

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 15 March 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> West End	
<b>Subject of Report</b>	<b>Faber House, 77 South Audley Street, London, W1K 1JG,</b>		
<b>Proposal</b>	Alterations in connection with use of part of the roof of the 1 <sup>st</sup> floor as a terrace in association a flat (Class C3). Erection of screens and balustrades around proposed roof terrace.		
<b>Agent</b>	Savills		
<b>On behalf of</b>	Rodeo Developments Limited		
<b>Registered Number</b>	15/11260/FULL	<b>Date amended/ completed</b>	11 December 2015
<b>Date Application Received</b>	3 December 2015		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Mayfair		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

The application site forms a substantially completed building on South Audley Street that extends onto Deanery Mews. Permission was granted for a redevelopment scheme for a new residential building in 2011. The site lies within the Mayfair conservation area.

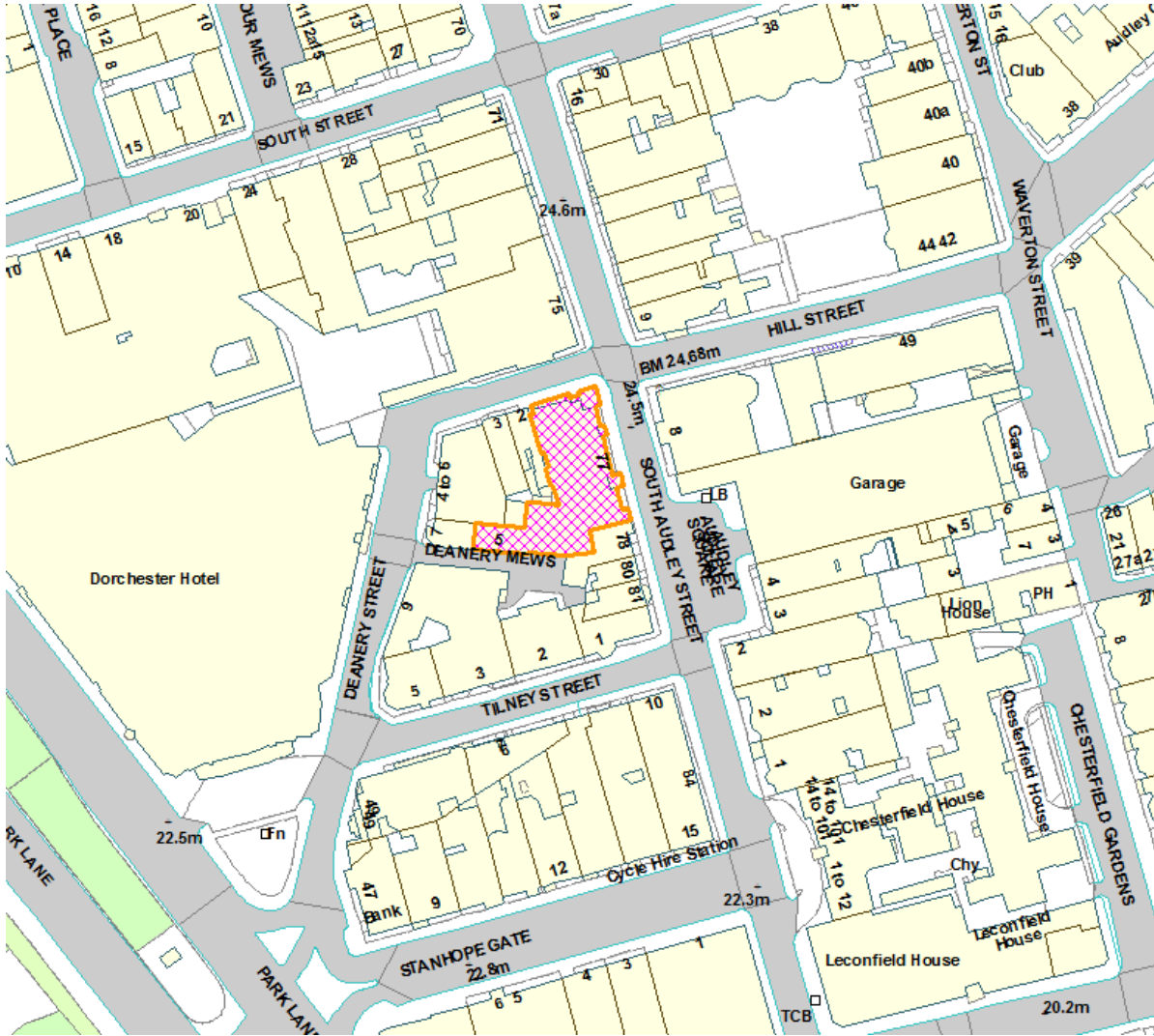
Permission is sought for alterations in connection with use of part of the 1<sup>st</sup> floor of Deanery Mews as a roof terrace. The roof of the mews building was permitted as a green roof under the 2011 permission. A roof terrace of 32.6sqm is now proposed, the remaining area (58.8sqm) would be retained as a green roof. The roof terrace will be screened with 1.7m high planter screens with climbing plants.

