

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 31 May 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	3 Orme Square, London, W2 4RS		
Proposal	Reinstatement of missing chimney pots and installation of chimney extract flue, CCTV cameras to the front and rear entrances, new timber trellis on rear boundary wall, external lighting to front and rear elevations, satellite dish to chimney stack at roof level and date inscription of lettering to front portico plinth.		
Agent	Mr Fred Pilbrow		
On behalf of	Ms Sarah Caplin		
Registered Number	15/12008/FULL 15/12009/LBC	Date amended/ completed	3 March 2016
Date Application Received	23 December 2015		
Historic Building Grade	II		
Conservation Area	Bayswater		

1. RECOMMENDATION

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

2. SUMMARY

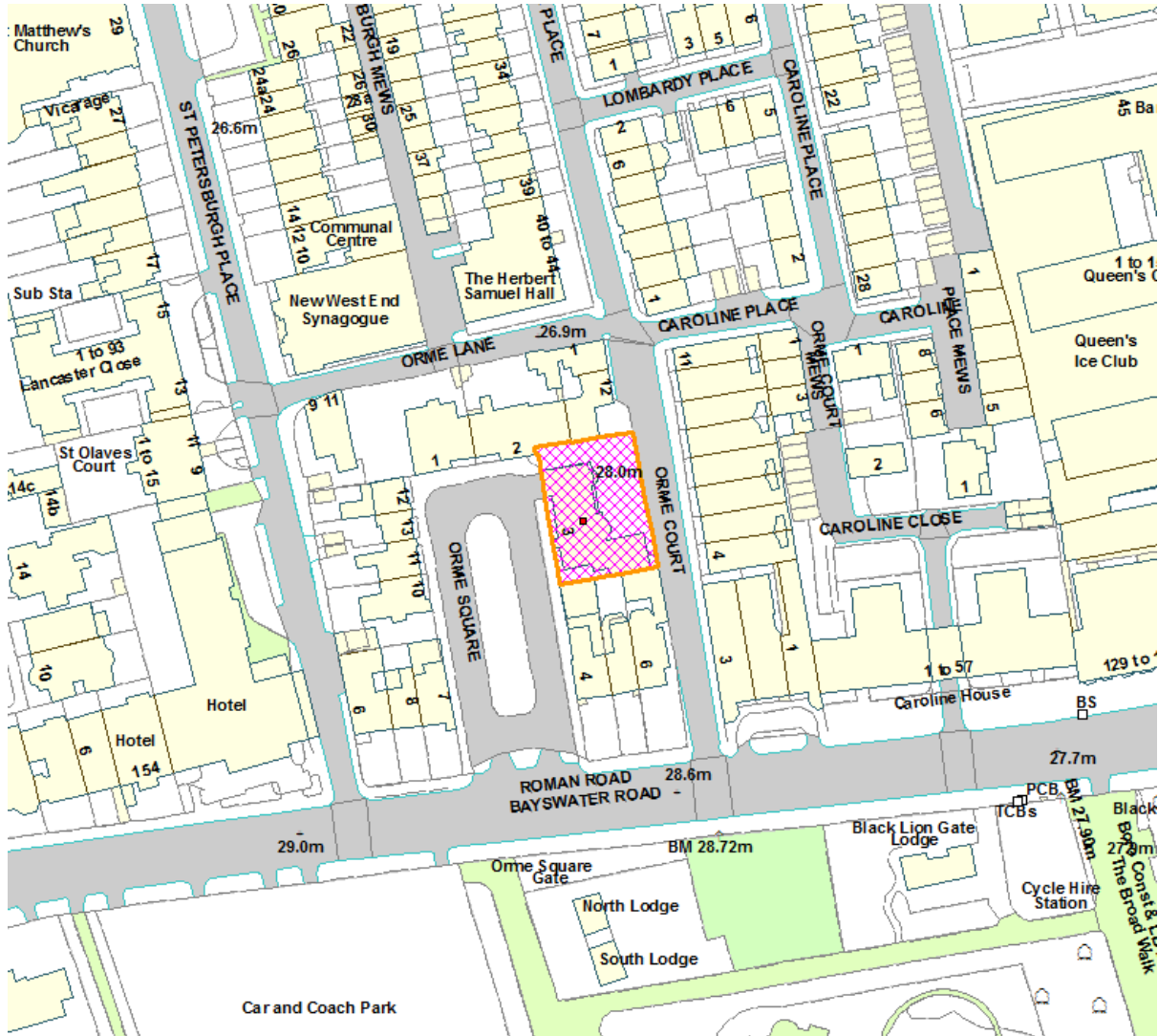
Planning permission and listed building consent are sought for minor works related to applications that were permitted in 2013. In particular the reinstatement of missing chimney pots and installation of chimney extract flue, CCTV cameras to the front and rear entrances, new timber trellis on rear boundary wall, external lighting to front and rear elevations, satellite dish to chimney stack at roof level and date inscription of lettering to front portico plinth.

