

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 5 April 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Vincent Square	
Subject of Report	Cleland House, John Islip Street, London, SW1P 4LH,		
Proposal	Single storey extension at 11th floor level to duplex unit in Cleland House with roof terrace over at 12th floor level.		
Agent	Gerald Eve		
On behalf of	Berkeley Homes		
Registered Number	15/07430/FULL	Date amended/ completed	14 August 2015
Date Application Received	12 August 2015		
Historic Building Grade	Unlisted		
Conservation Area	N/A		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Permission was granted on 21 March 2012 for the demolition of Abell and Cleland Houses and redevelopment to provide two new 12 storey buildings comprising 275 residential units. Cleland House is located on the east side of John Islip Street on the corner with Page Street. The site is not located in a conservation area. Works are continuing on site and the buildings are now substantially complete.

Permission is now sought for an extension to Cleland House at 11th floor level. The extension would serve a duplex unit at 11th and 12th floor levels. The extension would bring the building line forward by approximately 1.5m at 11th floor level but would still be set back from the edge of the 10th floor below. The roof of the extension would enlarge the roof terrace at 12th floor level above. The reason for the application is that the developer has found it difficult to sell the duplex unit because of the internal layout of the flat which has a narrow connecting corridor between the living/dining area and the kitchen. The extension would widen this corridor and create a better circulation space increasing floorspace of the flat from 277sqm to 291sqm. The unit would remain a three bedroom flat.

Objections have been received from two neighbouring residents within Westminster Green a block of flats to the north west on the grounds of loss of privacy and loss of light.

The new building has been designed to have a series of set-backs and levels. In terms of privacy, the principal set-back would remain and the area of extension would remain behind the furthest projecting building line at 11th floor level. The windows in the proposed extension would be further away from the windows of neighbouring flats in Westminster Green than windows and terraces in the rest of new building. Accordingly this small extension is not considered to lead to negative impact on the privacy of surrounding occupiers.

