

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 26 July 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Marylebone High Street	
Subject of Report	1 Romney Mews, London, W1U 5DT,		
Proposal	Erection of a single storey roof extension to create a new second floor level with a terrace and an extension at first floor level all in association with the residential use of the property.		
Agent	David Corley Architects		
On behalf of	Mr Jamil Shamash		
Registered Number	16/04218/FULL	Date amended/ completed	3 May 2016
Date Application Received	3 May 2016		
Historic Building Grade	Unlisted		
Conservation Area	Portman Estate		

1. RECOMMENDATION

Grant conditional planning permission

2. SUMMARY

The application site is an unlisted semi-detached two storey mews house. Romney Mews is accessed via Chiltern Street and comprises two mews houses. The application site is located at eastern end of the mews and cannot be seen from Chiltern Street. The site is located just outside the Portman Estate Conservation Area. The nearest residential is located adjacent at 2 Romney Mews, but the site is overlooked by the residential windows within York Mansions.

Permission is sought for the erection of a single storey roof extension to create a new second floor level with a terrace and an extension at first floor level all in association with the residential use of the property. The increase in residential floorspace acceptable in land use terms, in accordance with City Plan Policy S14 and UDP Policy H3.

In amenity terms, four objections have been received from residents in York Mansions on the grounds of overlooking and loss of daylight and sunlight to the existing courtyard and residential windows.

There are balconies at each level to the rear of York Mansions. The entrance doors to the flats are along the balconies. The balconies significantly reduce light entering windows below them. The proposed roof extension is to the east of the residential windows and will be approximately 15 metres away. Although the roof extension will be taller than 2 Romney Mews it is not considered that it will

have an adverse effect on daylight or sunlight levels to the residential windows or the residential courtyard. The proposed extension is set against the taller buildings of the University of Westminster and therefore it is not considered that there will be an increase sense of enclosure.

The proposal includes a flat roof and objections have been received on the grounds that this could be used as a roof terrace. A condition is recommended to prohibit the use of the roof as a terrace.

A rear terrace is proposed at second floor level, a glazed privacy screen is proposed to prevent views to York Mansions. The terrace at this level is modest in size (1.7m²) and it is not considered that its use will have an adverse impact on neighbouring residential properties.