The key issues for consideration are:

- \* The impact on residential amenity;
- \* The impact on the appearance of the building and character and appearance of the conservation area.

The application is considered acceptable in amenity, and design terms and complies with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan).

### 3. LOCATION PLAN



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4. PHOTOGRAPHS

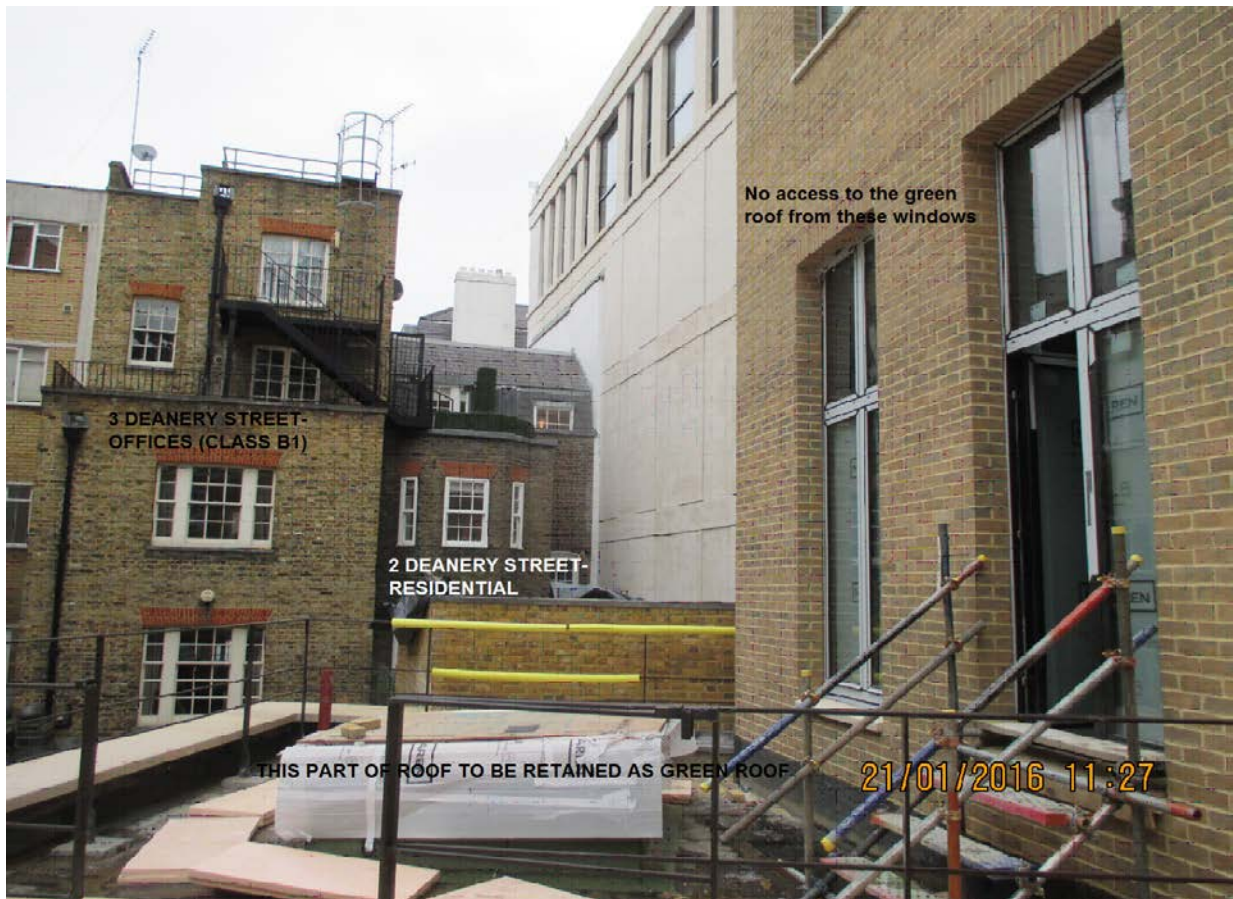
Photograph 1. View toward rear of building when viewed from entrance to Deanery Mews



