

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 28 June 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Bryanston And Dorset Square	
<b>Subject of Report</b>	40 Crawford Street, London, W1H 1JL,		
<b>Proposal</b>	Erection of a first floor rear extension, with green roof, for use in association with the existing residential flat.		
<b>Agent</b>	Mr Peter Higginbottom		
<b>On behalf of</b>	Mr Haddad		
<b>Registered Number</b>	16/01873/FULL	<b>Date amended/ completed</b>	16 March 2016
<b>Date Application Received</b>	2 March 2016		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Portman Estate		

## 1. RECOMMENDATION

Grant conditional planning permission

## 2. SUMMARY

Planning permission is sought for a single storey rear extension, with a green roof, to an existing first floor flat.

The main issues for consideration are:

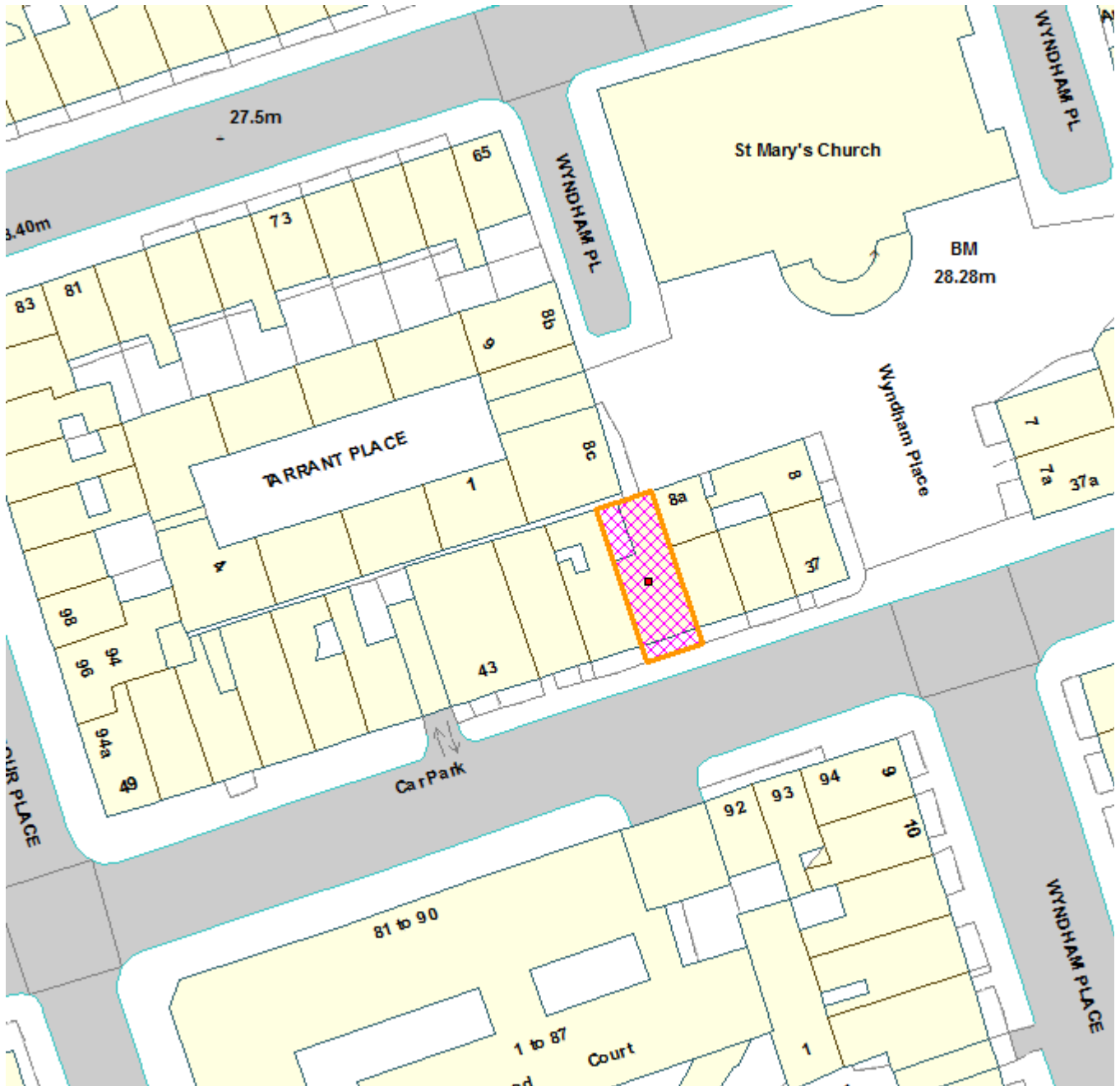
- The detailed design of the extension and its impact on the surrounding conservation area.
- The impact of the extension on the amenity of neighbouring residential properties.