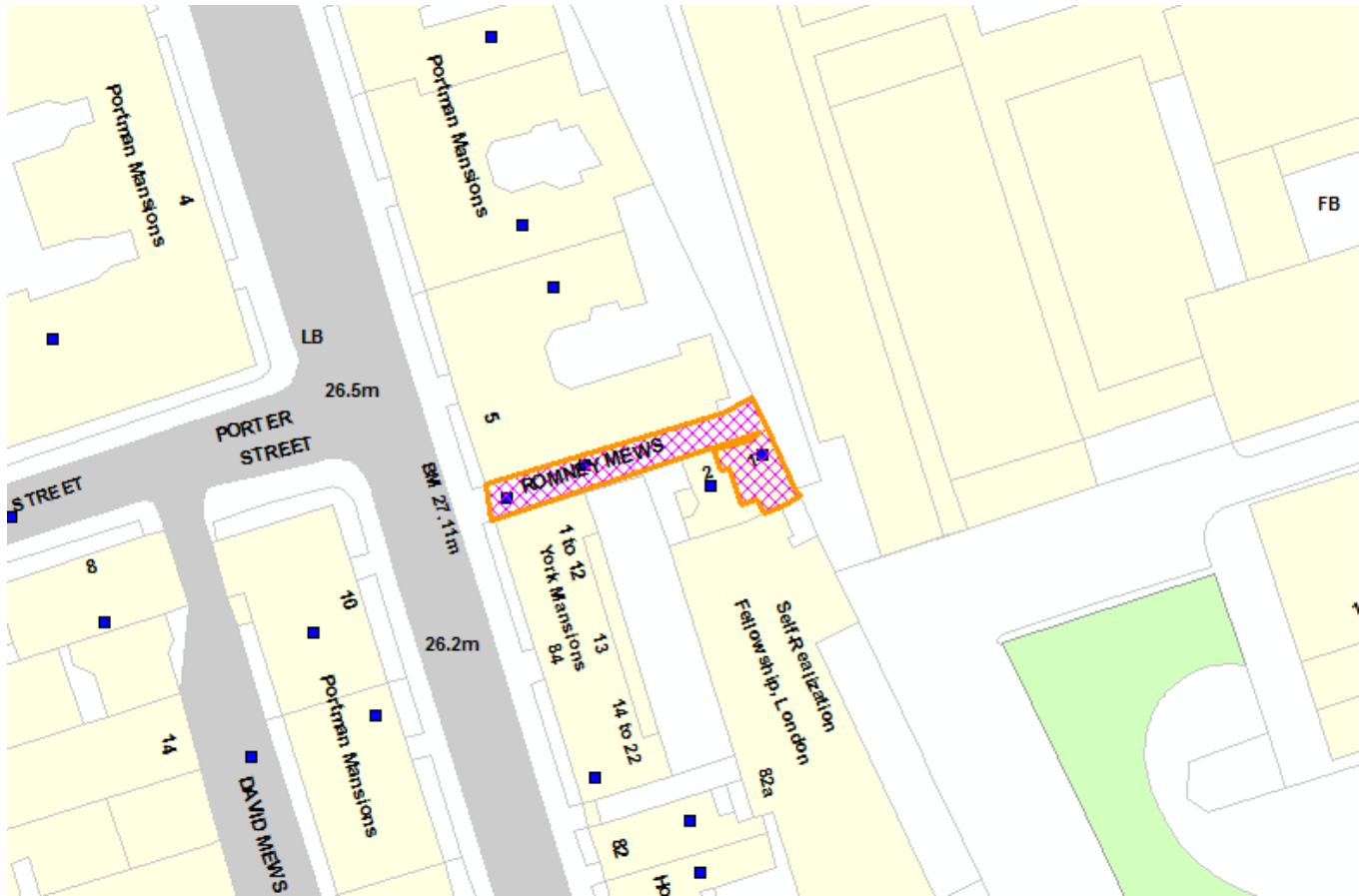
In design terms, the building is located in a discreet location and there are very few public and private views. The building dates from the 1980's and is an unusual design and is not of particular merit. The proposals would result in an unconventional roofscape, with areas of tiled roof and vertical render. In views from the west, the party wall will project above the roof of the adjacent building.

In a more sensitive location this would be problematic, but in this instance the roof form is considered acceptable. The ideal situation would be to address the roofs of both 1 and 2 Romney Mews simultaneously, but as an application for 2 Romney Mews is not forthcoming, it would be unreasonable to recommend refusal on design grounds.

Objections have been received on the grounds that there are other major redevelopments in and around Chiltern Street and the additional works will have an impact on noise and disruption in the area. Planning permission cannot be withheld on these grounds and the objections are therefore not sustainable to justify a reason for refusal.

The proposals are therefore considered acceptable in amenity and design terms and comply with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies.

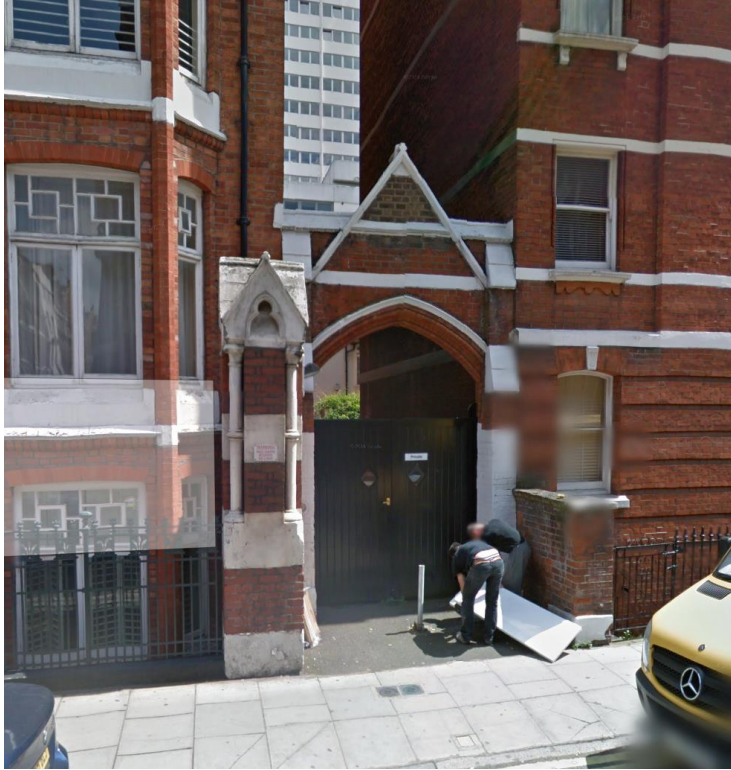
3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS

