

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 7 June 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Knightsbridge And Belgravia	
<b>Subject of Report</b>	<b>22 Montpelier Square, London, SW7 1JR</b>		
<b>Proposal</b>	Erection of a single storey rear extension at first floor level and remodelling and extended the infill extensions at lower ground and ground floor levels.		
<b>Agent</b>	Hill Mitchell Berry Architects		
<b>On behalf of</b>	Choong Lee		
<b>Registered Number</b>	16/01036/FULL 16/01411/LBC	<b>Date amended/ completed</b>	18 February 2016
<b>Date Application Received</b>	27 January 2016		
<b>Historic Building Grade</b>	II		
<b>Conservation Area</b>	Knightsbridge		

## 1. RECOMMENDATION

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

## 2. SUMMARY

22 Montpelier Square is a single family mid terrace townhouse comprising of basement, ground, three upper floors and a mansard. The building is Grade II listed and located within the Knightsbridge Conservation area.

Planning permission and listed building consent are sought for the erection of a rear extension at first floor level and remodelling and extending the infill extensions at lower ground and ground floor levels; and associated internal alterations.

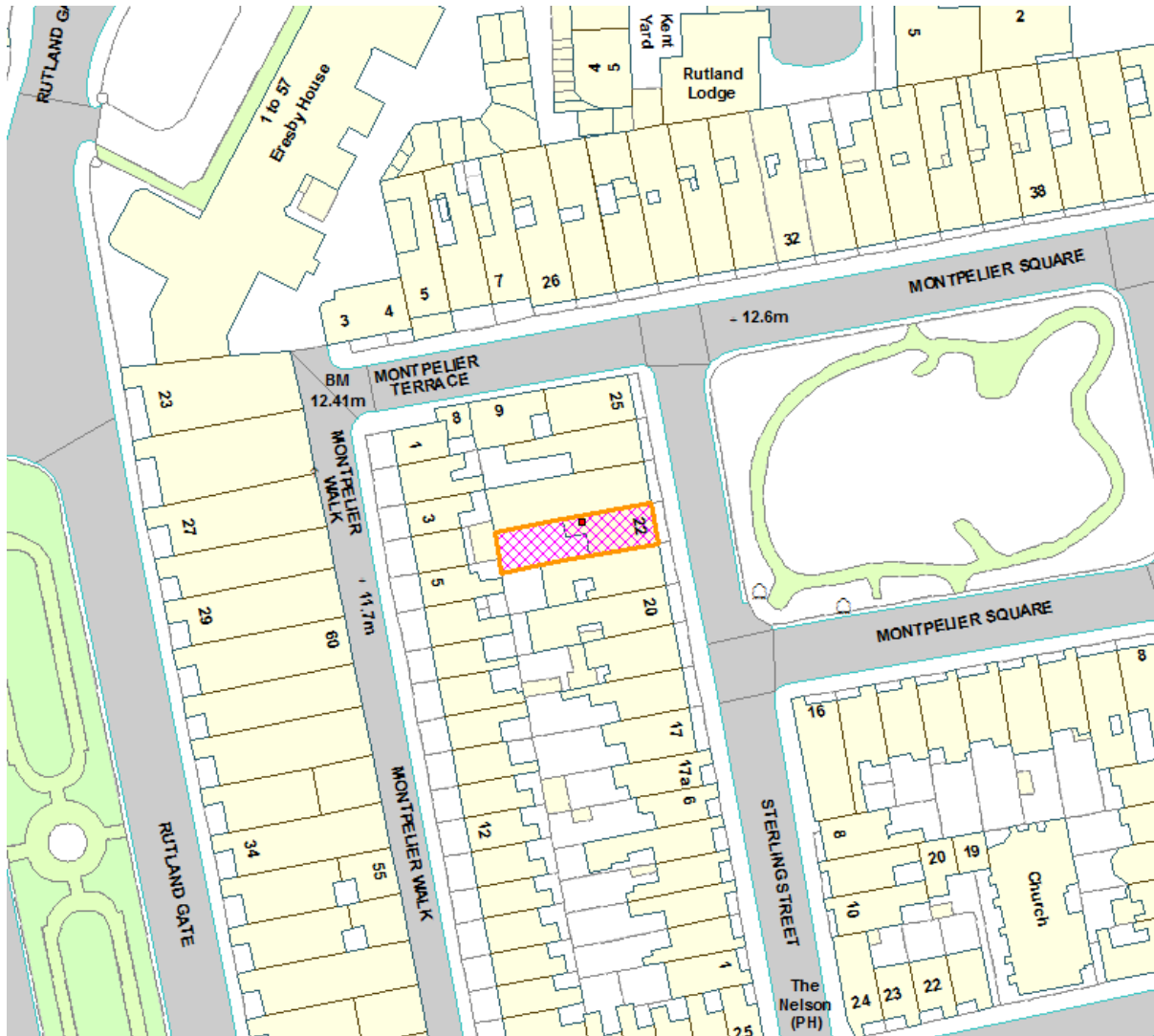
The key issues in this case are:

\* The impact of the proposals upon the special architectural or historic interest (significance) of the

listed building and the character and appearance of the Knightsbridge Conservation Area;  
\* The impact of the proposals upon the amenity of neighbouring residents.

The proposals are considered to comply with the Council's policies in relation to amenity, design and conservation as set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan) and the applications are recommended for approval.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS







## 5. CONSULTATIONS

### KNIGHTSBRIDGE ASSOCIATION:

No objection.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 20

No. of replies: 1

No. of objections: 1

No. in support: 0

Objection from neighbour on following grounds:

Amenity

- Loss of light to first floor rear study.

- Loss of light and view to the conservatory on the ground floor.

- No windows should be installed in the side elevation.

### PRESS ADVERTISEMENT/ SITE NOTICE:

Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The application site is located on the west side of Montpelier Square, within the Knightsbridge Conservation Area. No. 22 Montpelier Square is a grade II listed mid-terrace townhouse which comprises basement, ground, three upper floors and a mansard.

### 6.2 Recent Relevant History

15/03802/LBC

Internal alterations at lower ground, ground and first floor levels.

Application Permitted 9 June 2015

## 7. THE PROPOSAL

Planning permission and listed building consent are sought for the erection of a rear extension at first floor level and remodelling and extended the infill extensions at lower ground and ground floor levels. Minor alterations are also proposed internally.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The proposal to extend this single family dwelling is considered acceptable in principle and is in line with Policy H3 of the UDP and S14 of the City Plan.

## 8.2 Townscape and Design

The rear of the building currently exhibits a two-storey, half width rear closet wing extension and a brick infill extension at lower ground floor level and a glazed infill conservatory at ground floor level.

The proposals seek to remodel the lower ground floor extension and provide a new extension at ground floor level, which would be set back from the closet wing extension by approximately 0.8m. The proposals also include the erection of an extension at rear first floor level. The depth of the extension has been amended in order to protect the residential amenity of No. 23 (this is further discussed in section 8.3).

The wider terrace in which the application site is located exhibits a varied pattern of rear closet wing extensions; in some instances these are extensive. Given the proposed extension would terminate well below the penultimate storey, and conforms to the general rear building line of the terrace and is appropriately detailed, the first floor extension is acceptable in listed building and design and townscape terms.

The proposed remodelling of the existing lower ground and ground floor infill extensions will result in the lower ground floor extension extending to the same depth as the existing closet wing extension, and the ground floor extension will extend further forward by approximately 1m, but not to the same extent as the existing closet wing extension. Both storeys will have timber framed glazed elevations, similar in style to an orangery, with the ground floor terminating with a lantern roof light. The remodelled extension is no higher than the existing and the overall design retains the solid void relationship between the two extensions. The proposals are acceptable in design terms.

Internally the works are isolated to the lower ground, ground and first floor levels and largely impact upon the rear extension, with minor works affecting the main historic core of the building. The minor works include the formation of a single opening between the front and rear rooms at ground floor level and a door to the rear of the lobby to access the rear wing. Following offer advice the door proposed has been revised from a pocket door to a traditional hinged door.

The proposals comply with polices DES1, DES5, DES9, and DES10 of the UDP; S25 and S28 of the City Plan, and the guidance within the City Council's SPG: Repairs and Alterations to Listed Buildings.

## 8.3 Residential Amenity

The proposed remodelled lower ground and ground floor extensions do not project further forward of the existing closet wing extension. The extensions nearest to No. 21 would be set against the existing flank wall of No. 21. The extensions at these levels would not cause a material sense of enclosure, overlooking or loss of light to No. 21.