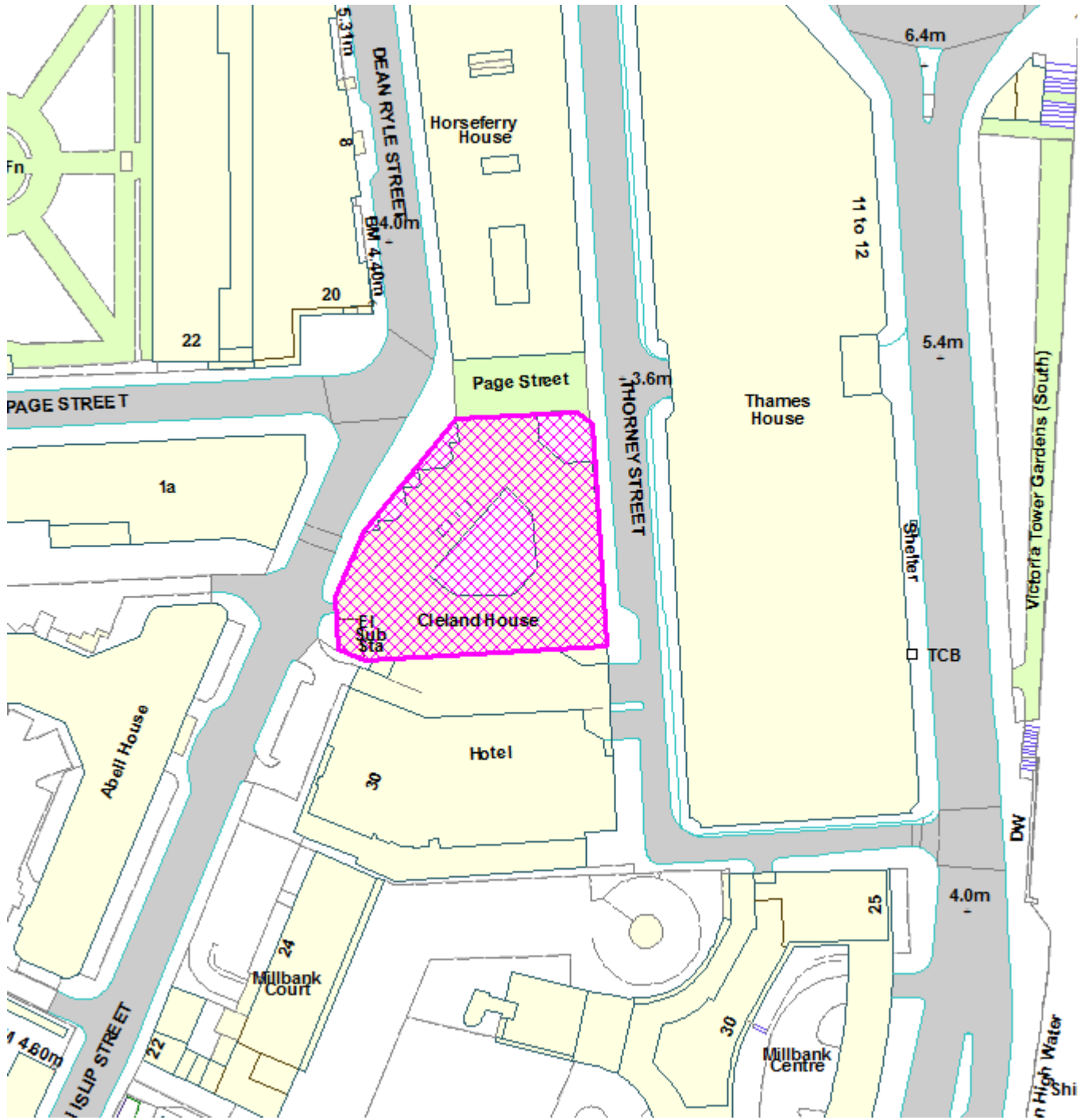
A daylight and sunlight assessment has been submitted which considers both the pre-existing and consented positions against the proposed position. The assessment finds that the extension would have no significant change on the daylight and sunlight levels received at Westminster Green and the Vertical Sky Component (VSC) and Annual Probably Sunlight Hours (APSH) levels comply with the Building Research Establishment guidelines.

Of the 95 windows tested only four windows show a change in terms of daylight and one window in terms of sunlight. In daylight terms the four windows would have a reduction of 0.01% compared to the consented VSC factor value. In sunlight terms the loss would represent 0.04% reduction of APSH compared to the consented factor value. Accordingly, it is considered that the proposals would not result in a perceptible loss of light to neighbouring occupiers when compared to the consented scheme.

The proposals are considered acceptable in design terms. When assessing the verified views which compare the proposals to the consented scheme, these demonstrate that the extension would be imperceptible from the street. The extension would not change the overall design aesthetic or have any noticeable change to the height and form of the building.

The proposals are considered acceptable in land use, design and amenity terms.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

Ward Councillors for Vincent Square:
Cllr Chalkley has requested the application be reported to Committee.

Westminster Society:
Any response to be reported verbally.

Thorney Island Society:
No objection - the variation seems to have little effect on the appearance of the building.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 197
Total No. of replies: 2

Two residents of Westminster Green have raised objections on the following grounds:

- Loss of privacy and loss of sunlight.
- No justification for the alteration except to increase profit.
- The incremental changes are not justified.
- The developers agreed to reduce the overbearing nature of the building by setting back the upper floors.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND PAPERS

1. Application form.
2. Response from Thorney Island Society, dated 12 September 2015.
3. Letter from occupier of 614 Westminster Green, 8 Dean Ryle Street, dated 17 September 2015.
4. Letter from occupier of Flat 513 Westminster Green, 8 Dean Ryle Street, dated 30 September 2015.