The key issues in this case are:

- * The impact of the proposed alterations on the special architectural and historic interest of the listed building and the character and appearance of the Bayswater Conservation Area.

The proposals are considered to comply with the Council's policies and it is recommended that permission and consent are granted subject to the conditions set out in the draft decision letters.

3. LOCATION PLAN



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4. PHOTOGRAPHS





5. CONSULTATIONS

BAYSWATER RESIDENTS ASSOCIATION:

Any response to be reported verbally

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION:

Any response to be reported verbally

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 38

Total No. of replies: 6 (1no on behalf of 4no addresses)

No. of objections: 6 (1no on behalf of 4no addresses)

Objections received on all or some of the following grounds:

- *Design of the consented alterations and extensions
- *Rear elevation of 3 Orme Square is unsightly
- *Large amounts of glazing results in security implications for the occupiers

Disruption

*the construction of the permitted scheme has caused disruption locally.

Planning consent breaches

- *Works have occurred that have not been in accordance with the approved plans. It is essential that works are carried out in accordance
- *Enforcement powers should be used to reinstate where breaches have occurred

Light pollution

*Design of the extensions includes large amounts of glazing potentially resulting in light pollution that will be detrimental to neighbours

Trellis

- *Will not adequately screen against light pollution
- *Should be built higher to obscure new extensions
- *Unsuitable design
- * trellis should be solid fence or wall

Inscription

*The proposed inscription to the west elevation is inappropriate.

Landscaping

- Replacement landscaping should be carried out to screen the house

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

No. 3 Orme Square is a Grade II listed house located within the Bayswater Conservation Area. It comprises of lower ground, ground, first and second floors and has been significantly extended from its original 1826 form. Its principal elevation faces onto Orme Square and its rear elevation faces Orme Court, including its garden wall, which bounds the site. Its garden accommodates a number of mature trees which are the subject of a Tree Preservation Order (TPO).

The site is located on the north east corner of Orme Square, which is accessed from Bayswater Road. The site is surrounded on all sides by residential properties. To the north of the site lies No.2 Orme Square, a Grade II listed property which has windows facing the site, adjacent to this property is the side elevation of No.12 Orme Court and beyond these properties is Orme Lane. East of the site located on the opposite side of the road are residential properties of Orme Court. Directly south of the site are Nos. 4, 5 and 6 Orme Square, these properties face Bayswater Road and back onto the side boundary of the application site. West of the site located across the Square are other residential properties within the Square.

The works permitted in 2013 are currently being implemented and are scheduled for completion in Spring 2016.

6.2 Recent Relevant History

16/02409/NMA

Amendments to planning permission dated 24 October 2013 (RN: 13/05734/FULL) for works of demolition, rebuilding, repair and restoration; internal and external alterations including new mansard roof; new build extensions; creation of new basement; installation of new plant equipment; landscaping; and associated works including the repair and partial reconstruction of the existing rear boundary wall. Namely, amendments to the glazed dormer on the south elevation.