Entrance to Romney Mews from Chiltern Street



Application site



Application site



5. CONSULTATIONS

MARYLEBONE ASSOCIATION

Objection – No contextual sections or massing studies have been provided.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 51

Total No. of replies: 4

No. of objections: 4 raising the following:

Amenity

- Overlooking to York Mansions garden and residential windows
- Loss of daylight and sunlight to York Mansions garden and windows
- Noise and disturbance from new terraces
- Flat roof could be used as a terrace

Other

- Plans submitted are not clear
- Area around Chiltern Street experiencing significant overdevelopment.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND PAPERS

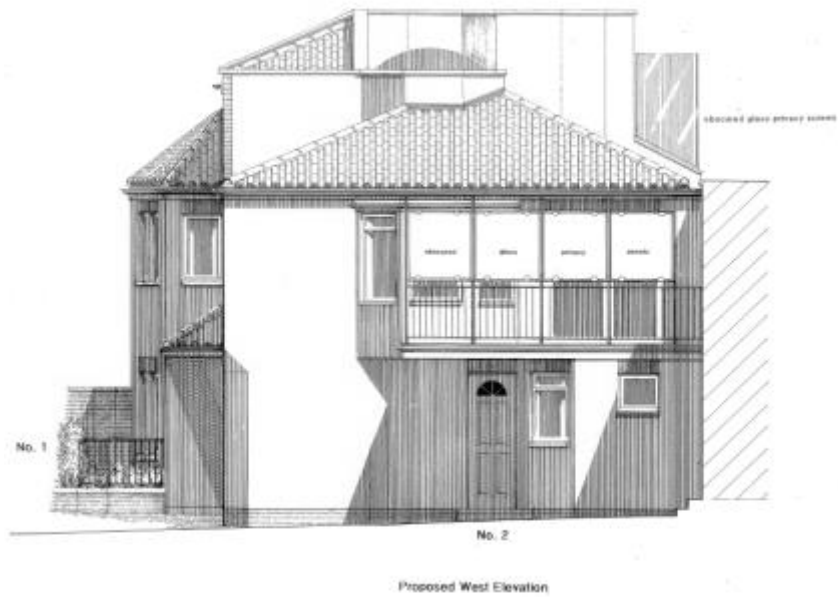
1. Application form
2. Response from Marylebone Association, dated 6 June 2016
3. Letter from occupier of Flat 20 York Mansions, 84 Chiltern Street, dated 12 June 2016
4. Letter from occupier of 12 York Mansions, Chiltern Street, dated 8 June 2016
5. Letter from occupier of Flat 2a, York Mansions, dated 8 June 2016
6. Letter from occupier of 7 York Mansions, 84 Chiltern Street, dated 8 June 2016

