

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 15 March 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Little Venice	
Subject of Report	63C Warwick Avenue, London, W9 2PR,		
Proposal	Use of roof space as additional residential accommodation for the second and third floor maisonette and insertion of four rooflights within main roof at front and rear.		
Agent	Mr Khalida Qureshi		
On behalf of	Mr Khalida Qureshi		
Registered Number	15/10544/FULL and 16/00141/LBC	Date amended/ completed	21 January 2016
Date Application Received	13 November 2015		
Historic Building Grade			
Conservation Area	Maida Vale		

1. RECOMMENDATION

1. Grant conditional permission and conditional listed building consent.
2. Agree the reasons for granting planning permission and listed building consent as set out in Informative 1 of the draft decision letters.

2. SUMMARY

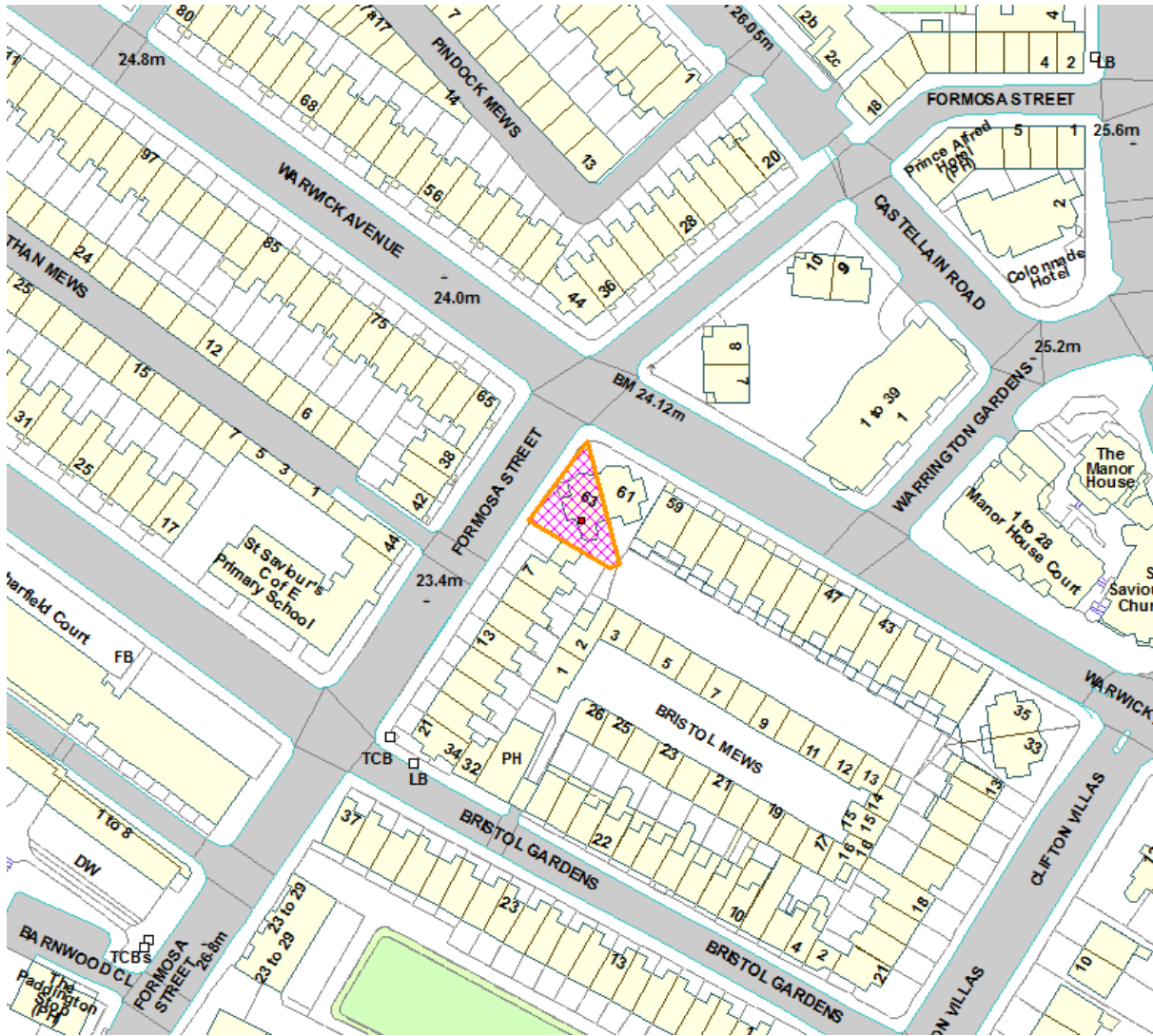
Planning permission and listed building consent are sought for the conversion of the existing roof space to create additional accommodation for the second/third floor maisonette (Flat C) and the introduction of four rooflights. The property is Grade II listed and is located in the Maida Vale Conservation Area.