Pending Decision

15/01099/ADFULL

Samples of facing materials including glazing, together with elevations and roof plans annotated to show where the materials are to be located pursuant to Condition 17 of planning permission dated 24 October 2013 (RN: 13/05734),

Application Permitted 23 February 2015

15/01097/ADLBC

Sample of facing materials including glazing, together with elevations and roof plans annotated to show where the materials are to be located pursuant to Condition 2 of listed building consent dated 24 October 2013 (RN: 13/05740),

Application Permitted 23 February 2015

13/05734/FULL

Works of demolition, rebuilding, repair and restoration; internal and external alterations including new mansard roof; new build extensions; creation of new basement; installation of new plant equipment; landscaping; and associated works including the repair and partial reconstruction of the existing rear boundary wall.

Application Permitted 24 October 2013

13/11748/LBC

Works of fabric removal to create a new 3m opening in the internal northern wall of the villa to enhance visual connection between kitchen and dining space and enlarge internal doorway by an additional 200mm.

Application Permitted 15 January 2014

13/05740/LBC

Works of demolition, rebuilding, repair and restoration; internal and external alterations including new mansard roof; new build extensions; creation of new basement; installation of new plant equipment; landscaping; and associated works including the repair and partial reconstruction of the existing rear boundary wall.

Application Permitted 24 October 2013

7. THE PROPOSAL

Planning permission and listed building consent are sought for the reinstatement of missing chimney pots and installation of chimney extract flue, CCTV cameras to the front and rear entrances, new timber trellis on rear boundary wall, external lighting to front and rear elevations, satellite dish to chimney stack at roof level and date inscription of lettering to front portico plinth. The content of the proposed inscription has been revised during the course of the application to remove reference to Westminster City Council and Historic England.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal does not raise land use issues.

8.2 Townscape and Design

No.3 Orme Square is Grade II listed for "group value only". The designation "group value only" is relatively rare and indicates that the building is listed primarily for its townscape value and its contribution to the setting of neighbouring buildings.

The proposed works are considered to have a limited impact on the special interest of the listed building and the character and appearance of the conservation area.

It is proposed to introduce surface mounted CCTV cameras on the west, east and north elevations principally at ground floor level. Additionally it is proposed to introduce external lighting near the entrances to the building; these measure 140mm by 140mm by 50mm and are square in form and neutral in appearance. The Agent has informed Officers that the CCTV cameras have been installed and the lights have been wired and is likely to be installed before the case is presented to Committee. The number, positioning and scale of the CCTV cameras and the external lights are minimal and discreet so as not to add clutter to the elevation or be visually detracting. Furthermore the design of the fittings will sit

comfortably against the rendered elevation. Therefore these additions are considered to have a limited impact on the special interest of the listed building.

On the west elevation it is proposed to introduce an inscription on a new piece of stone at the base of the portico and to engrave the existing column. This work has already been undertaken. One comment has been received stating that the proposed inscription to the west elevation is inappropriate. These features are not uncharacteristic on buildings of this architectural style and the new inscription has been positioned so as to be visually discreet. The new inscription which has been revised during the course of the application to delete "Westminster City Council and Historic England" will not harm any existing fabric. Therefore this alteration is considered to have a minimal impact on the buildings special interest.

At present the rear boundary treatment along Orme Court is formed by a high brick wall with a trellis above. It is proposed to replace the trellis and install a timber gate. During the course of the application the scale and detailed design of the trellis was revised. The new trellis will be no higher than the current one; by virtue of its horizontal design it will be more closely boarded, however the trellis will remain permeable and lightweight in appearance. Consultation responses have commented on the trellis, however an objection in principle to its replacement has not been received; the nature of these comments are that the trellis will not provide an adequate screen to light pollution and that the trellis or wall should be built higher to reduce the visibility of the rear extension as it's an unattractive addition. The replacement on the trellis is therefore acceptable in townscape terms.