Photograph 2. View south towards residential properties at 2 Tilney Street



**Photograph 3. View north towards green roof (to be retained) and properties on Deanery Street**



**Photograph 4. View of rear elevation of No's. 7 and 4 and 6 Deanery Street. Flat roof opposite blank elevation denotes area to be retained as green roof**



## 5. CONSULTATIONS

Residents Society of Mayfair & St. James's:  
Concerns over terraced in Mayfair-namely overlooking and noise.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No Consulted 34  
Total No. of replies: 3  
No. of objections: 0  
No. in support: 3

Comment that the proposal will enhance views.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The application premises is a substantially completed residential building situated on the eastern side of South Audley Street with a frontage onto Deanery Mews. The building comprises three basements, lower ground, ground and part five, part seven upper floors.

This application site lies in the Core Central Activities Zone (CAZ) and Mayfair Conservation Area

### 6.2 Recent Relevant History

Permission was granted on 23 November 2011 for partial demolition, part redevelopment and part facade retention to provide new residential building comprising seven residential units (1x2 bed, 3x3 bed, 3x4bed) within a building of three basement levels, lower ground and five/seven upper floors; associated roof level plant, green roof and fifth and sixth floor terraces; vehicular access to basement level parking on Deanery Mews (RN 11/00612/FULL).

## 7. THE PROPOSAL

Permission is sought for the use of part of the 1<sup>st</sup> floor roof on Deanery Mews as a terrace in connection with a 4 bedroom residential flat. A proportion of the flat roof (58.8sqm) would be retained as a green roof and 32.6sqm used as a terrace. The proposal includes the provision of 1.7m high planter screens with climbing plants around the perimeter of the roof.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

Not applicable.

## 8.2 Townscape and Design

The addition of a planted terrace on the rear wing of this new building will not harm the appearance of the building or this part of the Mayfair conservation area. The proposal accords with UDP policies DES 6 and DES 9.

## 8.3 Residential Amenity

### Privacy

The rear of the site is surrounded by predominately residential buildings which have an outlook onto Deanery Mews where a high level of mutual overlooking exists. No. 78 South Audley Street adjoining the application site to the south and 3 Deanery Street to the north are offices (Class B1).

Terraces are a common feature in central London, given the limited space for garden, but they can also be a source of noise and general disturbance. The Residents Society of Mayfair and St James's have objected to the proposals stating that they give rise to noise and overlooking issues.

The terrace would measure 32.6sqm and would have a depth of 8.3m from the rear elevation of the building. The scheme proposes that the north and southern sides are to be screened with balustrades and trellis up to 1.7m high and climbing plants contained within containers in order to prevent overlooking from the proposed terrace and to also maintain the privacy of the occupiers of the terrace.

Given the site's location and the screening proposed it is considered that the provision of a terrace would not result in direct overlooking to surrounding properties. The remainder of the rear flat roof (58.8sqm) will be used as a green roof as originally permitted. Access to this area will be restricted, only for maintenance purposes. A condition is recommended to this effect.

The proposal is considered to maintain the amenities of neighbouring residents, in terms of overlooking and the objection from the local amenity society is not sustainable in this regard.

## 8.4 Transportation/Parking

The proposal does not raise any transportation issues.

## 8.5 Economic Considerations

No economic considerations are applicable for a development of this size

## 8.6 Access

Access to the roof terrace would be from the residential unit only. A railing would enclose/separate the terrace from the green roof areas with access to the green roof for maintenance only.