The depth of the proposed first floor extension was originally proposed at 2.9m. However following an objection from the residential occupier of No. 23 the depth of the extension has been reduced to 1.5m. The rear first floor window of No. 23 serves a study, and the modification to the depth of the extension is not considered to cause a material loss of light or sense of enclosure to this room. At ground floor level of No. 23 there is a large glazed

conservatory which serves as a breakfast/dining area. Whilst the extension would be visible to anyone using the ground floor conservatory, the height and depth of the proposed first floor extension is not considered to cause a material loss of light or sense of enclosure to justify a refusal of permission.

The proposed first floor extension is to be used as a cloak room, there is a single window proposed to the rear of the extension but no windows are proposed in the side elevations. The proposal is not considered to harm the amenity of neighbouring residents in terms of overlooking. Conditions are recommended preventing the applicant from forming any windows or other openings in the side elevations of the first floor extension; and to prevent the flat roof area of the ground floor extension from being used as a roof terrace.

#### **8.4 Transportation/Parking**

Not applicable.

#### **8.5 Economic Considerations**

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

#### **8.6 Access**

#### **8.7 Other UDP/Westminster Policy Considerations**

Not 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**

Planning obligations are not relevant in the determination of this application.

#### **8.11 Environmental Impact Assessment**

Not applicable.

#### **8.12 Other Issues**

Not applicable.



## 9. BACKGROUND PAPERS

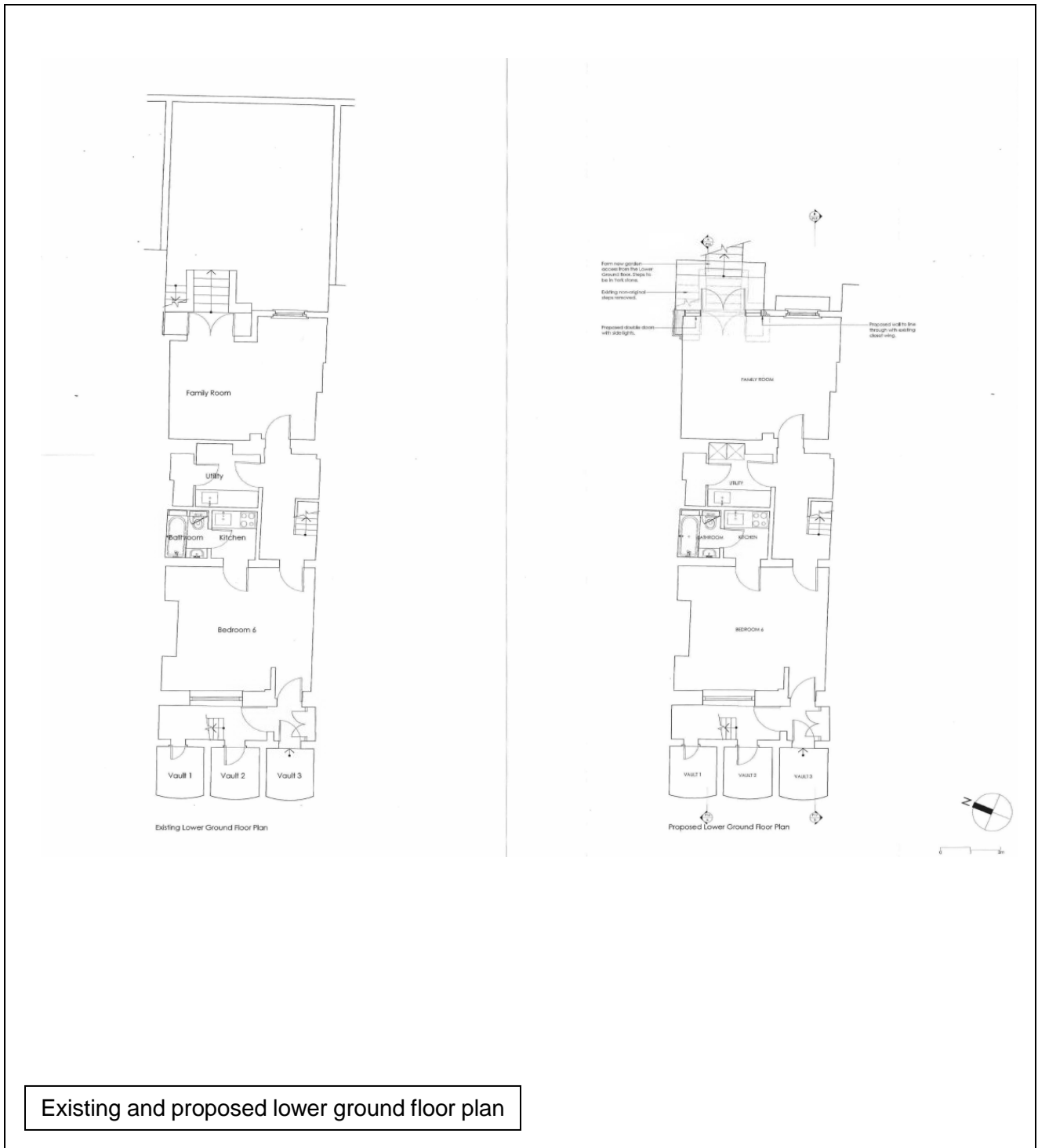
1. Application form.
2. Response from Knightsbridge Association dated 26 March 2016.
3. Letter and e-mail from occupier of 23 Montpelier Square, London dated 20 April 2016 and 27 April 2016.