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

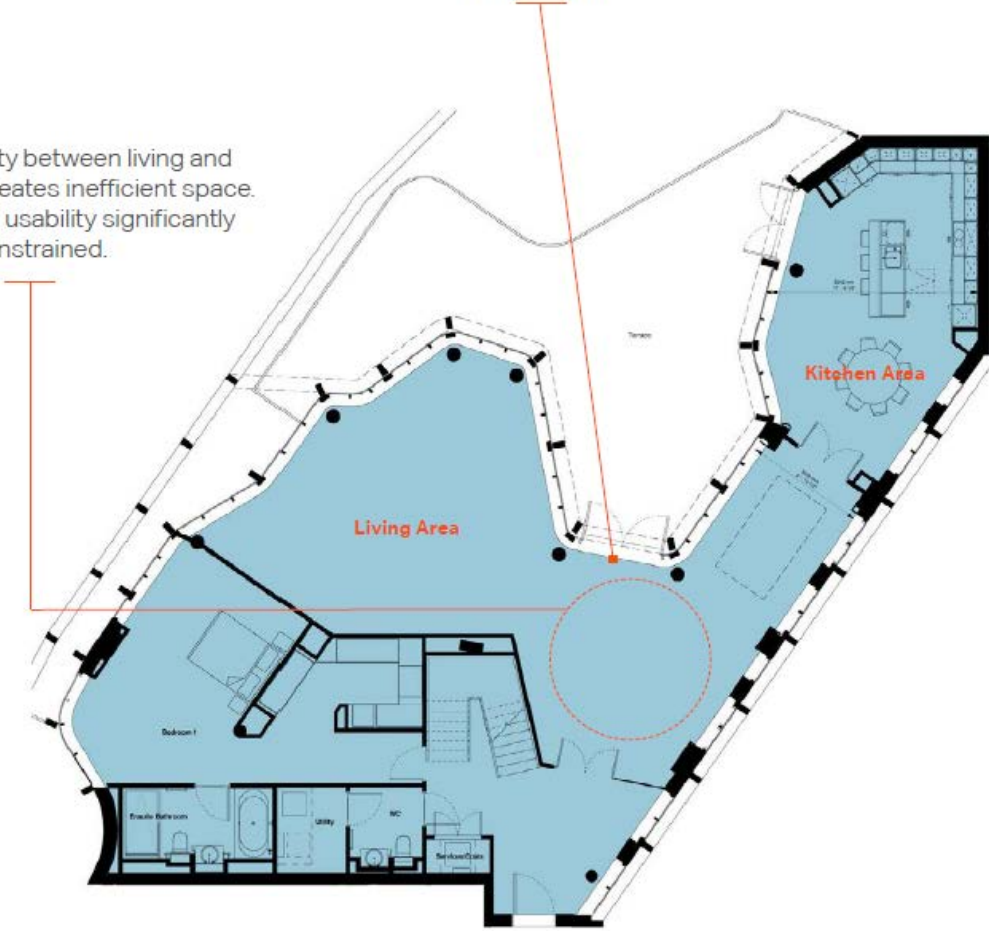
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT VINCENT NALLY ON 020 7641 5947 OR BY EMAIL AT vnally@westminster.gov.uk