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

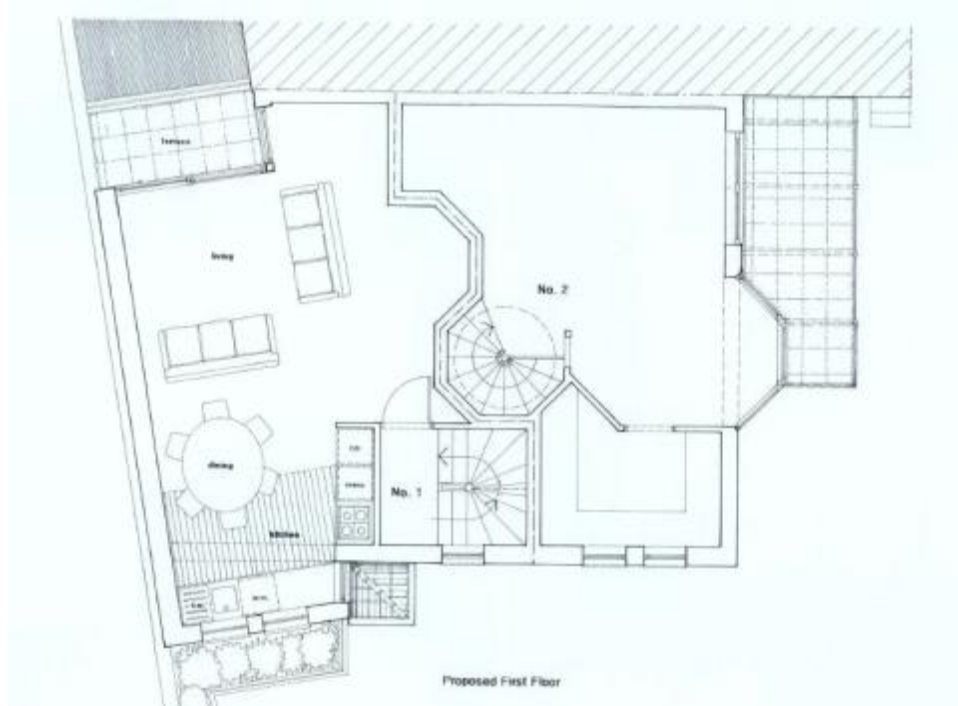
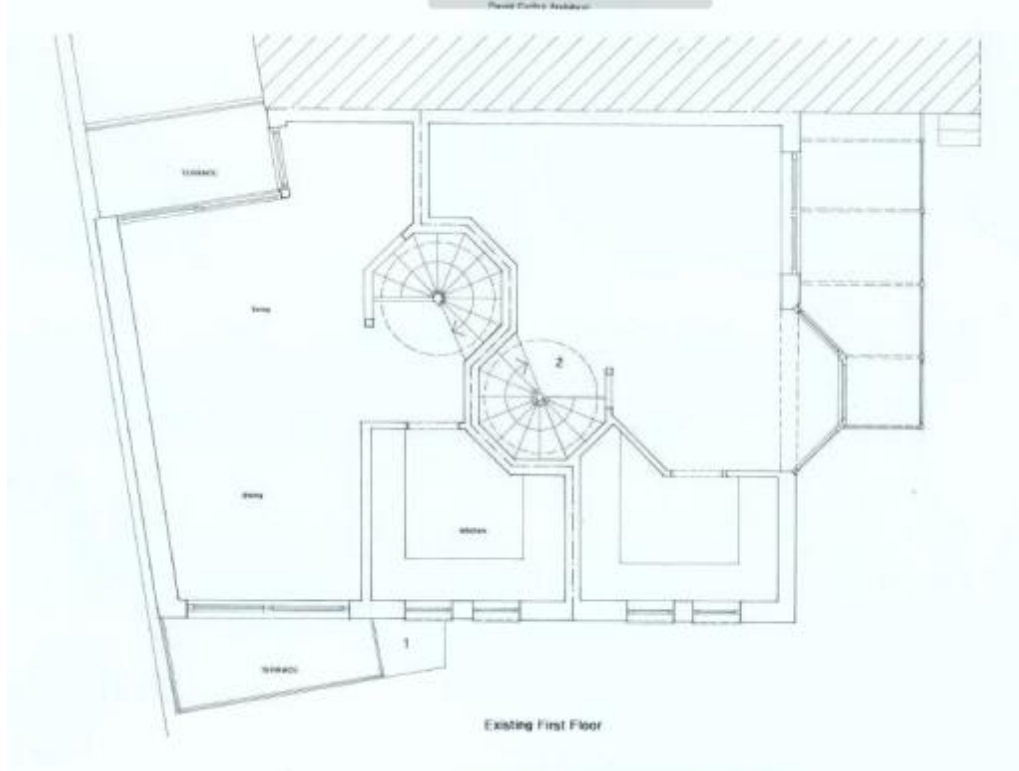
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: HELEN MACKENZIE BY EMAIL AT hmackenzie@westminster.gov.uk