### **Selected relevant drawings**

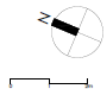
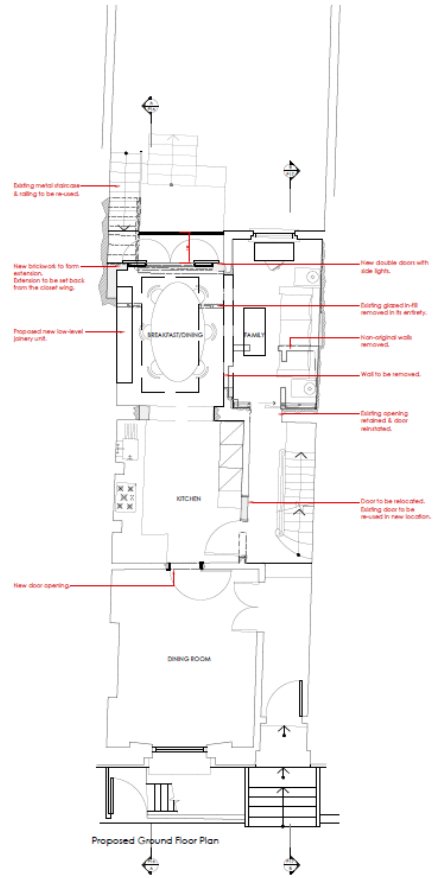
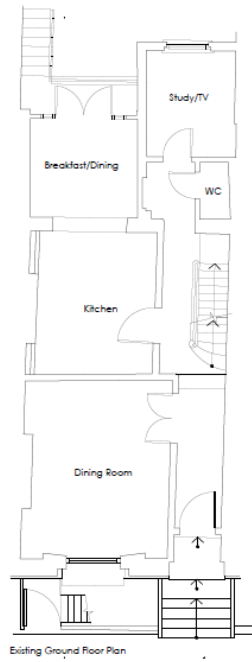
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT DAVID DORWARD ON 020 7641 2408 OR BY EMAIL AT [SouthPlanningTeam@westminster.gov.uk](mailto:SouthPlanningTeam@westminster.gov.uk)

