

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 April 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Tachbrook	
Subject of Report	97A St George's Square, London, SW1V 3QP,		
Proposal	Erection of a single storey rear extension at lower ground floor level.		
Agent	Ms Ellen Sacks-Jones		
On behalf of	Mr & Mrs Richard and Lavinia Taylor		
Registered Number	15/11168/FULL	Date amended/ completed	29 January 2016
Date Application Received	1 December 2015		
Historic Building Grade	II		
Conservation Area	Pimlico		

1. RECOMMENDATION

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

2. SUMMARY

97A St George's Square is a grade II listed building located within the Pimlico Conservation Area.

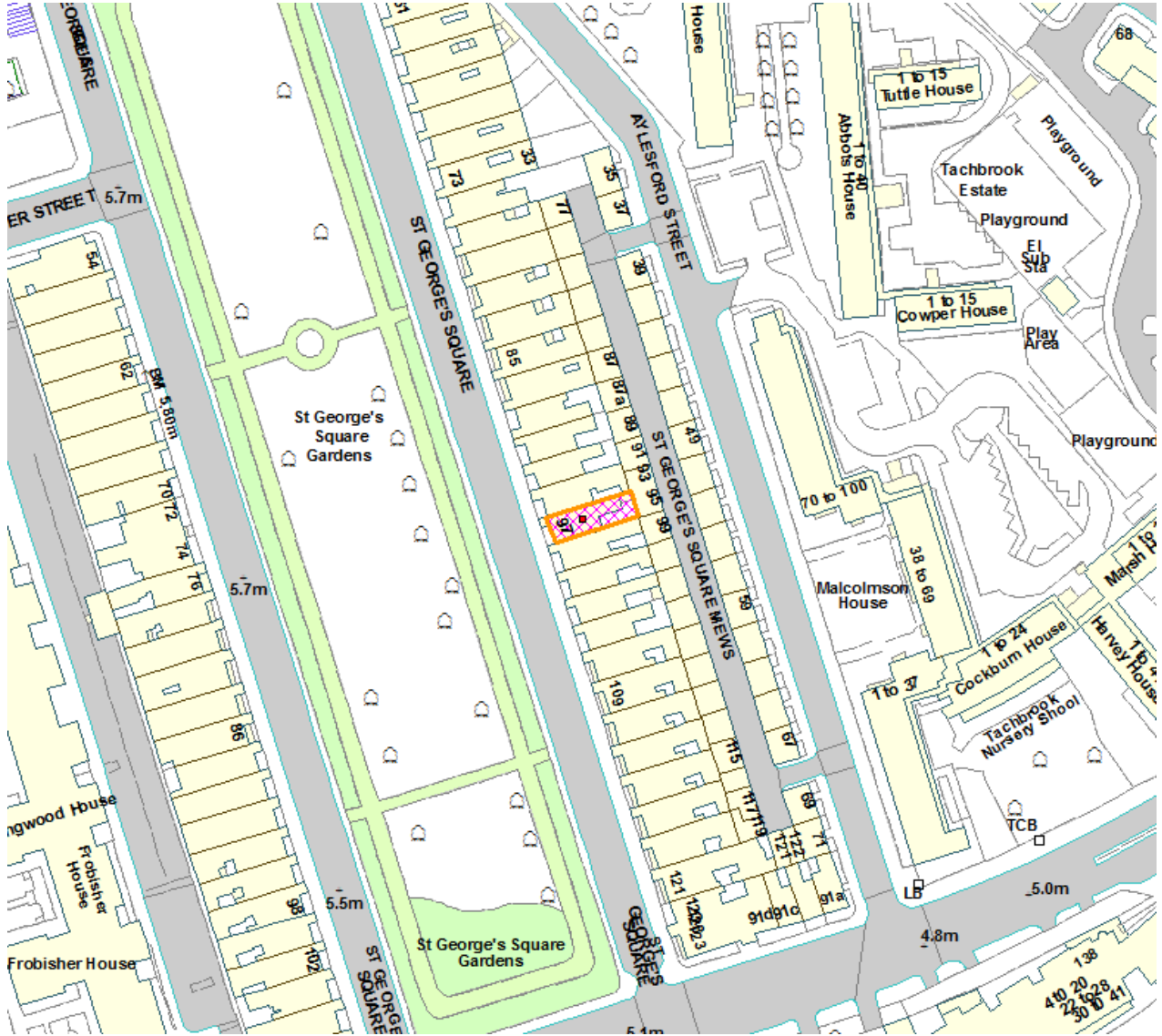
Permission is sought for the erection of a single storey rear extension at lower ground floor level and internal alterations including the removal and additional of partitions.