The approved roof plan from the 2013 applications show 4no chimney pots on the north and south sides of the mansard roof; 8no chimney pots in total. This application seeks permission to install additional 2no chimney pots in both locations resulting in 6no on the north and 6no on the south. It is noted from the officer's site visit that the chimney pots have already been installed. Nevertheless given that the principle of chimney pots in these locations has previously been accepted and they are of an appropriate detail and number, the additional chimney pots are considered to be acceptable in design terms.

Against the chimney pots on the south elevation it is proposed to install a mounted satellite dish. The satellite dish measures 1443mm high and 742mm wide and will be fixed to the building via a bracket on the rear of the chimney stack. The Agent has informed Officers that the satellite dish has already been installed. Whilst structures of this nature can be considered as high level clutter, giving that this building is constrained in terms of garden setting which would have allowed for the satellite dish to be relocated at a lower level and as it is minimally invasive and reversible the introduction is considered to have a limited impact on the special interest of the listed building. Furthermore this is not an uncharacteristic feature to find on residential properties and therefore will have a limited impact on the character and appearance of the conservation area.

During the course of the application a number of discrepancies were identified between the drawings approved in February 2015 (RN: 15/01099/ADFULL and 15/01097/ADLBC). For ease of reference these have been listed below:

- North Elevation (drawing number A-200-04): the scale of the boundary gate has been reduced
- North Elevation (A-200-04): the single door at lower ground floor level had previously been drawn incorrectly and this drawing reflects location as shown in the floorplans

- South Elevation (A-200-03): The grill has increased in scale
- South Elevation (A-200-03): The railings have been removed from the window at lower ground floor level
- West Elevation (A-200-01): A Juliette balcony is shown on the infill extension at ground floor level

These changes are considered to be minor and will not have an impact on the special interest of the listed building and the character and appearance of the conservation area.

The proposed works are considered acceptable and will not harm the special interest of the listed building. The works therefore comply with the NPPF, S25 and S28 of Westminster's City Plan and DES 1, DES 5, DES 6, DES 9 and DES 10 of the UDP.

8.3 Residential Amenity

The proposal does not raise amenity issues.

8.4 Transportation/Parking

The proposal does not raise transport or parking issues.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

None relevant

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

None relevant

8.12 Other Issues

None relevant

9. BACKGROUND PAPERS

1. Application form
2. Letter from occupier of 11 Bark Place, London, dated 29 March 2016
3. Letters from occupier of 4 Caroline Place, London W2 4AW, dated 9 April 2016 and 29 March 2016.
4. Letter from occupiers of 2 Bark Place, 3 Bark Place, 4 Bark Place and 5 Bark Place, London dated 30 March 2016
5. Letter from occupier of 28 Caroline Place, London W24AN, dated 1 April 2016
6. Letter from the occupier of 38 Bark Place dated 18 May 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 RUPERT HANDLEY ON 020 7641 7540 OR BY EMAIL AT rhandley@westminster.gov.uk