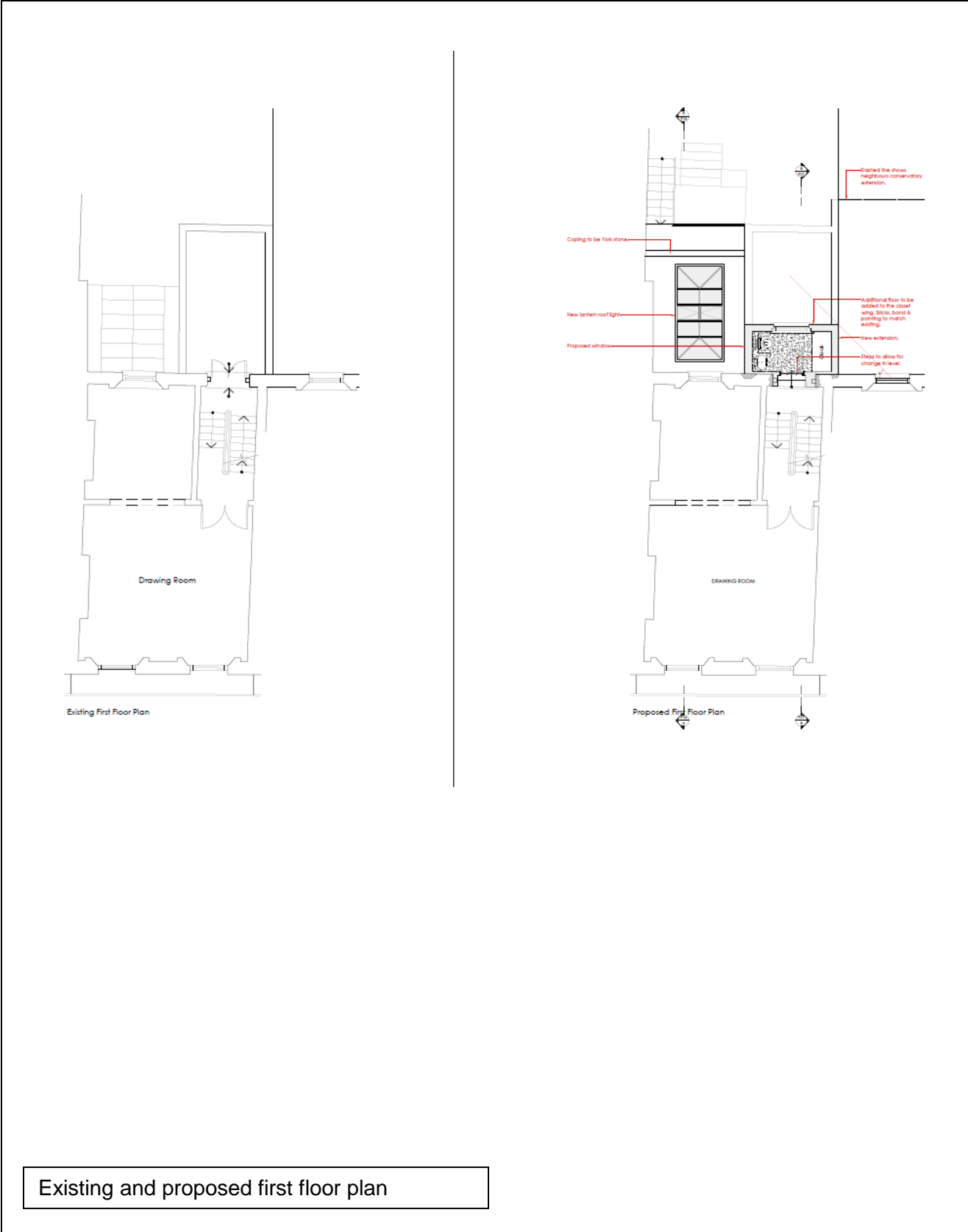
10. KEY DRAWINGS



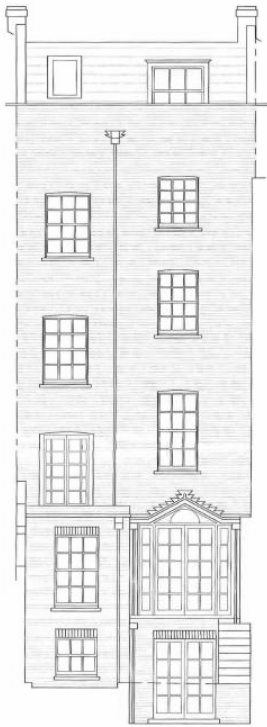
Existing and proposed lower ground floor plan