The proposed extension is largely screened from public views by buildings in Wyndham Place, it is considered that the proposal would not cause unacceptable harm to the character and appearance of the Portman Estate Conservation Area

An objection has been received from the occupier of a neighbouring flat on the grounds that the scheme would result in overlooking from the roof and potential noise disturbance. However, no roof terrace is proposed and it is not considered that this objection could be supported.

The scheme is considered acceptable on land use, amenity and design grounds and is consequently recommended for approval.

### 3. LOCATION PLAN



4. PHOTOGRAPHS





View of the rear of application property (existing brick extension) from Wyndham Place

## 5. CONSULTATIONS

### MARYLEBONE ASSOCIATION

Any response to be reported verbally

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 30

Total No. of replies: 1

No. of objections: 1

No. in support: 0

One objection on the following grounds:

- Overlooking
- Noise disturbance

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

The site is an unlisted building located in the Portman Estate Conservation Area. The building is occupied as flats on the basement and first to third floors. The ground floor has a use as dual alternative retail (Class A1) or professional and financial services (Class A2).

### 6.2 Recent Relevant History

26 April 2012: Permission granted for use of the first, second and third floors as 1x1 and 1x3 bed flats, alterations to ground floor entrance to form a cycle store and use of ground floor as dual alternative retail (Class A1) or professional and financial services (Class A2). Enlargement of existing lightwell. Implemented.

1.12 2015 Permission granted for works to 41 Crawford Street including the erection of a single storey extension at rear first floor level to provide additional residential accommodation in association with the existing flat. Not implemented.

1997: Permission granted for works including the erection of a first floor rear extension to 39 Crawford Street. Not implemented.

## 7. THE PROPOSAL

Permission is sought for a single storey extension at rear first floor level with a green roof to provide additional accommodation to the existing first floor flat.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The proposed extension would measure 18.5sqm. This increase in residential floorspace is considered acceptable in land use terms and is compliant with Policy H3 of the UDP and Policy S14 of the City Plan.

## 8.2 Townscape and Design

This is an unusual site. The single storey rear of the building at 40 Crawford Place, and its immediate neighbour at 39 Crawford Place/8a Wyndham Place, front the public open space in Wyndham Place, adjacent to the church. The proposed full width roof extension at first floor level might normally be considered unacceptable but the extension would largely be screened from public views by the flank wall of No. 8c Wyndham Place, which forms part of the Tarrants Place development. A similar extension has been recently been permitted at no. 41 Crawford Place, which is wholly screened by the Wyndham Place building. There is also a historical permission for a more visible extension at the rear of 39 Crawford Place, although this permission has expired.

The detailed design of the proposed extension is considered acceptable. Given its location, and relationship with neighbouring buildings, it is considered that the proposed would not cause unacceptable harm to the character and appearance of the Portman Estate Conservation Area and is acceptable in urban design and conservation terms.

## 8.3 Residential Amenity

Policy S29 of the City Plan relates to health, safety and wellbeing and states that the Council will resist proposals that would result in an unacceptable material loss of amenity. Policy ENV13 of the UDP aims to safeguard residents' amenities, and states that the City Council will resist proposals which result in a material loss of daylight/sunlight, increase in the sense of enclosure to windows or loss of privacy or cause unacceptable overshadowing to neighbouring buildings or open spaces.

### Overlooking

The occupier of a flat at 42 Crawford Street has objected to the application on the grounds that the use of the roof adjacent to their property would result in overlooking to their kitchen and potential noise disturbance. However, the objectors' property is not a directly adjacent to the application site but is separated from it by no. 41 Crawford Place, whether there is an extant permission for a first floor rear extension. The proposed extension on the application site does not include any windows facing the objectors' property and it is not proposed to create a terrace. A condition would be imposed to prevent general access to the proposed green roof, which will serve to protect the residential amenity of the surrounding properties. In these circumstances, the objection cannot be supported.

The rear of the basement flat within the application property is served by a, north facing, shower room window, and a south facing window and west facing door to a bedroom, all overlooking a central lightwell. A secondary window to the proposed extension would overlook this lightwell but would offer only an extremely limited views towards the basement shower room and views towards the stair windows on the upper floors of the building. The principal window to the proposed extension would overlook Wyndham Place. In these circumstances, it is not considered that the scheme would result in any material loss of privacy to neighbouring properties.

