one bedroom flat.

The mansard roof extension at No 16 was granted on 30 August 1991 and the mansard at No 17 appears to have been built around the same time. In respect of No13, permission was granted for substantial demolition and rebuilding which was originally granted in 2008 and later varied in 2011.

7 THE PROPOSAL

This planning application is for a mansard roof extension to create additional floorspace for the top floor flat. The mansard is shown to be slate clad with two projecting dormers to the front elevation. At the rear, there is a small roof terrace.

The application has been amended in respect of the detailed design, to relocate the loft hatch to the rear, simplify the dormers and to remove the railings to the rear parapet wall. The drawings have also been amended to address a number of small inaccuracies.

There is a separate planning application for a mansard to create a 1 bedroom flat which is also being considered by this Committee (ref: 15/07722/FULL)

8 DETAILED CONSIDERATIONS

8.1 Land Use

This application seeks to extend an existing flat, and despite the objections received there are no land use objections to creating additional residential floorspace to create a maisonette on the upper two floors. The proposal accords with policy S14 of the City Plan and policy H3 of the UDP.

8.2 Townscape and Design

Strong objections have been received to the principle of adding a mansard roof extension and the objectors cite that No's 14 and 15 remain unaltered at roof level. It is considered that the principle of a mansard is acceptable in this location, given the adjoining two mansards in this group of four properties at No's 16 and 17.

The application has been amended to ensure that the mansard and dormers accord with the Council's SPG on Roof Extensions. Therefore, the proposal would preserve harm the character and appearance of the Maida Vale Conservation Area and complies with policies S25 and S28 in the City Plan and DES6 and DES9 in the UDP.

8.3 Residential Amenity

Light/Enclosure

Although objections have been received on loss of light grounds, the proposed mansard would not result in unacceptable loss of daylight or sunlight to neighbouring residents given the extensions location at main roof level and its relatively low height in comparison to the existing building. The existing resident's objections to loss of light to an existing staircase cannot be supported, as this is not a habitable room.

Objections have been received to loss of sunlight to gardens at the rear in Warwick Avenue, but again there are no material impacts to these residents given the considerations noted above. Whilst it is recognised there will be a small increase in enclosure to neighbouring residents, this is not considered so significant to warrant refusal.

Privacy

Objections have been received on overlooking grounds. There is a small terrace proposed at the rear of the mansard, but this is not considered to result in unacceptable loss of privacy to neighbours given the high degree of overlooking that existing at present from existing windows on the rear elevation.

8.4 Transportation/Parking

This application raises no parking issues as it involves an increase in floorspace to an existing residential unit, rather than a new residential flat, therefore the objections received cannot be supported.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Not applicable in the determination of this application

8.7 Other UDP/Westminster Policy Considerations

Noise

Objections have been made on noise grounds and residents in the building have requested additional sound insulation .It is not considered that this proposal to provide additional floorspace to an existing flat will result in increased noise and disturbance to existing residents. Hours of building works will be controlled by condition .Any extension will need to comply with Building Regulations.

Cycle store

Objections have been raised to the cycle stand being proposed in the basement area, but this does not form part of this application, and therefore these objections cannot be supported.

Refuse

The objectors also disagree with comments made in the applicant's Design and Access Statement regarding refuse and have submitted photographs to show the rubbish spilling out onto the pavement. As this application is for an extension to an existing flat, there is no policy requirement to secure additional refuse/recycling storage for this flat. Therefore this objection cannot be supported.

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. The proposal will not have an adverse impact on designated heritage assets.

8.10 Planning Obligations

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

8.11 Environmental Impact Assessment

Not relevant in the determination

8.12 Other Issues

Objections have been raised by residents in the building about the lack of consultation with the leaseholders and that the applicant is not at liberty to make changes to the building until the matter of the freehold has been resolved. Several other civil issues between landlord and tenant and/or tenant and tenant have also been raised. These are not material planning considerations.