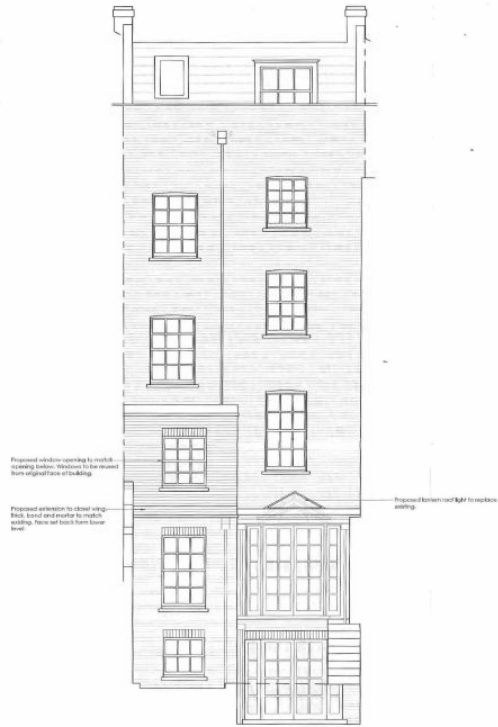
Existing and proposed ground floor plan



Existing and proposed first floor plan



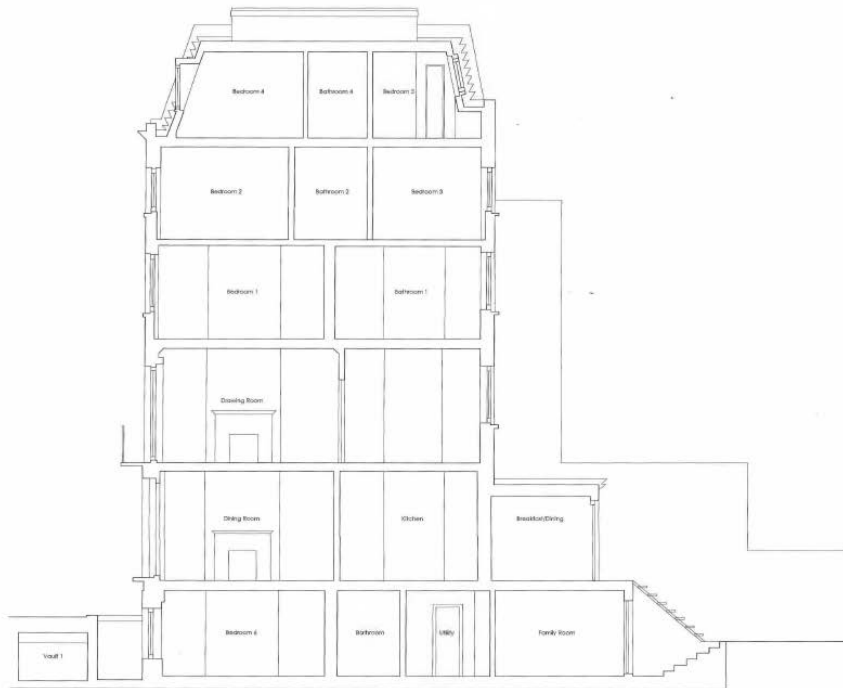
Existing Rear Elevation



Proposed Rear Elevation

Existing and proposed rear elevation





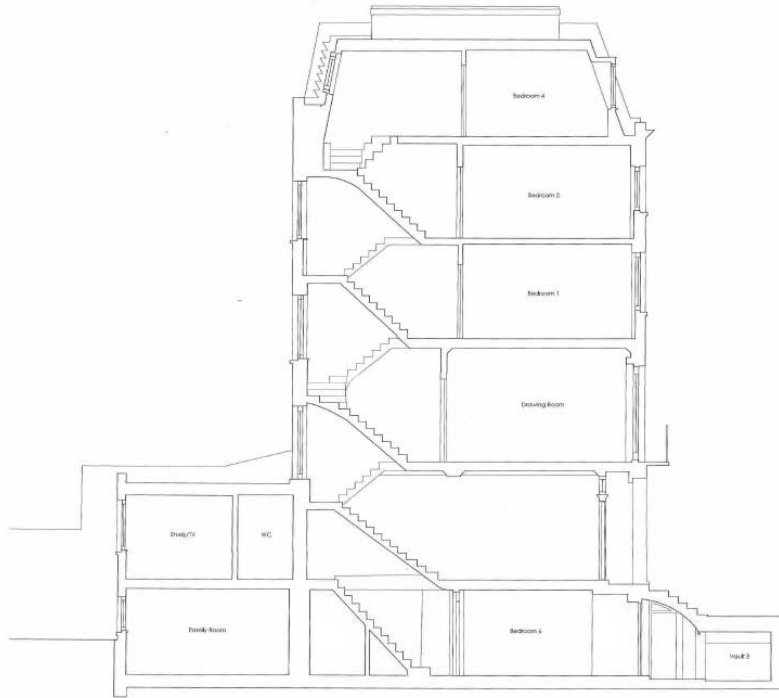
Existing Section A-A



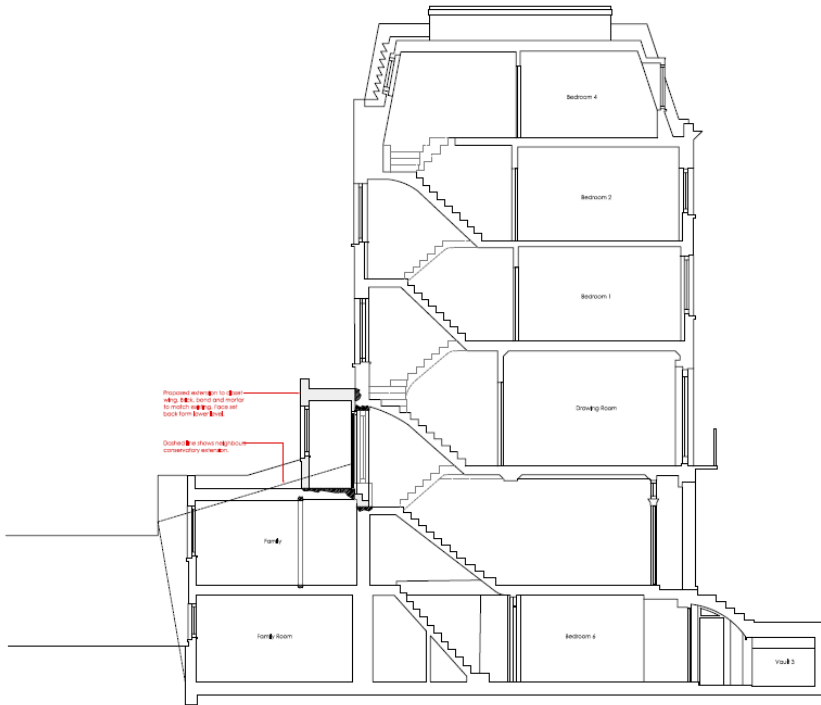
Proposed Section A-A

- Existing metal staircase to be removed
- Proposed wall to be brought with existing floor edge.
- Existing rectangular steps removed.
- Add new granite staircase from the lower ground floor level to the first floor.

Existing and proposed section AA



Existing Section B-B



Proposed Section B-B

Existing and proposed section BB

**DRAFT DECISION LETTER**

**Address:** 22 Montpelier Square, London, SW7 1JR,

**Proposal:** Erection of a rear extension at first floor level and remodelling and extending the infill extensions at lower ground and ground floor levels.

**Reference:** 16/01036/FULL

**Plan Nos:** 1523-P01, 1523-P05, 1523-P06, 1523-P07 Rev. C, 1523-P08 Rev. B, 1523-P09 Rev. B, 1523-P10 Rev. B, 1523-P11 Rev. B, 1523-P12, 1523-P13 Rev. A, 1523-P14, 1523-P15, 1523-P17 Rev. B, 1523-P18 Rev. A, 1523-P19, 1523-P20 and Heritage Statement dated January 2016 prepared by Adelaide Jones.

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 020 7641 2511

**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 Knightsbridge 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 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

## 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 Knightsbridge 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)

- 5 The new windows shall be timber framed, single-glazed to match existing.

## 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 Knightsbridge 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)

- 6 You must not use the roof of the extension for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21BA)