7. KEY DRAWINGS

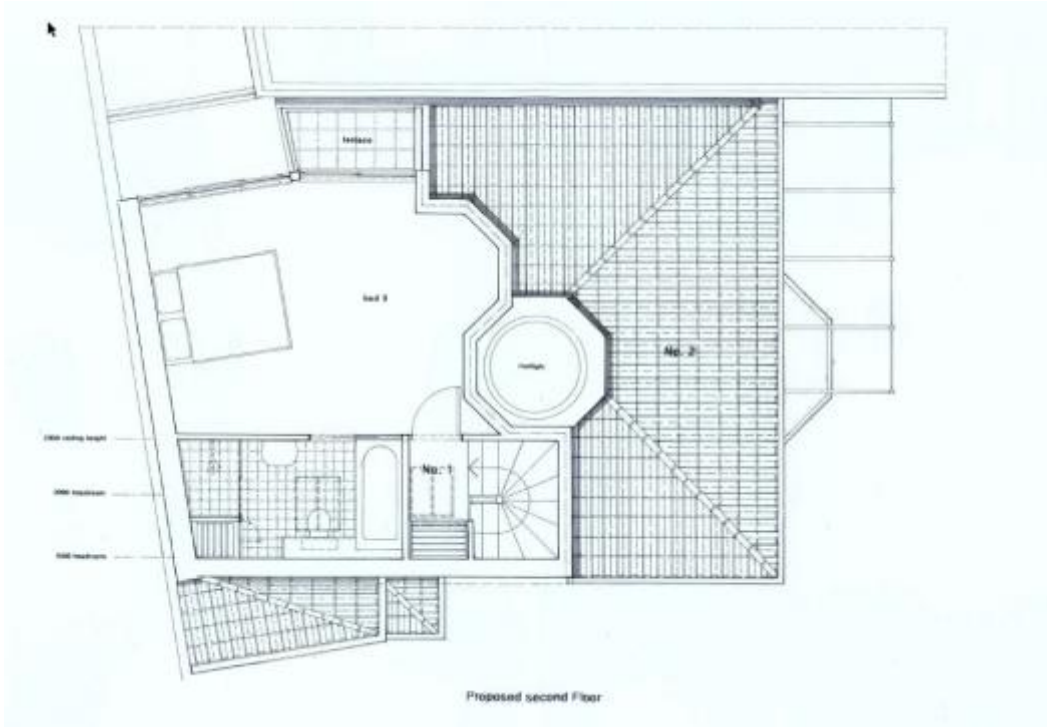
Existing and Proposed West Elevation



Existing and proposed first floor plan



Proposed second floor plan



Existing North/Front elevation



Proposed North/front elevation



DRAFT DECISION LETTER

Address: 1 Romney Mews, London, W1U 5DT,

Proposal: Erection of a single storey roof extension to create a new second floor level with a terrace and an extension at first floor level all in association with the residential use of the property.

Reference: 16/04218/FULL

Plan Nos: 812/P/01A, 812/P/02, 812/P/03, 812/P/04, 812/P/05, 812/P/06, 812/P/07A, 812/P/08A, 812/P/09A, 812/P/10

Case Officer: Shaun Retzback

Direct Tel. No. 020 7641 6027

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 the area. This is as set out in S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and DES 4 of our Unitary Development Plan that we adopted in January 2007. (R26CD)

- 3 You must not put structures such as canopies, fences, loggias or trellises on the flat roof.

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)

- 4 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)

- 5 You must not use the roof of the building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

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)

6. The glass that you put on the second floor terrace must not be clear glass as detailed on Drawing. 812/P/08A . You must apply to us for approval of a sample of the glass (at least 300mm square). You must not start work on the relevant part of the development until we have approved the sample. You must then fit the type of glass we have approved and must not change it without our permission. (C21DB)

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.