## **Sunlight and Daylight**

The proposal is likely to have some impact on the levels of light in the office premises at ground floor and the residential unit in the basement. There are no policies to protect amenity for office uses and there has been no objection from the occupiers of the ground floor.

The existing lightwell is particularly small and is likely to allow limited light to the basement flat. While the proposal is likely to result in some loss of light, this is unlikely to be noticeable given that existing values are likely to be low. Additionally, the greatest impact would be on the shower room, which is a non-habitable room. Given the relationship between the basement windows and the proposed extension, it is not considered that there would be a material loss of sunlight to the basement bedroom. No objection has been received from the occupier of the basement flat.

Similarly, it is not considered that the proposed extension would have a material impact on daylight or sunlight levels to 41 Crawford Place, which also has permission for a first floor extension, or to adjacent windows at 39 Crawford Place, which serve the main stair.

## **Sense of Enclosure**

As detailed above, the central lightwell offers extremely limited outlook from the basement flat due to its small size. As a result, the proposed extension would not have a significant impact upon the sense of enclosure to lightwell windows.

The proposed extension will be visible from residential windows adjacent to and opposite the extension. It is not considered that the resultant relationship would be uncommon for an urban environment or would result in a material increase in the sense of enclosure to these windows.

In view of the above, the proposals are considered acceptable in terms of policies ENV 13 and S29.

## **8.4 Transportation/Parking**

This application raises no transportation/parking issues.

## **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size

## **8.6 Access**

The application raises no access issues.

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

### **8.7.1 Biodiversity**

The scheme incorporates a green roof to the proposed extension. This is welcomed and accords with policies S38 of the City Plan and ENV17 of the UDP which both encourage the enhancement of biodiversity and green infrastructure. This feature will be secured through condition.

### **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**

Not relevant.

### **8.11 Environmental Impact Assessment**

Not applicable

### **8.12 Other Issues**

No other issues

## **9. BACKGROUND PAPERS**

1. Application form
2. Letter from occupier of 42 Crawford Street, London, dated 14 April 2016

### **Selected relevant drawings**

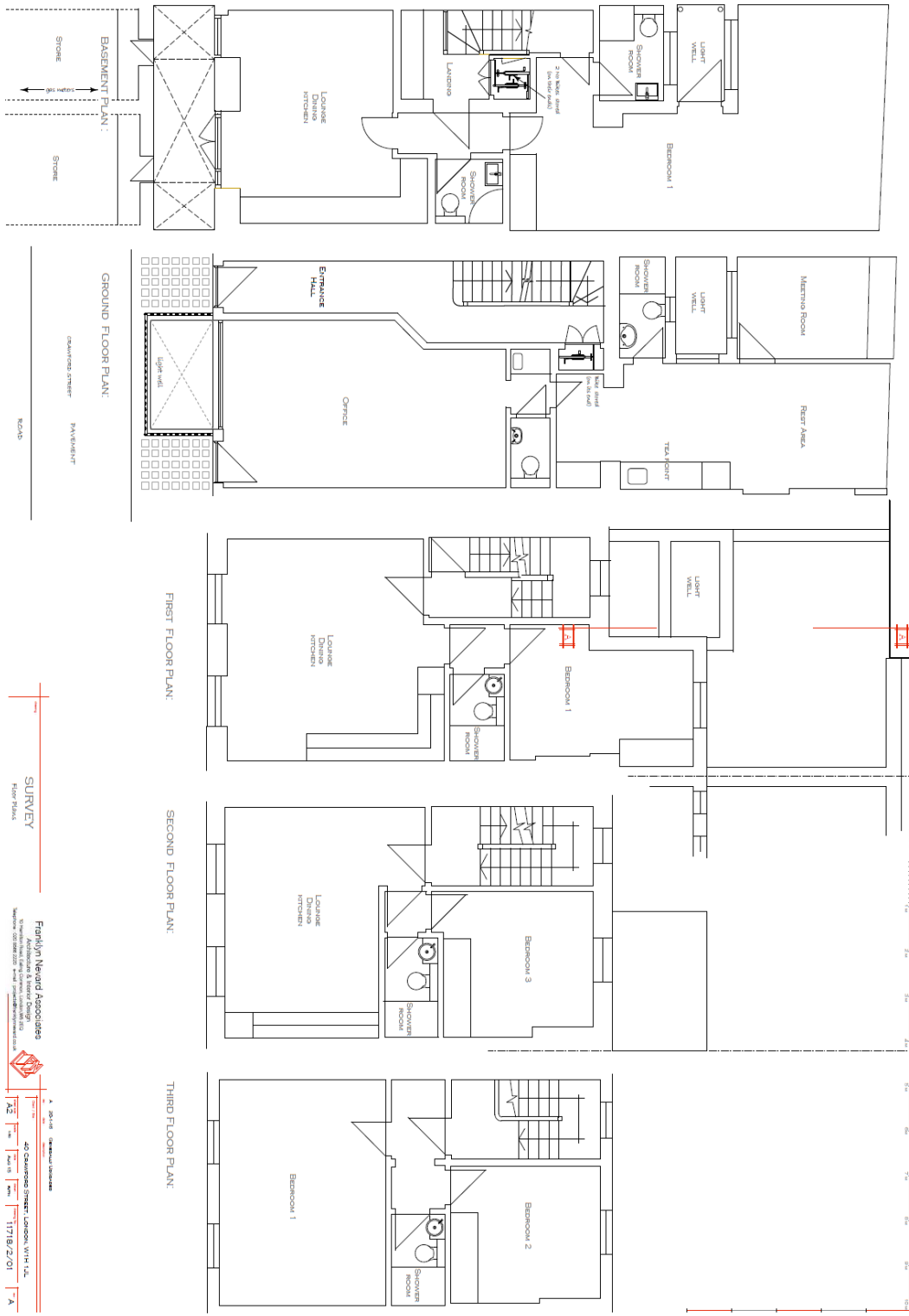
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT  
SARA SPURRIER ON 02076413934 OR BY EMAIL AT SSPURRIER@WESTMINSTER.GOV.UK