## 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)

- 7 You must not form any windows or other openings (other than those shown on the plans) in the outside walls of the first floor extension building without our permission. This is despite the provisions of Classes A of Part 1 of Schedule 2 to the Town and Country Planning General

Permitted Development Order (England) 2015 (or any order that may replace it). (C21EB)

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)

- 8 The flat roof area to the rear of the first floor rear extension, as shown on drawing number 1523-P07 Rev. C, must not be used as a terrace or for sitting out or for any other purpose. You can however use the flat roof area to escape in an emergency.

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)

**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:** 22 Montpelier Square, London, SW7 1JR

**Proposal:** Erection of a single storey extension at rear first floor level and remodelling and extended the infill extensions at lower ground and ground floor levels. Associated internal alterations.

**Reference:** 16/01411/LBC

**Plan Nos:** 1523-P01, 1523-P05, 1523-P06, 1523-P07 Rev. C, 1523-P08 Rev. B, 1523-P09 Rev. B, 1523-P10 Rev. B, 1523-P11 Rev. B, 1523-P12, 1523-P13 Rev. A, 1523-P14, 1523-P15, 1523-P17 Rev. B, 1523-P18 Rev. A, 1523-P19, 1523-P20 and Heritage Statement dated January 2016 prepared by Adelaide Jones.

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 020 7641 2511

**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 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 Knightsbridge 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)

- 3 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

**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 Knightsbridge 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)

- 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 2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings. (R27BC)

**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 and 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)

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.