

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 15 March 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	12 Queensborough Mews, London, W2 3SG,		
Proposal	Single storey front extension and use of garage as a habitable room.		
Agent			
On behalf of	Mr HENRY WERTHEIMER		
Registered Number	16/00205/FULL	Date amended/ completed	11 January 2016
Date Application Received	11 January 2016		
Historic Building Grade	Unlisted		
Conservation Area	Bayswater		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

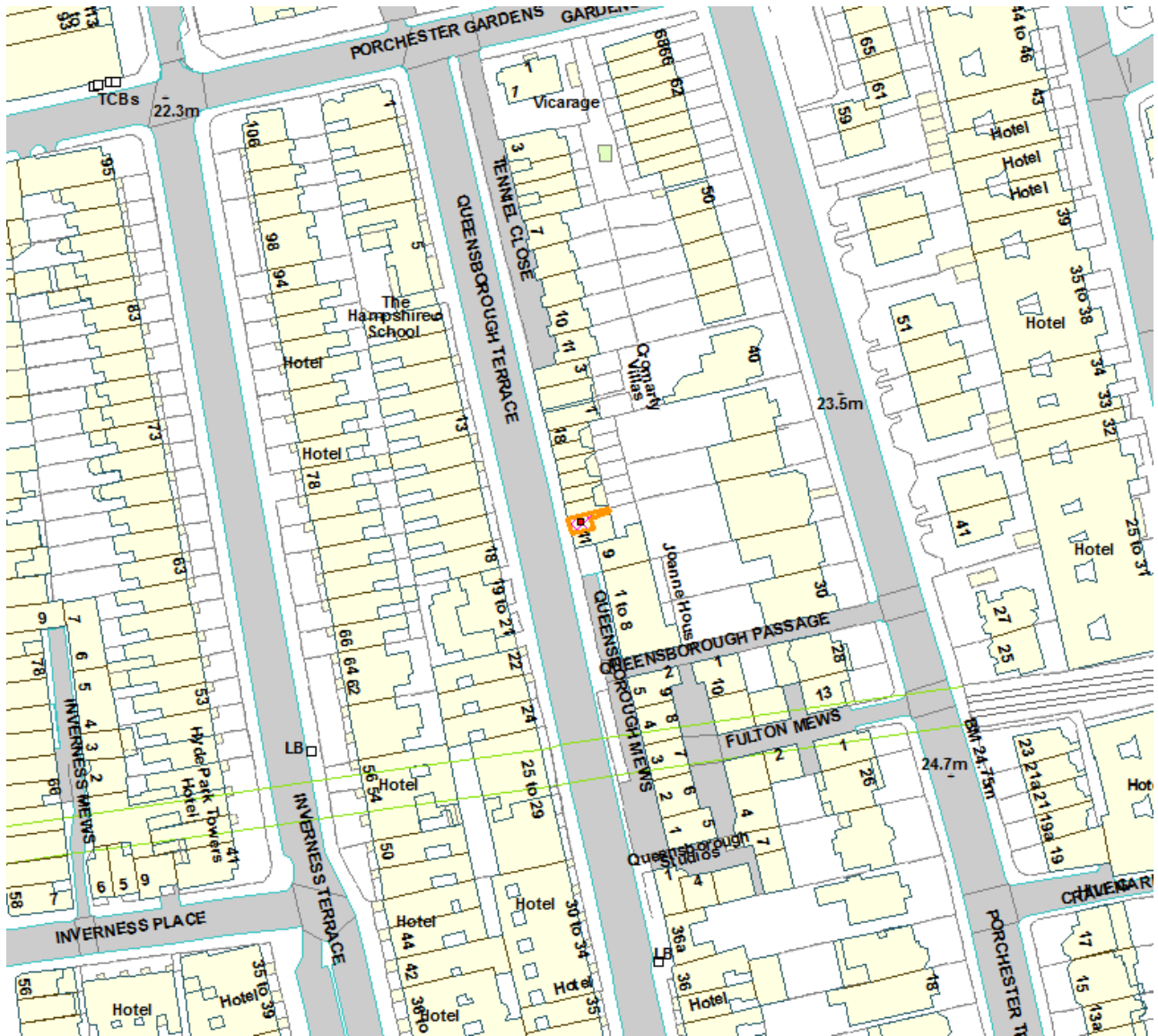
Permission is sought for a front extension to the garage and its change of use into habitable accommodation. Objections have been received regarding the loss of a parking space, the detailed design of the extension and the impact on access into the mews.