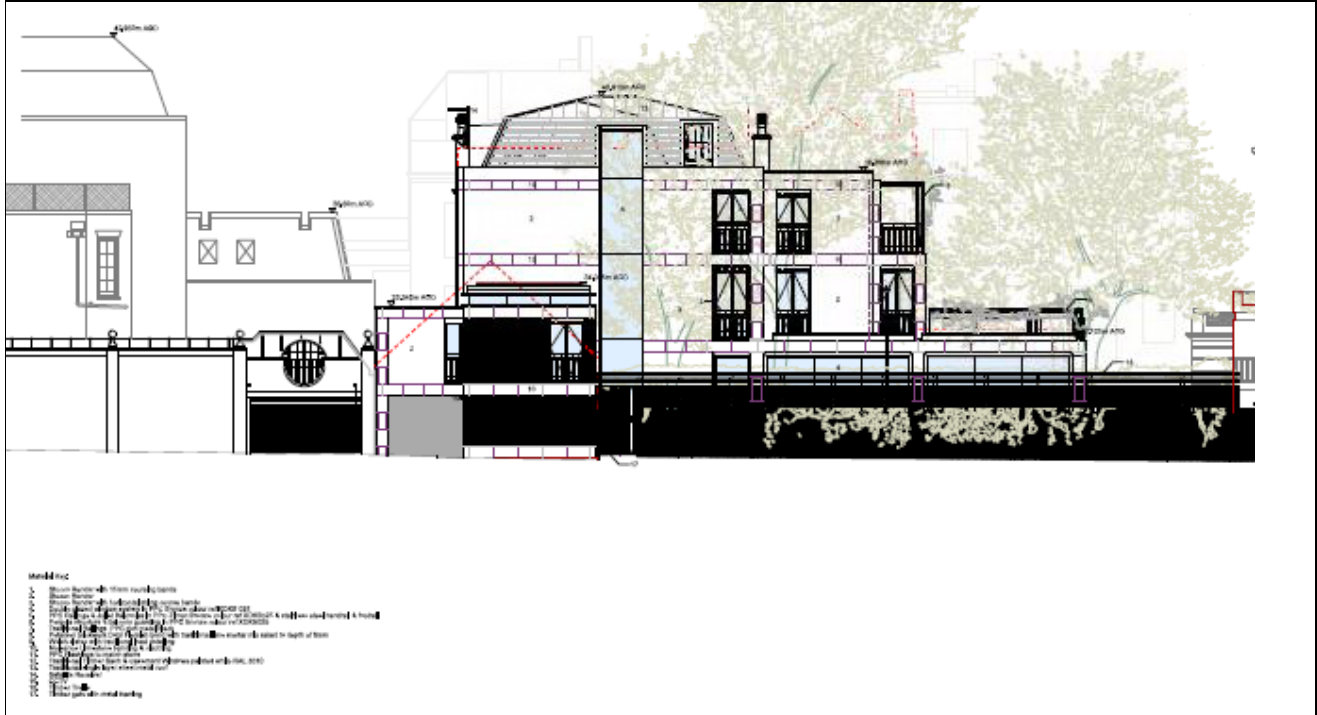
10. KEY DRAWINGS



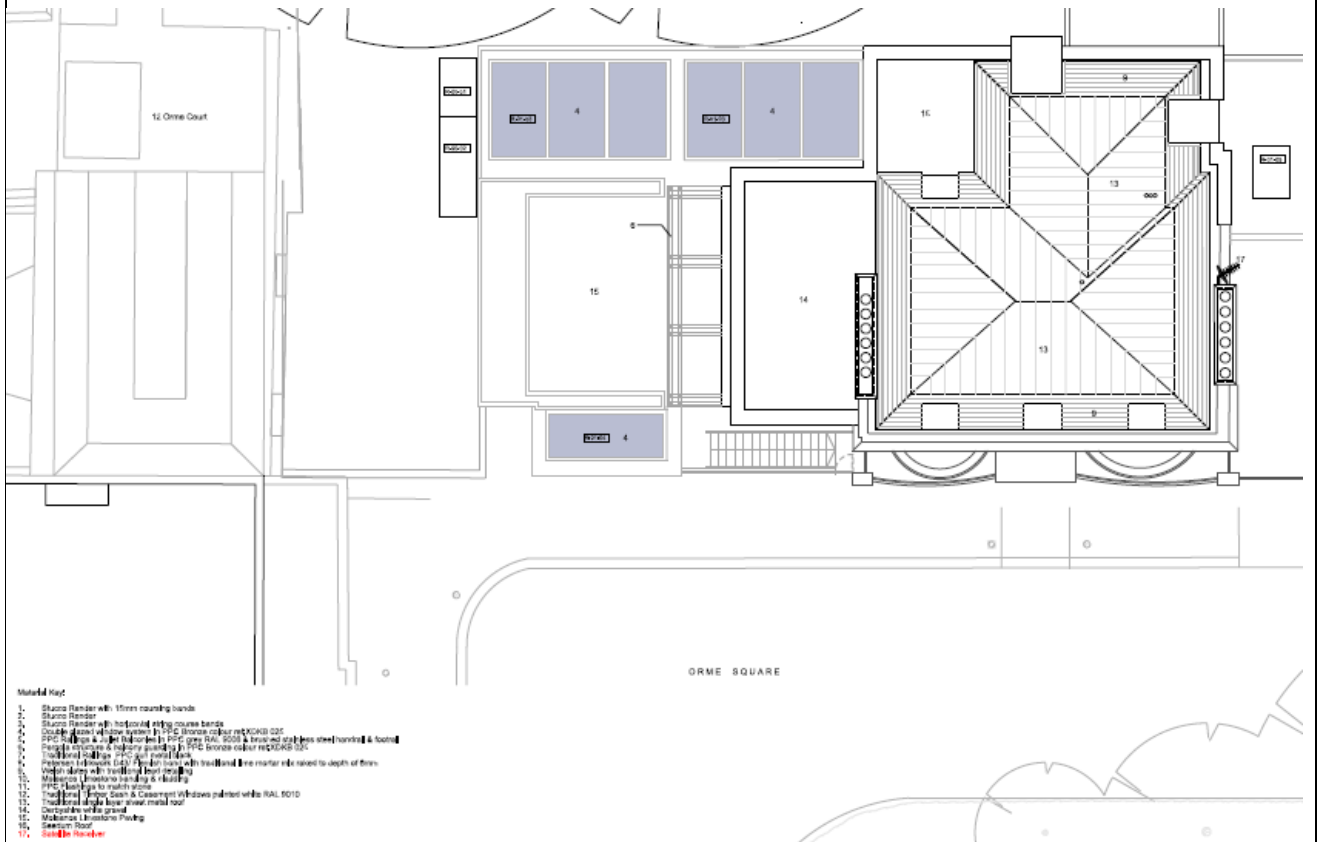
North Elevation



West Elevation



East Elevation



Roof Plan

DRAFT DECISION LETTER

Address: 3 Orme Square, London, W2 4RS,

Proposal: Reinstatement of missing chimney pots and installation of chimney extract flue, CCTV cameras to the front and rear entrances, new timber trellis on rear boundary wall, external lighting to front and rear elevations, satellite dish to chimney stack at roof level and date inscription of lettering to front portico plinth.

Reference: 15/12008/FULL

Plan Nos: A-10-Rev 00; A-200-04 Rev F; A-200-02 Rev G; A-200-03 Rev G; A-200-01 Rev F; A-100-04 Rev C; A-500-10 Rev C; A-500-01 Rev 00 , A-500-11

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 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 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, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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: 3 Orme Square, London, W2 4RS,

Proposal: Reinstatement of missing chimney pots and installation of chimney extract flue, CCTV cameras to the front and rear entrances, new timber trellis on rear boundary wall, external lighting to front and rear elevations, satellite dish to chimney stack at roof level and date inscription of lettering to front portico plinth.

Plan Nos: A-10-Rev 00; A-200-04 Rev F; A-200-02 Rev G; A-200-03 Rev G; A-200-01 Rev F; A-100-04 Rev C; A-500-10 Rev C; A-500-01 Rev 00 , A-500-11

Case Officer: Rebecca Mason

Direct Tel. No. 020 7641 7540

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

- 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 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 building and to make sure the development contributes to the character and appearance 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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 2.4 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. (I59AA)