The key issues in this case are:

* The impact of the proposed roof conversion and associated alterations on the special architectural and historic interest of the listed building and the character of the Maida Vale Conservation Area.

The applications have been submitted on behalf of a relative of a Westminster Councillor (Councillor Papya Qureshi) and therefore are being referred to committee for determination in accordance with the delegation agreement. The proposals are considered acceptable in design terms and are therefore recommended for approval.

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS





5. CONSULTATIONS

PADDINGTON WATERWAYS AND MAIDA VALE SOCIETY: Any response to be reported verbally

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 46
Total No. of replies: 0
No. of objections: 0
No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

63 Warwick Avenue is a Grade II listed property within the Maida Vale Conservation Area. It forms half of a stucco fronted semi-detached pair comprising of four storeys plus basement. It is subdivided into flats and this application relates to Flat C, a maisonette on the second and third floor levels.

6.2 Recent Relevant History

11/06606/FULL

Use of roof space as additional residential accommodation for the second and third floor maisonette and insertion of four rooflights within main roof at front and rear.

Application Permitted 27 October 2011

11/06607/LBC

Insertion of four rooflights within main roof at front and rear and internal alterations.

Application Permitted 27 October 2011

7. THE PROPOSAL

Planning permission and listed building consent are sought for the insertion of four rooflights (two each to the front and rear roofslopes) in association with the conversion of the existing attic roofspace into habitable accommodation. A new stair will be installed from the third floor for access. The proposals are exactly the same as those approved in 2011.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal seeks to increase the floorspace of this maisonette to provide additional living space in accordance with Policy H3 of the UDP.

8.2 Townscape and Design

Internally, access to the attic space is proposed to be inserted into an area of the third floor plan currently occupied by cupboards. These fittings are not considered to be of any historic interest. No other changes to the plan are proposed. This location is considered the most appropriate for the insertion of the stair.

The proposed rooflights are of a conservation type, designed to be fitted flush with the slate surface; further section details are required by condition. The property has high parapets around all sides of the roof and therefore the rooflights will be largely unseen, with only their upper edges visible in long views and from the uppermost rooms of neighbouring properties. The effects of the rooflights are not considered detrimental either to the appearance of the building, or to the character of the Maida Vale Conservation Area.

The application also states that the existing roof structure will be subject to a structural engineer's inspection and may be replaced as part of the scheme of works. If this is the case the new structure will be identical in external profile and appearance. The current roof structure is a modern replacement of the original, consisting of close-set prefabricated softwood trusses. Its removal therefore raises no concerns in terms of the loss of historic fabric. The roof will be re-covered using a mixture of the reclaimed slates and replacements.

The proposed works are considered to accord with Policies S25 and S28 in the City Plan and Policies DES1, DES6, DES9 and DES10 in the UDP and are therefore considered acceptable in listed building and conservation terms.

8.3 Residential Amenity

The rooflights are not considered to raise any concerns in terms of amenity. Given their location no overlooking or loss of privacy will be caused to neighbouring occupiers; furthermore the rear garden is already overlooked from the windows at lower levels. As such the objection received on these grounds cannot be upheld and the rooflights are acceptable in relation to Policies CS28 of our Core Strategy and ENV13 of the UDP adopted January 2007.

