

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 15 March 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	10 Groom Place, London, SW1X 7BA,		
Proposal	Variation of conditions 1 and 5 of planning permission dated 29 July 2014 (RN: 14/02541) for erection of a single storey extension at first floor level with roof terrace at second floor; namely, enlargement of terrace area.		
Agent	Open Architecture		
On behalf of	Ms Julia Hubbard		
Registered Number	15/12145/FULL	Date amended/ completed	30 December 2015
Date Application Received	30 December 2015		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

10 Groom Place is a mid-terrace single family dwelling consisting of basement, ground, first and mansard roof level. The property is not listed but is located within the Belgravia conservation area and outside of the Central Activities Zone in a predominantly residential area.

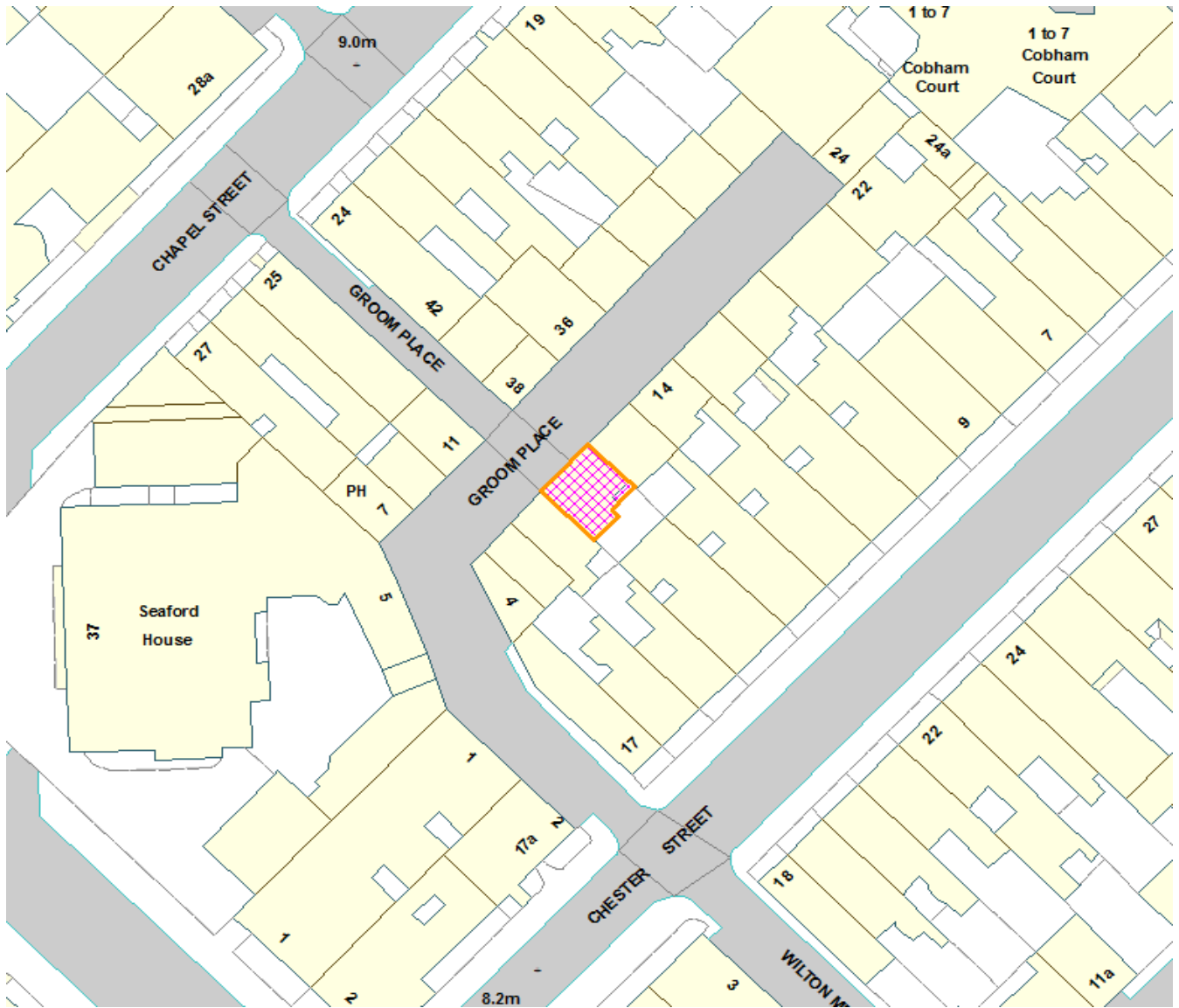
Planning permission is sought to vary conditions 1 and 5 of planning permission dated 29 July 2014 (RN: 14/02541/FULL) which was for the erection of a single storey extension at first floor level with roof terrace at second floor, namely, to allow the approved drawings to be amended to allow for the enlargement of the terrace area by 1.4m.

The key issue in this case is the impact of the development on the amenity of neighbouring residents.