The key issues for consideration are:

- * The impact of the external alterations on the character and appearance of the Pimlico Conservation Area.
- * The impact on the amenity of neighbouring residential occupiers.

Subject to conditions, the proposed development is considered acceptable in land use, conservation and design, amenity and highways terms and to comply with relevant policies in Westminster's City Plan: Strategic Policies (the City Plan) and the Unitary Development Plan (UDP).

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

WESTMINSTER SOCIETY:
No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 21
Total No. of replies: 4
No. of objections: 4
No. in support: 0

Four letters of objection from three neighbouring residents raising objections on the following grounds:

Amenity

- Glass roof extension will cause overlooking and loss of privacy, allowing views to and from rear windows to the upper floors of the building.
- Noise and light pollution from the extension.

Other

- Removal of structural walls.
- Existing noise concerns from mechanical ventilation and ducting.
- No fire protection in ceilings.
- Nuisance smells.
- Moisture concerns from installing a bathroom in the centre of the flat.
- Relocation of gas flu will not be acceptable near windows.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

97A St George's Square is a grade II listed building located within the Pimlico Conservation Area. The application relates to a self-contained flat at lower ground floor level. There are other flats on the upper floors of the building.

6.2 Recent Relevant History

Planning permission and listed building consent were granted in 2008 for the erection of rear single storey infill extension at lower ground floor level, alterations to fenestrations at lower ground floor level and internal refurbishment including demolition and erection of partitions. This permission was not implemented.

7. THE PROPOSAL

Permission is sought for the erection of a single storey rear extension at lower ground floor level to provide additional residential accommodation. The proposal includes internal alterations including the removal and additional of partitions.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal seeks to extend the existing residential accommodation is acceptable in principle in land use terms and in accordance with H3 of the UDP and S14 of Westminster's City Plan. The submitted drawings show that the extension will allow the property to change from a one bedroom flat to a two bedroom flat.

8.2 Townscape and Design

The current rear yard is enclosed by high level walls on all sides. The secluded nature of the rear yard, combined with the retention of elements of the building's external envelope, are considered to preserve the character of the building and the conservation area. A condition is recommended to secure details of the windows, including roof lights, and doors.

Internally the works seek to install an ensuite in the front room, convert the central store room to bathrooms and to remove the rear partitions from the closet wing.

The conversion of the store is considered acceptable. This room is currently un-plastered, however it retains no significance and has been removed completely in neighbouring buildings. Its conversion creates usable space without harming the character of the building.

Similarly the removal of the modern partitions from the rear and the alterations to the external walls to allow access to the new extension are not considered harmful. This area is thought to have been altered substantially in the 1990s. The remaining external walls will clearly indicate the floor area of the building prior to the works.

The ensuite at the front of the flat is unfortunate as this room retains its original proportions with the chimney breast central to the room. However as partitioning to this room was approved earlier in 2008, it is not considered justifiable to issue a refusal on these grounds. The proposals have been revised in order to avoid hiding the chimney breast.

The proposals are therefore considered acceptable in design and conservation terms in accordance with design Policies S28, DES 1, DES 5, DES 6, DES 9 and DES 10.

8.3 Residential Amenity

In terms of residential amenity, the nearest neighbouring residential properties are the flats at the upper levels of the property, whose rear windows face onto the lower ground floor courtyard. As mentioned, the current external space is enclosed by high level walls on all sides.

Objections have been raised to the application from three owners of these flats on the grounds that the proposals will lead to overlooking and privacy concerns and will allow views to and from rear windows to the upper floors of the building and also that the extension will give rise to noise and light pollution.