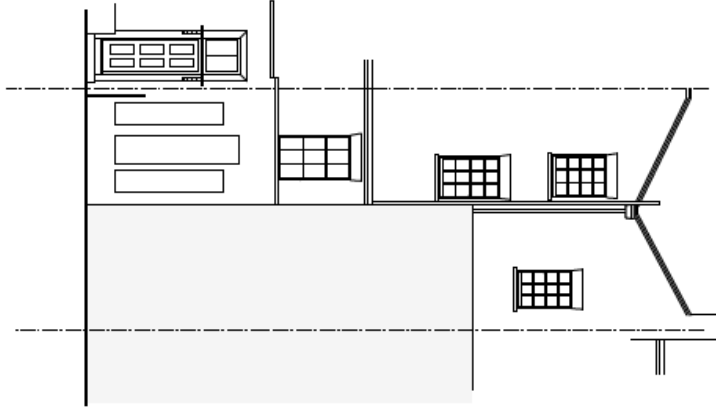
# 10. KEY DRAWINGS

## Existing Plans

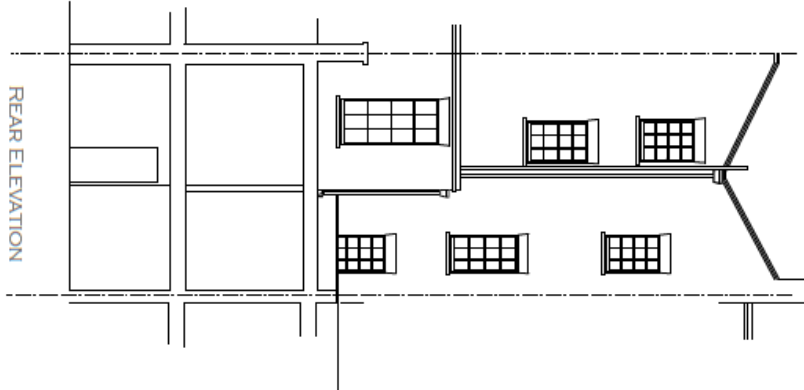


### Existing Sections and Elevations

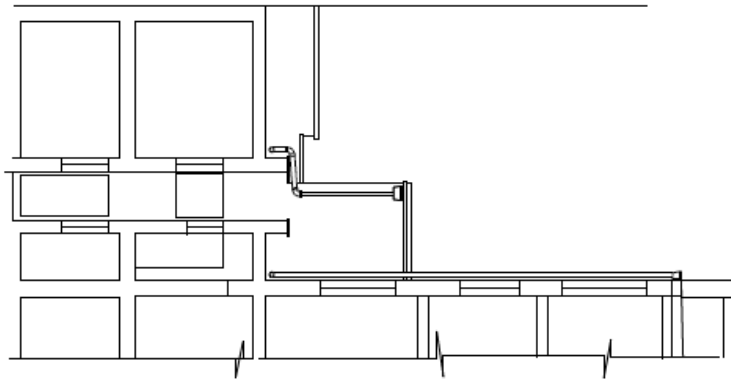
REAR ELEVATION  
(from Wyndham Place)