An objection has been received from the owner of no.14 Chester Street on grounds the enlarged terrace will overlook their property and result in a loss of privacy.

The application is recommended for approval as it is considered that, subject to conditions, the proposed development complies with policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

3. LOCATION PLAN



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PHOTOGRAPHS



10 Groom Place



View of existing terrace from rear of 14 Chester Street

4. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION

Any response to be verbally reported at Committee.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS:

No. Consulted: 7; Total No. of replies: 1

One letter of objection from the owner of no.14 Chester Street located directly to the rear on the following grounds:

Amenity

- Overlooking and loss of privacy.
- Enlargement of the terrace will worsen the situation.

PRESS ADVERTISEMENT/ SITE NOTICE:

Yes

5. BACKGROUND INFORMATION

5.1 The Application Site

10 Groom Place is an unlisted, mid-terrace single family dwelling consisting of basement, ground, first, and mansard roof level located within the Belgravia Conservation Area and outside of the Central Activities Zone in a predominantly residential area.

5.2 Recent Relevant History

14/02541/FULL

Erection of a single storey extension at first floor level with roof terrace at second floor.
Application Permitted 29 July 2014

14/03049/FULL

Excavation to create a single storey basement under existing single family dwelling.
Application Permitted 29 July 2014

6. THE PROPOSAL

Planning permission is sought to vary conditions 1 and 5 of planning permission dated 29 July 2014 (RN: 14/02541) for the erection of a single storey extension at first floor level with roof terrace at second floor; namely, to allow the approved drawings to be amended to allow the enlargement of the second floor roof terrace area.

Condition 1 restricted the development to be carried out in accordance with the drawings and other documents listed on the decision letter, and any drawings approved subsequently by the City Council.

Condition 5 required a privacy screen to be installed as shown on the approved drawings before the use of the roof terrace at rear first floor level commences and the screen to remain in situ for as long as the roof terrace is used for sitting out purposes.

The applicant appears to be in breach of condition 5 of the original permission as the privacy screen has yet to be installed and the terrace appears to be in use. However the applicant has advised that the roof terrace is still under construction and is not intended to be used for its purpose until complete. Although it is currently used for storing chairs and child's play equipment.

The roof terrace in the original permission was set back 1.4m from the edge of the roof to minimise overlooking and loss of privacy to surrounding residents following an objection from no.14 Chester Street. This latest proposal seeks to increase the depth of the terrace by 1.4m to create an enlarged terrace area.

7. DETAILED CONSIDERATIONS

7.1 Townscape and Design

10 Groom Place is an unlisted mews property located within the Belgravia conservation area.

The proposed enlargement of the existing terrace by 1.4m with a natural privacy screen measuring 1.2m in height is considered to be acceptable in design terms. The proposed alterations are discreetly located to the rear of the building and will minimal impact upon the appearance of the building or the character and appearance of the conservation area.

The proposal will accord with design policies S28 of the Plan and policies DES1, DES5 and DES9 of the UDP.

7.2 Residential Amenity

The nearest affected residential property is no.14 Chester Street which is located directly to the rear. An objection has been received from the owner of no.14 Chester Street on grounds the enlarged terrace will overlook their property and result in a loss of privacy. The owner also raised objection to the original planning application (RN: 14/02541).

UDP policy ENV 13 and S29 of the City Plan generally seek to protect residential amenity in terms of privacy and overlooking. The main issue is the impact of the enlarged roof terrace upon the living conditions of the neighbour at 14 Chester Street in terms of loss of privacy and overlooking.

There are windows in the rear elevation of no.14 Chester Street at all levels, an existing roof terrace at first floor level, and the rear garden abuts the rear elevation of the application property. As such there is already a significant degree of mutual overlooking between the application site and no.14 Chester Street. There are also existing terraces and balconies on the rear of a number of adjacent properties including 12, 13, 14 and 15 Chester Street and 12 Groom Place.

The proposals are considered to result in a modest enlargement of the approved terrace area and would include a 1.2m high privacy screen. Given that there is already a significant degree of mutual overlooking at the rear between properties, on balance, the proposals are considered acceptable.

The applicant has agreed to extend the 1.2m privacy screen along the side return elevation of the terrace. It is recommended that condition 5 is amended to require an amended drawing to show the extended privacy screen as well as require it to be installed before the terrace area is enlarged.

7.3 Transportation/Parking

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

7.4 Economic Considerations

No economic considerations are applicable for a development of this size

7.5 Access

Not applicable

7.6 London Plan

This application raises no strategic issues.

7.7 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.

7.8 Planning Obligations

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

7.9 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.