The extension at rear lower ground floor level proposes a glazed extension between the closet wing and the boundary wall to the rear of the site. Glass sliding doors with a glass panel above will look out towards the rear elevation of the property over a retained outdoor courtyard area. The ground floor flat has a rear bedroom window which looks out over the rear courtyard of the property and towards the glazed part of the proposed extension. The separation distance between this ground floor window and the glazed part of the proposed extension at lower ground floor level is approximately 4m. It is considered that the extensive use of glazing on this part of the extension at high level, is unneighbourly. An amending condition is therefore recommended to require the high level glazing to be replaced with solid materials. The proposed glass doors are considered acceptable in amenity terms.

Given that an external courtyard space area already exists in this area which is capable of being used by owners/occupiers of the flat, it is not considered that the proposals would lead to an unacceptable level of noise and disturbance so as to compromise the amenity of neighbouring residents sufficiently to merit a refusal of permission.

As such the proposals are considered acceptable in amenity terms compliant with policies S29 of the City Plan and ENV13 of the UDP.

8.4 Transportation/Parking

As the enlarged property will continue to be used as a single flat, the proposals are considered acceptable in Highways terms.

8.5 Economic Considerations

Not applicable.

8.6 Access

The access arrangements are unchanged by these proposals.

8.7 Other UDP/Westminster Policy Considerations

None 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

The proposals are of insufficient scale to generate a requirement for any planning obligations.

8.11 Environmental Impact Assessment including Sustainability and Biodiversity Issues

The proposals are of an insufficient scale to require an environmental assessment.

8.12 Other Issues

Other objections have been made in terms of concern over the removal of structural walls, existing noise from mechanical ventilation and ducting, no fire protection in ceilings, nuisance smells, moisture concerns from installing a bathroom in the centre of the flat, and that the relocation of gas flu will not be acceptable near windows of the owner of the ground floor flat. As such matters are governed by other procedures and regimes outside of planning control, namely building regulations and landlord and tenant legislation, permission could not justifiably be refused on these grounds.

9. BACKGROUND PAPERS

1. Application form
2. Response from Westminster Society, dated 5 January 2016
3. Letters from occupier of 97B St George's Square, London, dated 13 and 14 January 2016
4. Letter from occupier of 97F St George's Square, Pimlico, dated 14 January 2016
5. Letter from occupier of 97C St George's Square, Pimlico, dated 14 January 2016