There is no evidence to suggest at this stage that the existing building cannot cope with the additional loading demands of an extra floor. If permission is granted, the proposal would need to comply with Building Regulations which would safeguard the structure of this building.

The existing residents' concerns over security during construction are well understood and this is a matter that can be addressed by the applicant in consultation with the other leaseholders in the building.

8.13 Conclusions

Despite the objections received, the principle of adding a roof extension is considered acceptable, and the application is being recommended for approval.

9 BACKGROUND PAPERS

1. Application form
2. Response from Paddington Waterways and Maida Vale Society dated 7.October 2015
3. Email from 33F, Warwick Avenue, dated 17 September 2015
4. Email from 43A Warwick Avenue, London, dated 1 October 2015
5. Email in support from 15c Clifton Villas, London, dated 14 September 2015(the applicant)
6. Email in support from occupier 26D, Clifton Villas dated 9 September 2015
7. Email in support from 10 Bristol Gardens, London dated 19 September 2015
8. Email from 15d Clifton Villas London W9 (Undated).
9. Email in support from 11d Formosa St, London dated 22 September 2015
10. Email in support from 58b, Warwick Avenue, dated 23 September 2015
11. Email from 15 b Clifton Villas dated 14.10.2015.
12. Email from 15A Clifton Villas, London, dated 13 October 2015
13. Email from 923 Waiwhero Ngatimoti RD1 Motueka 7196 New Zealand (owner of 15 A Clifton Villas) dated 13 October 2015
14. Email from 43 a Warwick Avenue
15. Email in support from 15 C Clifton Villas dated 27 October 2015
16. Email in support from 7 Formosa Street dated 30 October 2015 .
17. Email in support from 61e Blomfield Road dated 30 October 2015.
18. Email in support from 18 Warrington Crescent dated 7 October 2015
19. Email from 26 Bristol Mews
20. Email in support from 25 Bristol Mews
21. Email from 15A Clifton Villas, London, dated 13 October 2015
22. Email in support from 259 Shirland Road dated 4 November 2015
23. Email in support from 10 Bristol Gardens.

(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 AMANDA COULSON ON 020 7641 2875 OR BY EMAIL AT NorthPlanningTeam@westminster.gov.uk

10 KEY DRAWINGS

GROUND FLOOR PLAN
1/2 OF GROUND FLOOR AREA
FRONT

FIRST FLOOR PLAN (SECTION OF FIRST)
FRONT

ROOF PLAN
FRONT

PROPOSED FRONT ELEVATION

PLANNING

<p>PROPOSED FLOOR PLANS</p> <p>15C CLIFTON VILAS FLAT D MAISONETTE OPTION</p> <p>SUSAN PATRICIA WOLFF</p> <p>15 CLIFTON VILAS LTD</p>	<p>PROJECT: 15C CLIFTON VILAS FLAT D MAISONETTE OPTION</p> <p>DATE: JULY 18</p> <p>SCALE: 1:50</p> <p>REVISIONS: 1 A</p>	<p>RIDGE</p> <p>RESIDENTIAL ARCHITECTS</p> <p>21 BUCKINGHAM STREET</p> <p>GLoucester</p> <p>GL1 1EE</p> <p>TEL: 0114 2761100</p> <p>WWW.RIDGE.CO.UK</p>
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<p>PROPOSED FRONT ELEVATION</p> <p>15C CLIFTON VILAS FLAT D MAISONETTE OPTION</p> <p>SUSAN PATRICIA WOLFF</p> <p>15 CLIFTON VILAS LTD</p>	<p>PROJECT: 15C CLIFTON VILAS FLAT D MAISONETTE OPTION</p> <p>DATE: JULY 18</p> <p>SCALE: 1:50</p> <p>REVISIONS: 1 A</p>	<p>RIDGE</p> <p>RESIDENTIAL ARCHITECTS</p> <p>21 BUCKINGHAM STREET</p> <p>GLoucester</p> <p>GL1 1EE</p> <p>TEL: 0114 2761100</p> <p>WWW.RIDGE.CO.UK</p>
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Proposed floor plan and front elevation