## 8.7 Other UDP/Westminster Policy Considerations

### Noise

The roof terrace is proposed to be used in connection with one residential unit, and as such, given the distances from neighbouring properties, this is unlikely to give rise to any significant noise disturbance. The objection on this ground is not considered sustainable in this regards.

### Biodiversity

The proposal to retain the majority of the first floor rear flat roof as a green roof is welcomed as it provides opportunities for biodiversity. An Environmental Performance Statement has been submitted which aims to provide a wildflower meadow on the green roof. A condition is recommended to ensure that this is provided.

## 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.

## 9. BACKGROUND PAPERS

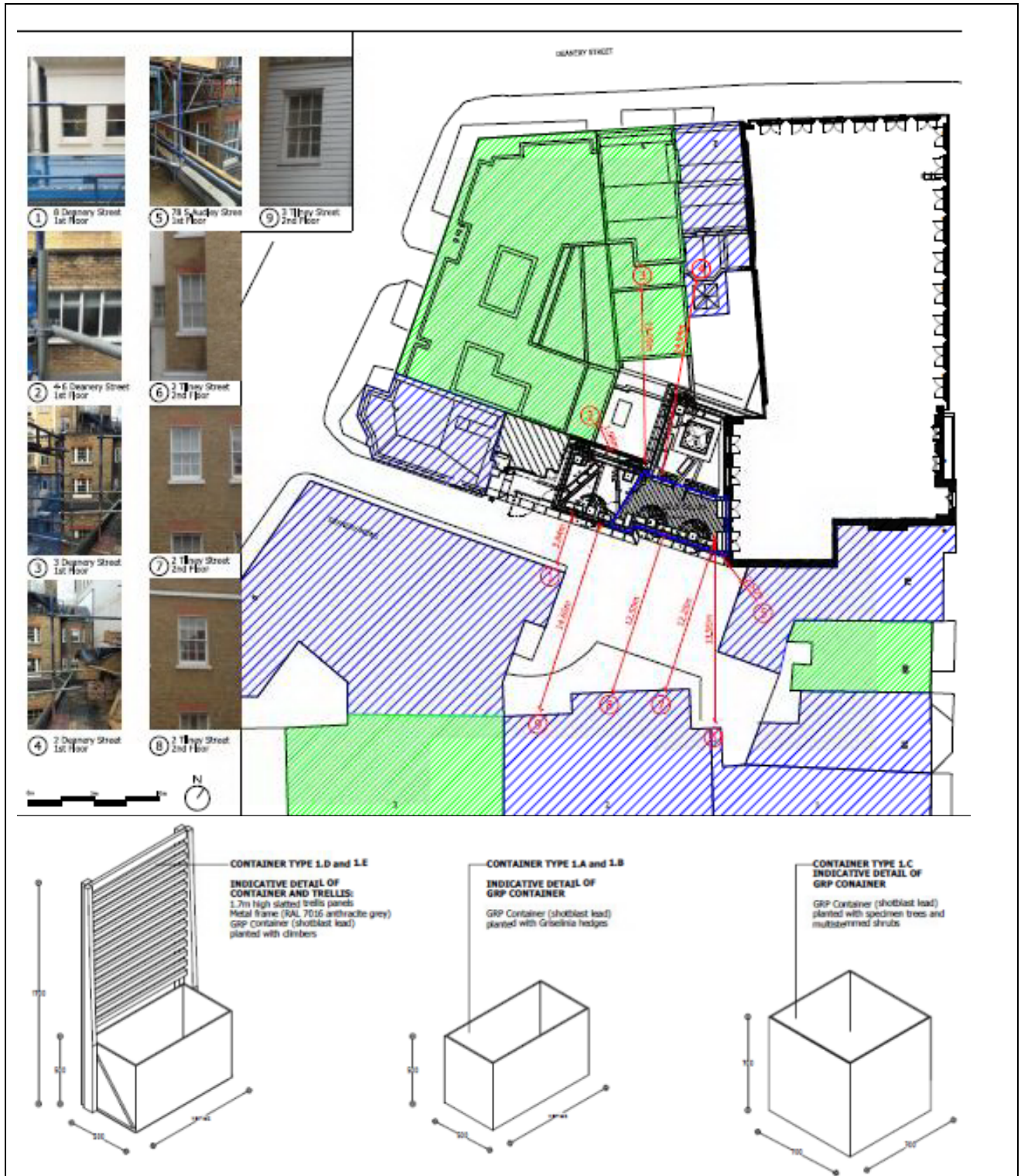
1. Application form
2. Response from Residents Society Of Mayfair & St. James's, dated 11 January 2016
3. Letter from occupier of Tideway Investment Management Ltd, 6 Deanery, dated 19 February 2016
4. Letter from occupier of JCB, 3 Deanery Street, dated 25 February 2016
5. Letter from occupier of JCB, 3 Deanery Street, dated 25 February 2016