KEY DRAWINGS

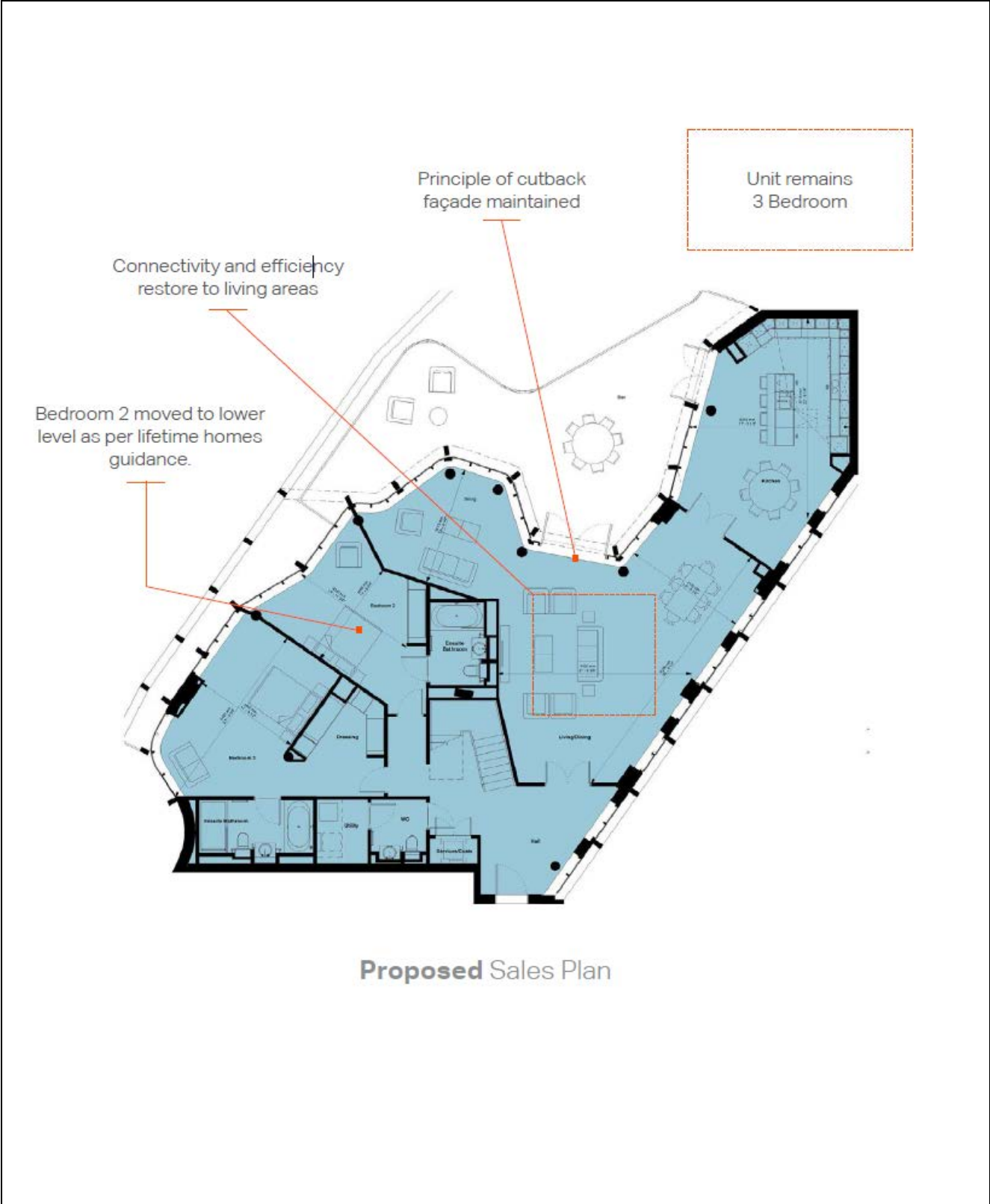
Floor plan showing part of 11th floor of Cleland House focusing on flat to be extended.

Disconnectivity between living and kitchen areas creates inefficient space. Liveability and usability significantly constrained.

Cutback façade as agreed at planning stage



Consented Sales Plan



Proposed Sales Plan

DRAFT DECISION LETTER

Address: Cleland House, John Islip Street, London, SW1P 4LH,

Proposal: Single storey extension at 11th floor level to duplex unit in Cleland House with roof terrace over at 12th floor level.

Reference: 15/07430/FULL

Plan Nos: Approved: 2269-T-02-0015-Z11 Rev07, 2269-T-02-0016-Z12 Rev06; 2269-T-02-0017-Z13 Rev07, 2269-T-02-0035-ZNO Rev14.
Proposed: 2269-T-02-0015-Z11 Rev10, 2269-T-02-0016-Z12 Rev12, 2269-T-02-0017-Z13 Rev11; 2269-T-02-0035-ZNO Rev16.
Supporting documents: Anstey Horne letters dated 26 June and 10 November 2015, Miller Hare Views 1-3, Design and Access Statement.

Case Officer: Vincent Nally

Direct Tel. No. 020 7641 5947

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 the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007. (R26AD)

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.