REAR ELEVATION



SECTION A-A



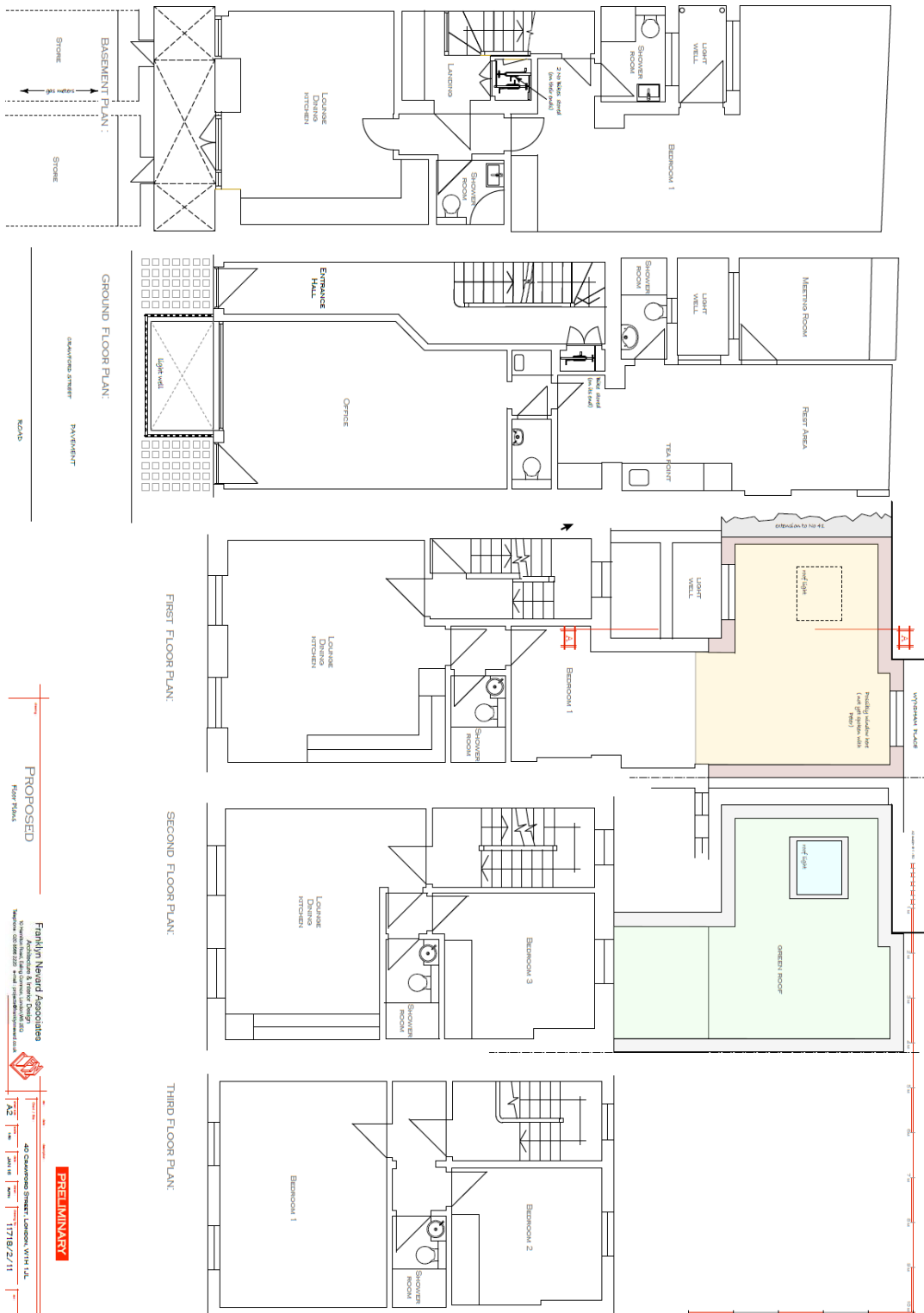
**SURVEY**  
Location, Plans, Elevations, Section