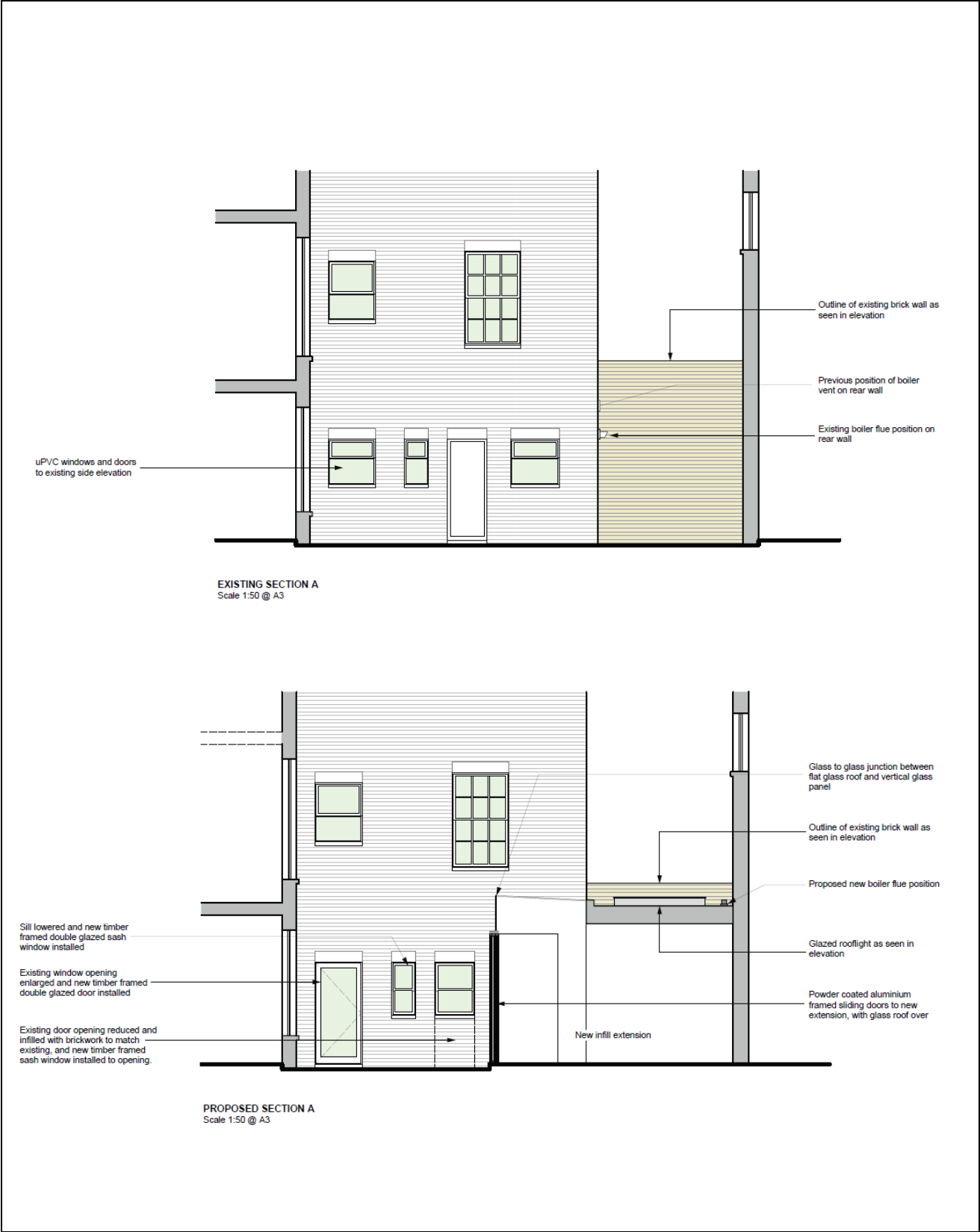
Selected relevant drawings

(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 MATTHEW MASON ON 020 7641 2926 OR BY EMAIL AT mmason@westminster.gov.uk

10. KEY DRAWINGS





DRAFT DECISION LETTER

Address: 97A St George's Square, London, SW1V 3QP,

Proposal: Erection of a single storey rear extension at lower ground floor level.

Reference: 15/11168/FULL

Plan Nos: 15-986-LOC; 15-986-001; 15-986-101; 15-986-020; 15-986-021; 15-986-020 Rev A; 15-986-120 Rev A; 15-986-010 Rev A; 15-986-110 Rev A; 15-986-111 Rev A.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

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 submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development: , i) Windows, including roof lights,, ii) Doors,, You must not start works on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

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 Pimlico 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 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 Pimlico 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 **Pre Commencement Condition.** You must apply to us for approval of detailed drawings in plan and elevation at scale 1:5 showing the following alteration(s) to the scheme: , , The vertical glazed panel above the sliding doors of the extension to be made solid. , , You must not start any work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

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.

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

Address: 97A St George's Square, London, SW1V 3QP,

Proposal: Erection of a single storey rear extension at lower ground floor level and internal alterations including the removal and addition of partitions.

Reference: 15/11169/LBC

Plan Nos: 15-986-LOC; 15-986-001; 15-986-101; 15-986-020; 15-986-021; 15-986-020 Rev A; 15-986-120 Rev A; 15-986-010 Rev A; 15-986-110 Rev A; 15-986-111 Rev A.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(s) and Reason(s):

- 1 The works 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 listed building and to make sure the development contributes to the character and appearance of the Pimlico 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 submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:, i) Windows, including roof lights,, ii) Doors,, You must not start works on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

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 Pimlico 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 You must not disturb existing ornamental features including chimney pieces, plasterwork, architraves, panelling, doors and staircase balustrades. You must leave them in their present position unless changes are shown on the approved drawings or are required by conditions to this permission. You must protect those features properly during work on site. (C27KA)

Reason:

To protect the special architectural or historic interest of this listed building. This is as set out in S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 of our Unitary Development Plan that we adopted in January 2007, and paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

- 5 **Pre Commencement Condition.** You must apply to us for approval of detailed drawings in plan and elevation at scale 1:5 showing the following alteration(s) to the scheme: , , The vertical glazed panel above the sliding doors of the extension to be made solid. , , You must not start any work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

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 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 2.3-2.4 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. (159AA)

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.