7.9.1 Other Issues

Not applicable

8. BACKGROUND PAPERS

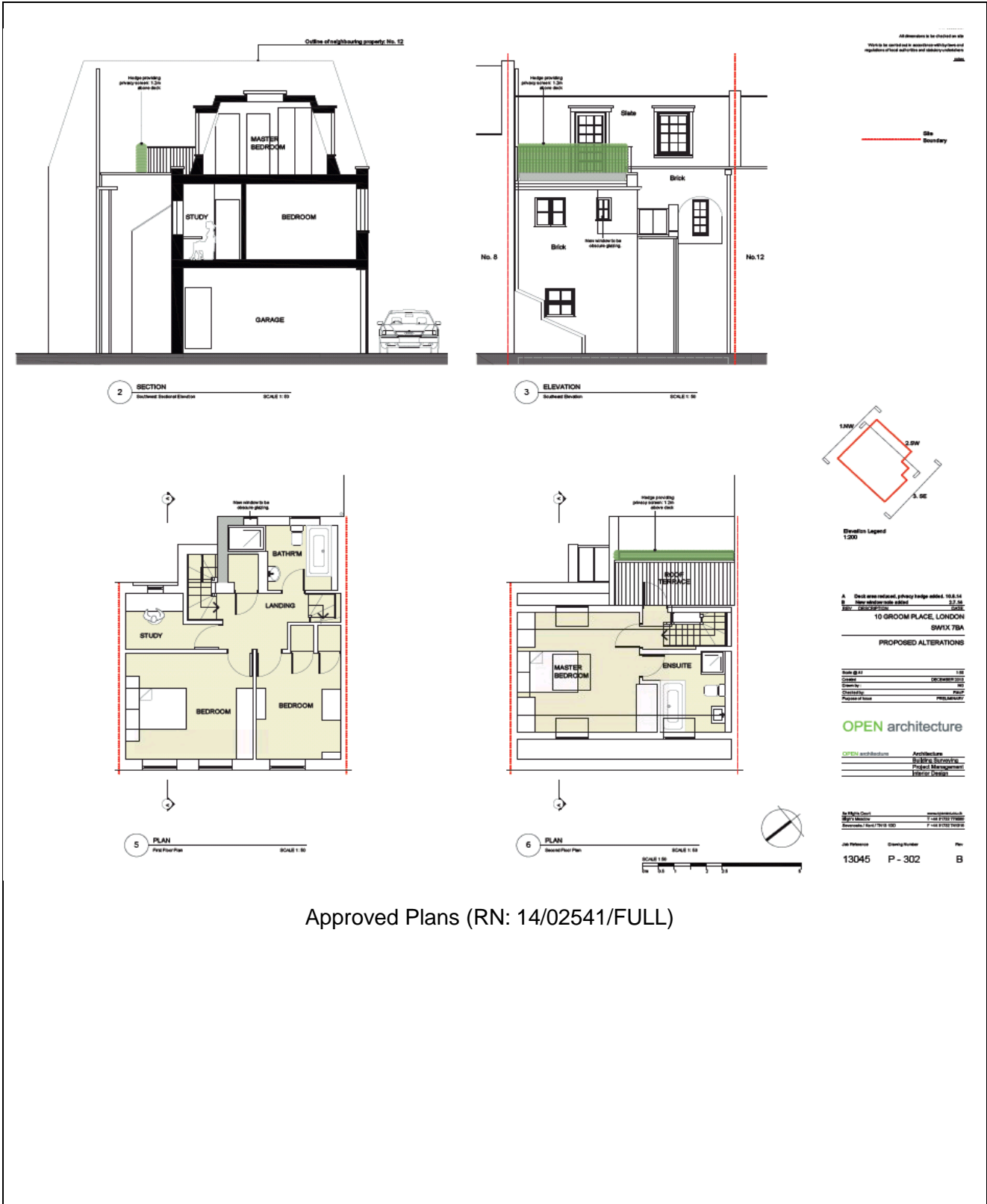
1. Application form.
2. Letter from owner of 14 Chester Street received 19 February 2016.
3. Email from agent dated 02 March 2016.

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 DAVID DORWARD 020 7641 2408 OR BY EMAIL AT ddorward@westminster.gov.uk
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9. KEY DRAWINGS



Approved Plans (RN: 14/02541/FULL)

DRAFT DECISION LETTER

Address: 10 Groom Place, London, SW1X 7BA,

Proposal: Variation of Condition 1 of planning permission dated 29 July 2014 (RN: 14/02541) for erection of a single storey extension at first floor level with roof terrace at second floor; namely, enlargement of terrace area.

Reference: 15/12145/FULL

Plan Nos: E-001; Design and Access Statement; E011 amended by P330.

Case Officer: Seana McCaffrey

Direct Tel. No. 020 7641 1091

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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 3 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the

character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 4 The new window shall be a timber sliding sash window.

Reason:

To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (R26BE)

- 5 You must apply to us for approval of detailed drawings of the following parts of the development:

i) the terrace privacy screen extended along the side return elevation (plan and elevation at scale 1:50)

You must not start any work until we have approved what you have sent us. You must then install the privacy screen according to these approved drawings before you enlarge and use the terrace area. You must then maintain the privacy screen for as long as the roof terrace is used for sitting out purposes.

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.

- 3 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.

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.