**Franklyn Nevard Associates**  
Architects & Interior Designers  
30, Napier Road, East Dulwich, London SE22 8DR  
Telephone: 020 8698 2222 • email: franklyn@franklynnevard.co.uk



Scale: 1/50  
A2  
40 CRAWFORD STREET, LONDON, W1H 1JL  
Arch 15  
11718/2/01

**Proposed Plans**



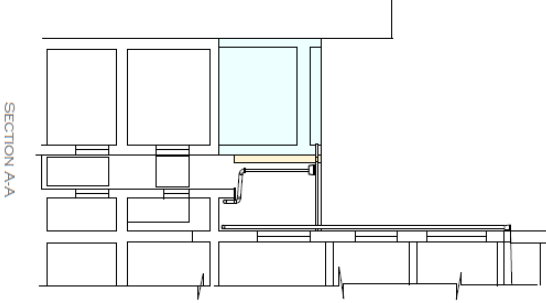
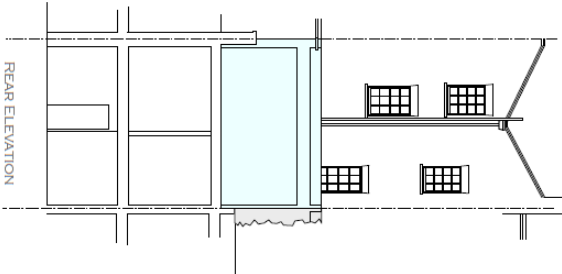
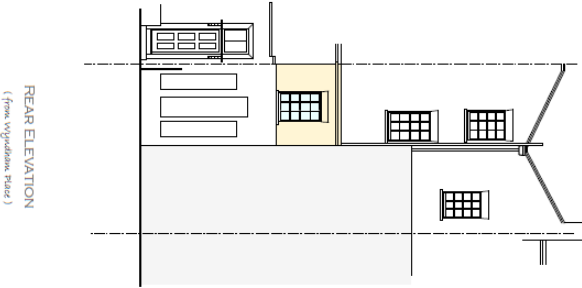
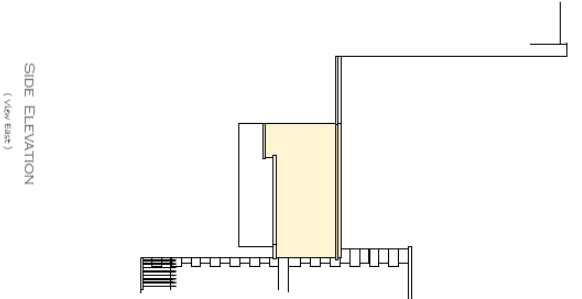
**PROPOSED**  
Floor Plans

**PRELIMINARY**

**Franklin Howard Associates**  
Architectural & Interior Design  
10000 Woodloch Forest Drive, Suite 100  
Houston, TX 77055-1202  
Tel: 281.486.8888 Fax: 281.486.8889  
www.franklinhoward.com

40 Cambridge Street, Lubbock, TX 79401  
Tel: 806.741.1171 Fax: 806.741.1172  
www.franklinhoward.com

**Proposed Sections and Elevations**



**PROPOSED**  
Disciplined / Section

Franklyn Newark Associates  
Architects & Interior Design  
37 New York Street, Newark, NJ 07102  
Tel: 973.261.1111 | www.franklynnewark.com

400 Easton Street, Camden, NJ 08138  
Tel: 856.964.1178 | www.franklynnewark.com

**PRELIMINARY**

**DRAFT DECISION LETTER**

**Address:** 40 Crawford Street, London, W1H 1JL,

**Proposal:** Erection of a single storey extension at rear first floor level for use in association with the existing residential flat and installation of a green roof.

**Reference:** 16/01873/FULL

**Plan Nos:** 11717/2/11 ; 11718/2/12

**Case Officer:** Adam Jones

**Direct Tel. No.** 020 7641 1446

**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 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 Portman Estate 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)

- 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 make sure that the appearance of the building is suitable and that it contributes to the character and appearance of this part of the Portman Estate 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 All new windows shall be white painted timber, double hung, vertically sliding sash windows to match the existing windows.

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 Portman Estate 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)

- 5 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)

- 6 You must provide the following bio-diversity features before you start to use any part of the development, as set out in your application. Green roof on the rear flat roof area as shown on the approved drawings. 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)

- 7 You must not use the roof of the permitted extension as a balcony or for any other purpose. You can however use the roof to escape in an emergency. (C21CA)

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.