The key issues in this case are:

- * The impact of the proposal in Highway terms
- * The impact of the proposal on the appearance of this house and on the character and appearance of this part of the Bayswater Conservation Area.

The proposed development is considered to comply with the Council's policies in relation to design and land use and it is recommended that permission is granted subject to the conditions set out in the draft decision letter.

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

4. PHOTOGRAPHS



On approach to
Queensborough Mews



Rear Elevation



5. CONSULTATIONS

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION:

Any response to be reported verbally

HIGHWAYS PLANNING:

Development Planning: Refuse on transport grounds

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 27

Total No. of replies: 4

No. of objections: 2

Objections received on all or some of the following grounds:

Design

*The extension is out of character with the architecture of the mews

Transport/Parking

*Loss of an off-street parking space

Access

*Access into the mews should not be restricted

*Extension will make entering the mews awkward

Consultation

*Neighbours did not receive consultation letters and were informed of the application by neighbours in the immediate setting of the application site

No. of neutral comments: 2

*No objection subject to being able to access the Mews

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

12 Queensborough Mews is an unlisted single family dwelling house located within the Bayswater Conservation Area. The property forms part of 8 no mews houses constructed in the 1960's and is accessed via Queensborough Passage and this section of Queensborough Mews, from nos.11-18, is private land and not maintained by the Highways Authority. The building is a 3 storey property comprising ground, first and second floors with a small roof extension. The ground floor of the property comprises of the garage that is recessed back from the main building line of the floor levels above and a small hallway that protrudes to the main building line of the floors above.

6.2 Recent Relevant History

13/02733/CLOPUD

Extension of existing garage towards Queensborough Mews at ground floor level with associated alterations to doors and paving.

Application Permitted 7 June 2013

TP/101115

Redevelopment of the sites of Shakespeare Garage and No.1 Shakespeare Cottage, Queensborough Mews, Paddington by the erection of eight three-storey houses.

Application Permitted 6 March 1961

7. THE PROPOSAL

Permission is sought for a front extension to the garage and its change of use into habitable accommodation. It is proposed to extend the garage to the front by 1.75 meters in addition to squaring off the canted wall to create a useable hallway. The rear elevation will be formed of full height timber double doors, whilst access to the hallway will be provided through a glazed entrance door in a reconfigured opening. Any new brickwork will be painted white to match the existing.

8. DETAILED CONSIDERATIONS

8.1 Land Use

In June 2013 a certificate of lawful proposed development was issued for the extension of the existing garage. As the area of proposed works is sited within the existing footprint of the building the extension was considered to be an infill extension within the volume of the existing property and therefore would not constitute development as it would essentially be an internal alteration. The extension has not been built and therefore planning permission is sought under this application in association with the change of use of the existing garage space.

The proposals would lead to the floorspace of the dwelling house being increased, which is in accordance with Policy H3 of the UDP 2007 and Section 14 of the City Plan 2013.

8.2 Townscape and Design

One objection has been received on the grounds that the design of the extension is out of character with the architecture of the mews. It is noted that four of the properties in the mews (Nos.4, 14, 15 and 16) have converted their garages into habitable accommodation and there is a variety of fenestration treatment at ground floor level. Where this has been approved by the City Council, details of these cases have been provided within the background papers. Even where garages have been maintained the access doors are not consistent in terms of detailed design. The windows and doors could also be changed through permitted development rights. The double doors on the rear elevation and the doors on the side elevation are considered to be acceptable in design terms and will have

a limited impact on the character and appearance of the Bayswater Conservation Area. The proposals are in accordance with UDP policies DES 1, DES 5 and City Plan policies S25 and S28.

8.3 Residential Amenity

The proposal does not raise amenity issues.

8.4 Transportation/Parking

The November 1961 permission for the 'Redevelopment of the sites of Shakespeare Garage and No.1 Shakespeare Cottage, Queensborough Mews, Paddington by the erection of eight three-storey houses' conditioned (No.2) that the garages and parking spaces shall not be used for any purpose other than those incidental to the enjoyment of a dwelling house. The reason for this was to ensure the permanent retention of the garage for parking purposes, to avoid obstruction of the surrounding streets by waiting vehicles and to safeguard the amenities of adjacent premises. Consequently planning permission is required to change the use of the garage into habitable accommodation.

However, the original condition does not limit the use of the garage to the parking of a car. It limits its use to being 'incidental' to the use of the dwelling. Therefore the loss of the space for the parking of a car could be carried out through permitted development.