### Selected relevant drawings

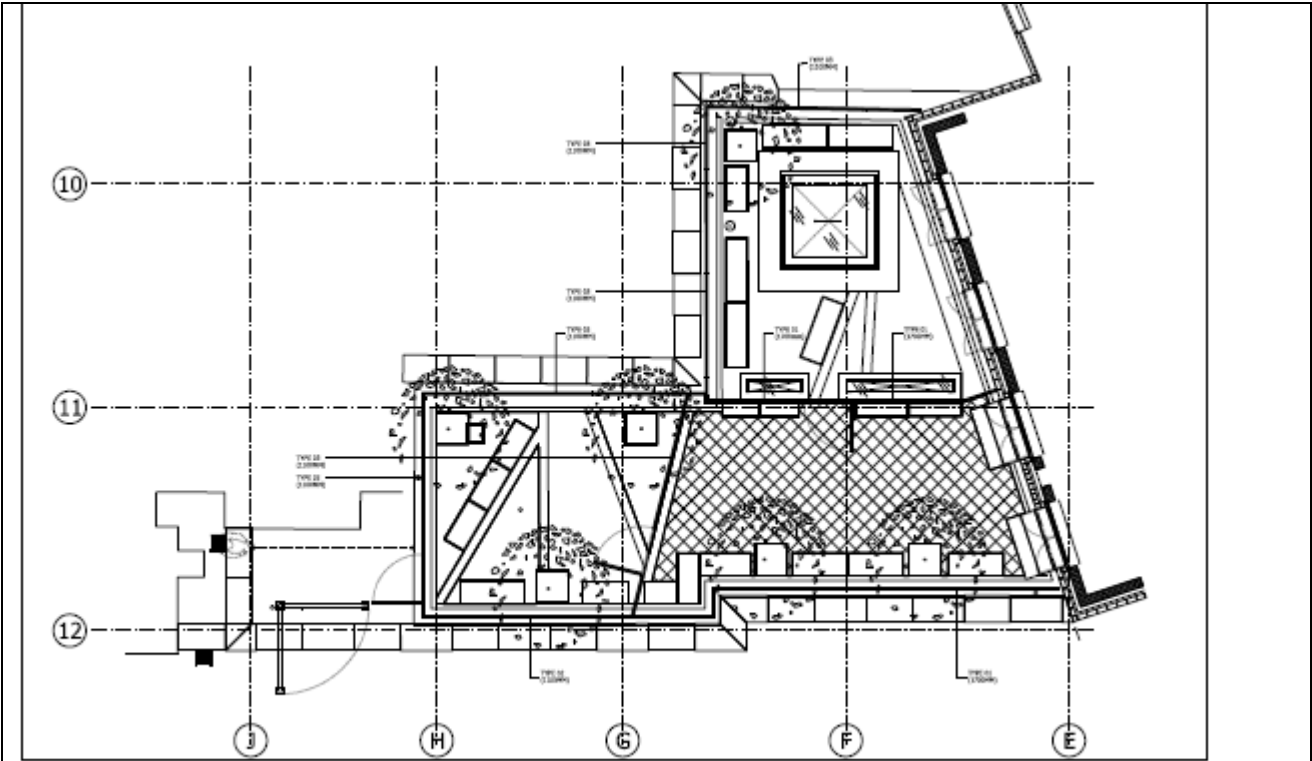
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT LINDSAY JENKINS ON 020 7641 5707 OR BY EMAIL AT [CentralPlanningTeam@westminster.gov.uk](mailto:CentralPlanningTeam@westminster.gov.uk)