DATE: 15/05/2018
 DRAWN BY: S. PATRICIA WOLFF
 CHECKED BY: S. PATRICIA WOLFF
 PROJECT NO: 152568_PC39
 SHEET NO: 1/1



PLANNING

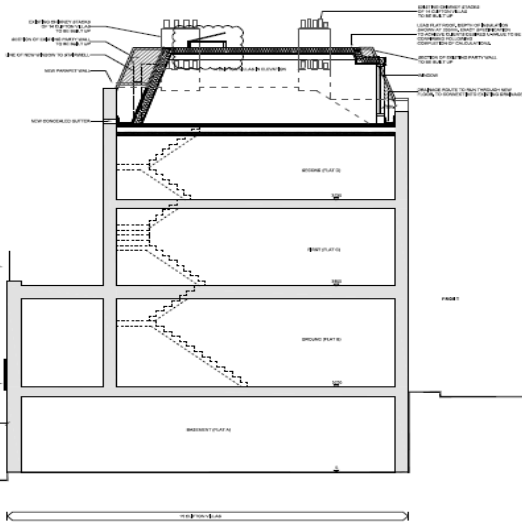
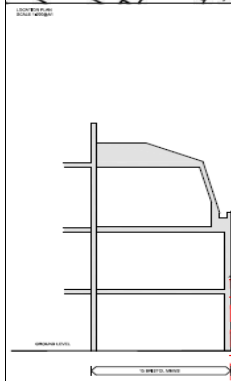
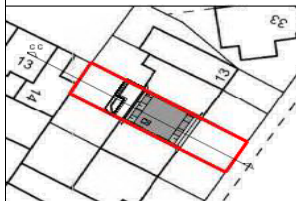
PROPOSED REAR ELEVATION

PROJECT: 150 CLIFTON VILLAS
 FLAT 2 MANSIONETTE OPTION
 CLIENT: SUSAN PATRICIA WOLFF

DATE: 15/05/2018
 DRAWN BY: S. PATRICIA WOLFF
 CHECKED BY: S. PATRICIA WOLFF
 PROJECT NO: 152568_PC39
 SHEET NO: 1/1



Rear elevation and cross section



DATE: 15/05/2018
 DRAWN BY: S. PATRICIA WOLFF
 CHECKED BY: S. PATRICIA WOLFF
 PROJECT NO: 152568_PC39
 SHEET NO: 1/1



PLANNING

PROPOSED SECTION
 THROUGH SITE

PROJECT: 150 and 150 CLIFTON VILLAS
 NEW FLAT E
 CLIENT: SUSAN PATRICIA WOLFF

DATE: 15/05/2018
 DRAWN BY: S. PATRICIA WOLFF
 CHECKED BY: S. PATRICIA WOLFF
 PROJECT NO: 152568_PC39
 SHEET NO: 1/1



DRAFT DECISION LETTER

Address: 15D Clifton Villas, London, W9 2PH,

Proposal: Construction of a flat top mansard roof extension to form a maisonette together with existing second floor flat.

Plan Nos: PD 11 , PD 12, PD13, PD14, PD15, PD16A, PD 17A , PD18A, PD19A, PD20A , Design and Access Statement August 2015 -Version 2 .

Case Officer: Amanda Coulson

Direct Tel. No. 020 7641 2875

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 Maida Vale 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 mansard roof extension shall be clad in natural grey slates, and a sample of the slate shall be submitted to and approved by the City Council as local planning authority before works start on the roof extension. The development shall be carried out in accordance with the approved sample.

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 Maida Vale 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 not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

Reason:

Because these would harm the appearance of the building, and would not meet S25 or S28, or both, of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 of our Unitary Development Plan that we adopted in January 2007. (R26HC)

- 6 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:
- revised opening to the rear staircase window in the mansard.
- You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

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 Maida Vale 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)

- 7 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.

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.

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 will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)
- 3 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)