The objections received raised concerns regarding the loss of an off-street parking space. The Highways Planning Manager has also objected to the scheme as the development would result in the loss of protected off-street residential parking and add to an already high demand for on-street car parking in the area and this would affect people already living in the area. Consequently this would not meet the parking policy as set out in STRA25 and TRANS23 of the Unitary Development Plan adopted in January 2007. Given that the loss of the car parking space could be carried out utilising permitted development rights and given that others have been granted permission for this change, it is considered unreasonable to refuse the application on these grounds.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size.

8.6 Access

The objections received have raised concerns that the extension would restrict safe access and egress of cars into the mews and the parking vehicles whilst 2no respondents do not raise an objection to the application subject to access into the mews not being restricted. Queensborough Mews is a private road that has no public rights of way across it. The Mews provides no throughway for pedestrians or cars. The only public that are likely to pass onto Queensborough Mews are those there to visit or serve the properties therefore the land cannot be considered a highway. No attempt to adopt Queensborough Mews or establish public rights of way is known to have been submitted. The City Council's Highways Team do not believe this to be a highway and therefore the principal

impact of the development on a private right of way is not considered to be a material consideration in this instance.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

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 relevant.

8.12 Other Issues

None relevant.

9. BACKGROUND PAPERS

1. Application form.
2. Memorandum from Highways Planning Manager dated 27 January 2016.
3. Letters from occupier of 18 Queensborough Mews, Bayswater, dated 5 February 2016
4. Letters from occupier of 11 Queensborough Mews, London, dated 7, 10 and 11 February 2016
5. Letter from occupier of 17 Queensborough Mews, London, dated 12 February 2016
6. Letters from occupiers of 12 Queensborough Mews, London, dated 13 February 2016
7. Decision Notice and Committee Report for 1960 permission

Selected relevant drawings

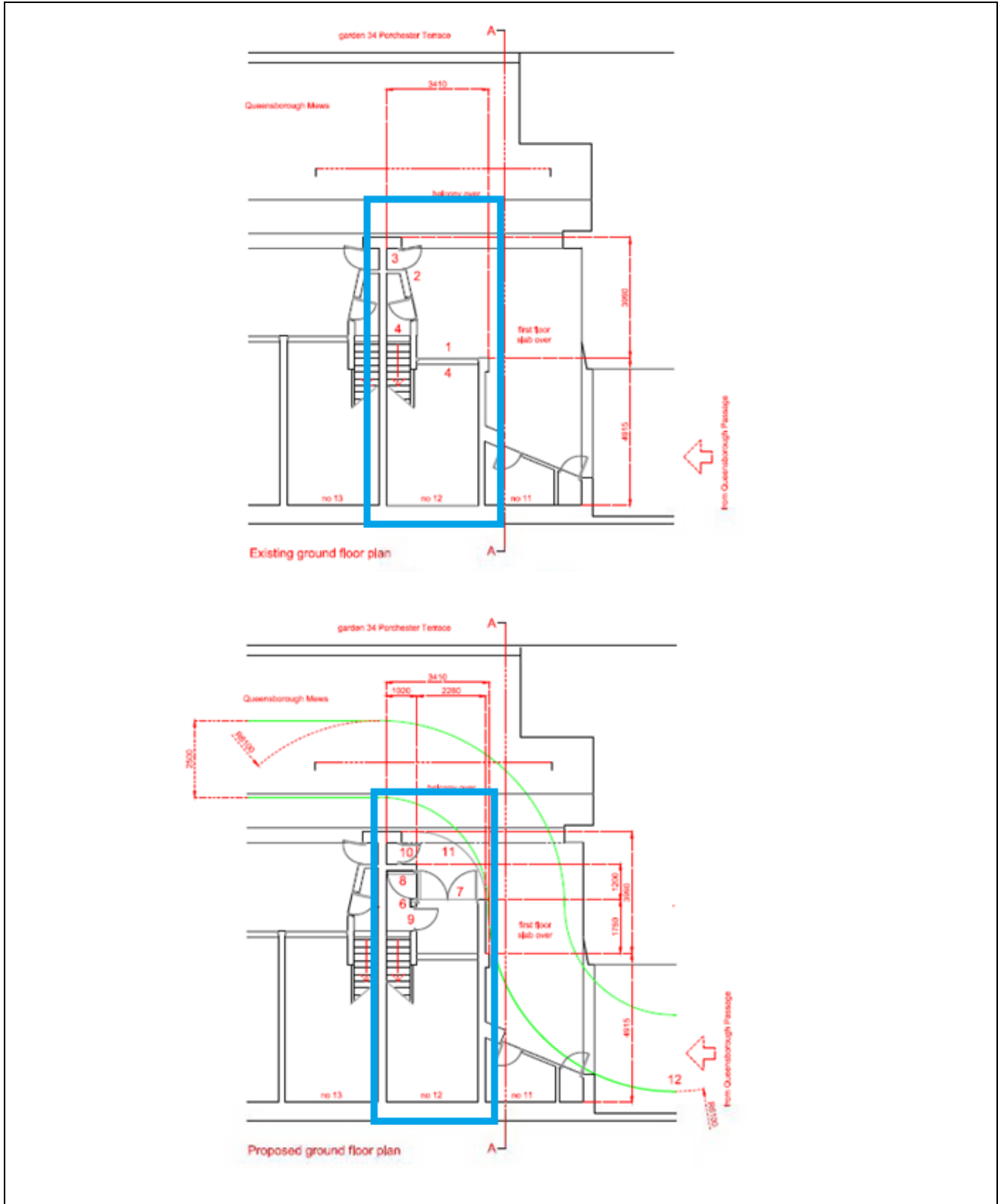
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