8.4 Transportation/Parking

Not applicable

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

Not applicable

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

Not applicable

8.10 Other Issues

Not applicable

9. BACKGROUND PAPERS

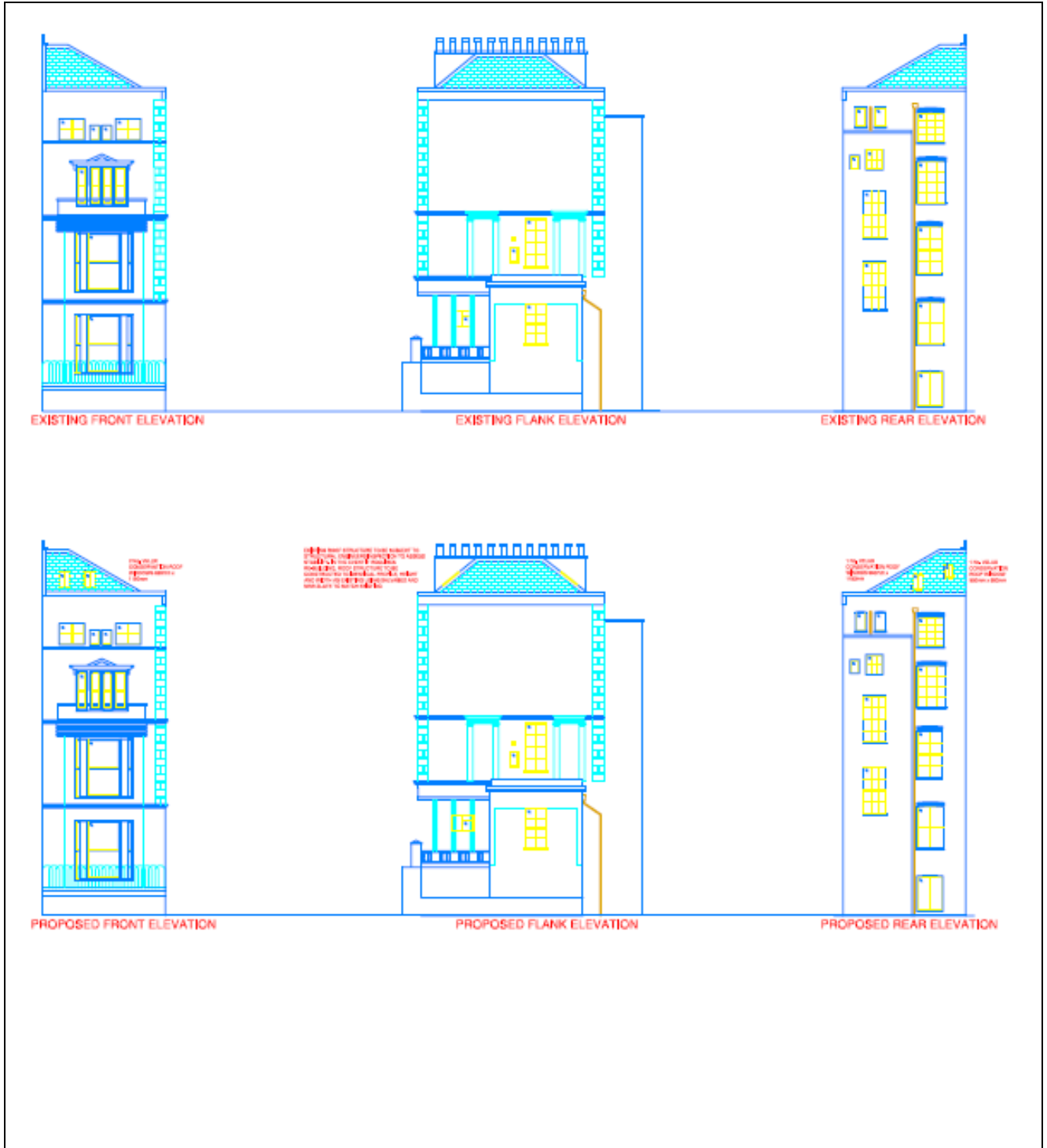
1. Application form

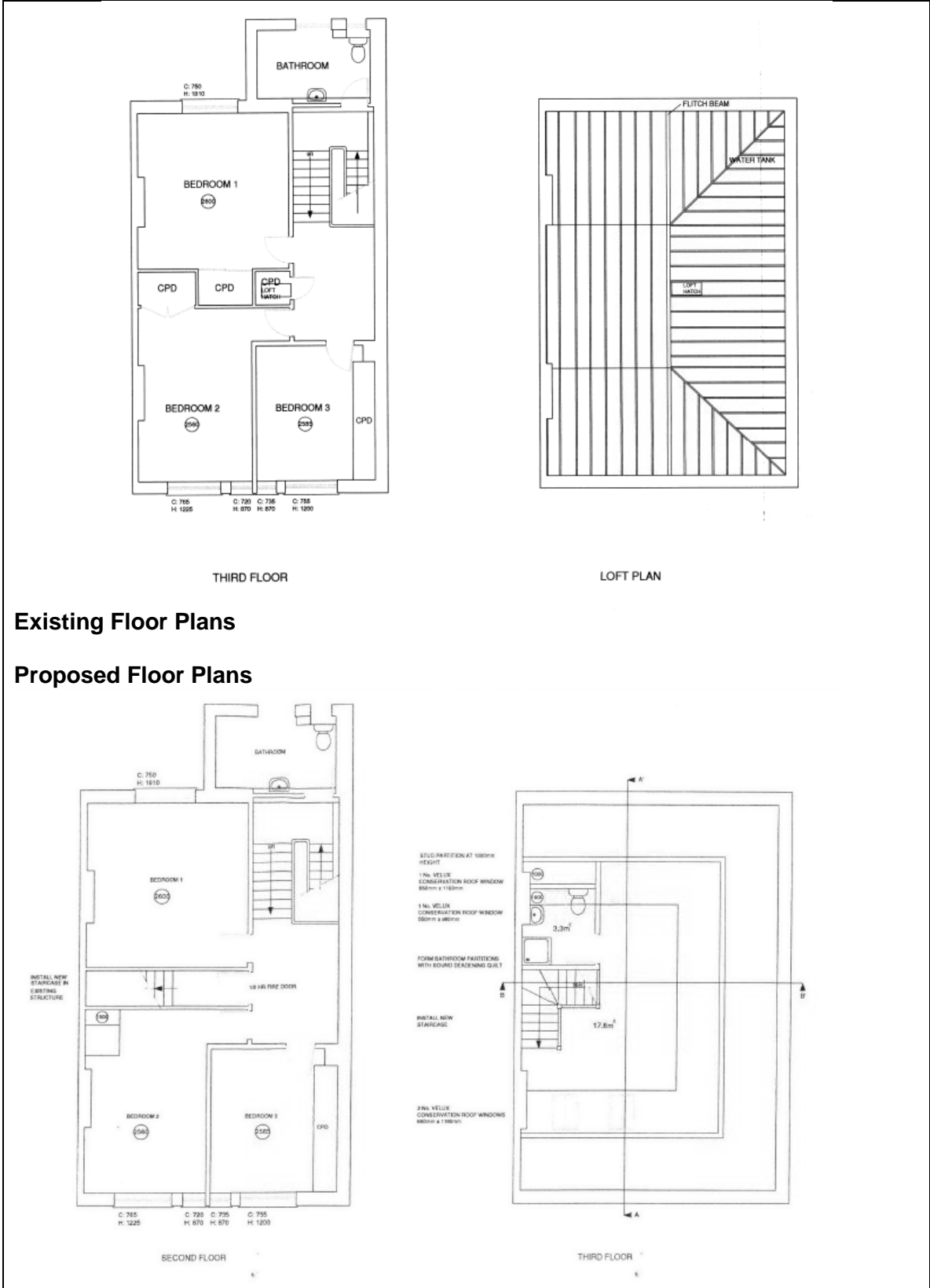
Selected relevant drawings

(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 KIMBERLEY DAVIES ON 020 7641 5939 OR BY EMAIL AT northplanningteam@westminster.gov.uk

10. KEY DRAWINGS





DRAFT DECISION LETTER – 15/10544/FULL

Address: 63C Warwick Avenue, London, W9 2PR,

Proposal: Use of roof space as additional residential accommodation for the second and third floor maisonette and insertion of four rooflights within main roof at front and rear.

Reference: 15/10544/FULL

Plan Nos: 9222_LC_P_01B, 9222_LC_P_02C, 9222_LC_P_03, 9222_LC_P_04 (site location map), design and access statement, schedule of works.

Case Officer: Rebecca Mason

Direct Tel. No. 020 7641 7540

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 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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance 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, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 3 You must apply to us for approval of detailed drawings or a manufacturer's specification (including section details at minimum 1:5) of the following parts of the development: , a) The proposed rooflights. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance 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, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 If the structural engineer's survey finds that the roof structure needs to be replaced you must apply to us for approval of a schedule of works and detailed drawings showing how these works will be undertaken. You must also submit a sample of the proposed natural slate for approval. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance 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, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 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)

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.

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.

DRAFT DECISION LETTER – 16/00141/LBC

Address: 63C Warwick Avenue, London, W9 2PR,

Proposal: Creation of bedroom and shower room including 4 velux windows in loft space to 2nd/3rd floor maisonette.

Plan Nos: 9222_LC_P_01B, 9222_LC_P_02C, 9222_LC_P_03, 9222_LC_P_04 (site location map), design and access statement, schedule of works.

Case Officer: Rebecca Mason

Direct Tel. No. 020 7641 7540

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 3 You must apply to us for approval of detailed drawings or a manufacturer's specification (including section details at minimum 1:5) of the following parts of the development:

- a) The proposed rooflights

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

- 4 If the structural engineer's survey finds that the roof structure needs to be replaced you must apply to us for approval of a schedule of works and detailed drawings showing how these works will be undertaken. You must also submit a sample of the proposed natural slate for approval.

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved details. (C26DB)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan July 2011, Westminster's City Plan: Strategic Policies adopted November 2013, and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations.

The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest.

In reaching this decision the following were of particular relevance:

S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.

- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:

- * any extra work which is necessary after further assessments of the building's condition;
- * stripping out or structural investigations; and
- * any work needed to meet the building regulations or other forms of statutory control.

Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.

It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)