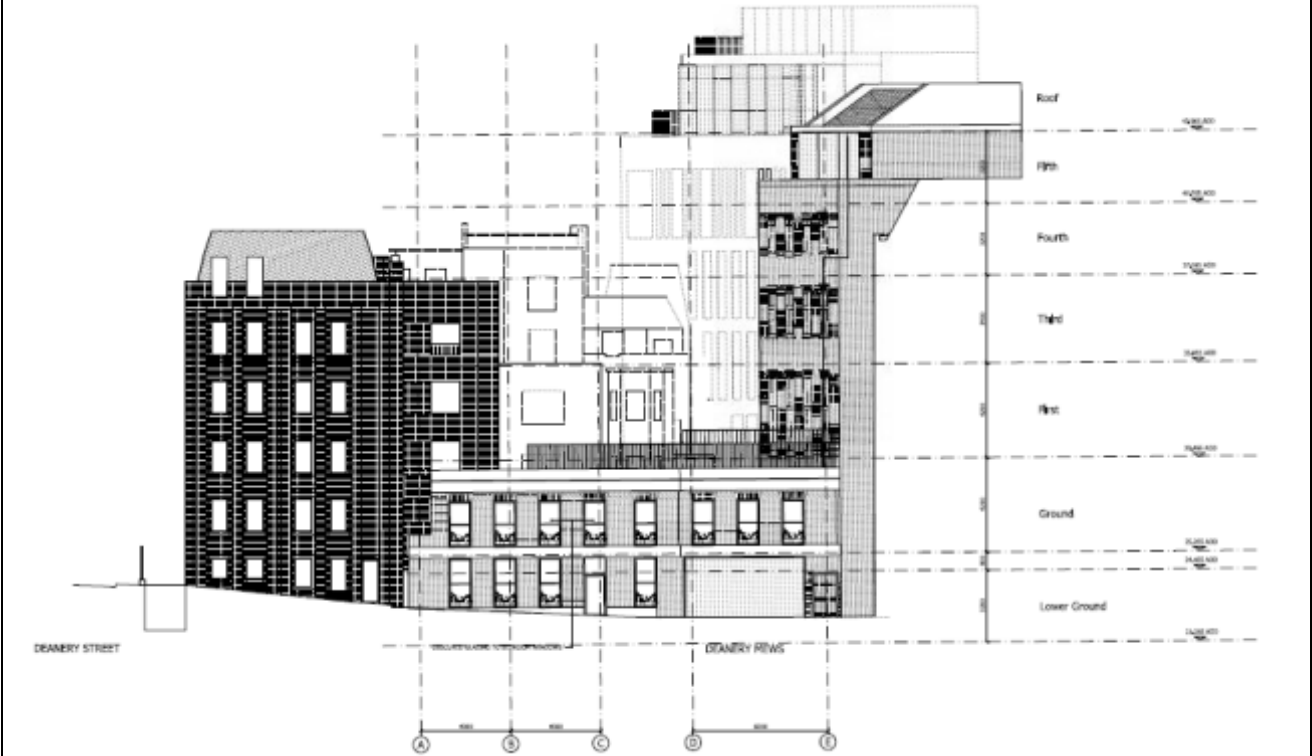
10. KEY DRAWINGS







02 ROOF EXTRACT PLAN



Dearney Mews proposed elevation

**DRAFT DECISION LETTER**

**Address:** Faber House, 77 South Audley Street, London, W1K 1JG,

**Proposal:** Erection of a terrace at rear first floor level.

**Reference:** 15/11260/FULL

**Plan Nos:** 05064-15-01-P112, 15-02-P112D, D\_SK\_G240\_001A, Environmental Performance Statement 10791, Specification for green roofs dated February 2016.

**Case Officer:** Lindsay Jenkins **Direct Tel. No.** 020 7641 5707

**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 You must not access the green roofs as shown in drawing No. 15-01\_P112. You can however access the green roofs for maintenance purposes only.  
  
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)
- 4 Prior to occupation of Unit 3, you must provide the biodiversity measuring as described in the Environmental performance statement 10791 and the green roof specification dated February 2016 You must not remove any of these features.

**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)

- 5 The screens as shown on the approved drawings shall be installed prior to the use of the terrace area and retained in full and in perpetuity.

**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)

**Informatives**

- 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.