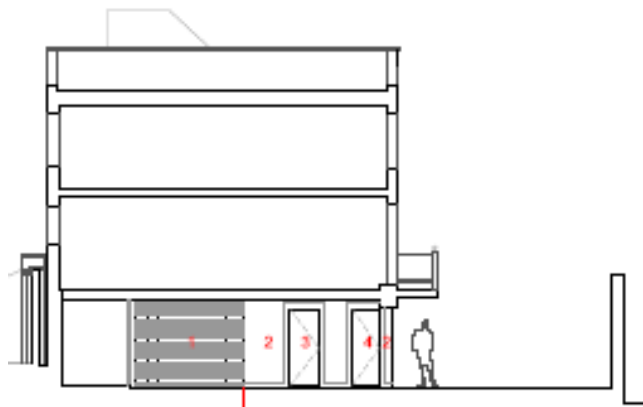
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT KIMBERLEY DAVIES ON 020 7641 5939 OR BY EMAIL AT northplanningteam@westminster.gov.uk

Item No.

6

10. KEY DRAWINGS

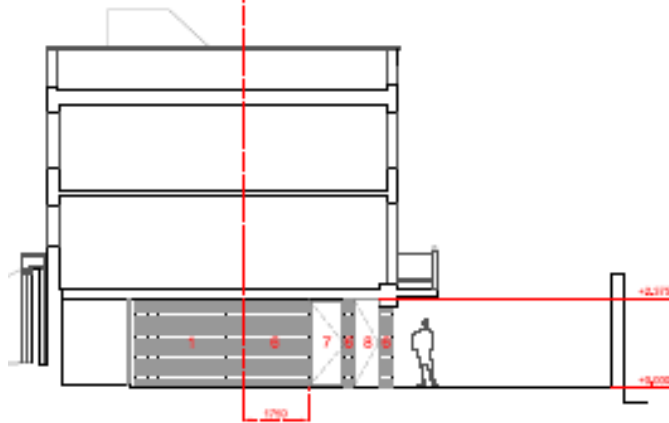




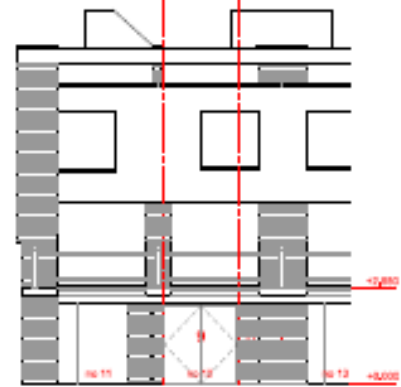
Existing section AA



Existing east elevation



Proposed section AA



Proposed east elevation

DRAFT DECISION LETTER

Address: 12 Queensborough Mews, London, W2 3SG,

Proposal: Single storey front extension and use of garage as a habitable room.

Reference: 16/00205/FULL

Plan Nos: 12QM LPA 01; 12QM LPA 02; Floor Plan.

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 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 Bayswater 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 You must hang all doors or gates so that they do not open over or across the road or pavement. (C24AA)

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan: Strategic Policies adopted November 2013 and TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007. (R24AC)

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.