

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 09 August 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	17A Montpelier Square, London, SW7 1JR		
Proposal	Erection of an extension at rear lower ground and ground floor level and single storey extension at rear third floor level. Internal alterations, including the lowering of the lower ground floor and pavement vaults by 0.3m.		
Agent	DOS Architects		
On behalf of	Mrs Alessandra Poletti		
Registered Number	15/11088/FULL 15/11089/LBC	Date amended/ completed	18 January 2016
Date Application Received	27 November 2015		
Historic Building Grade	II		
Conservation Area	Knightsbridge		

1. RECOMMENDATION

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

2. SUMMARY

17A Montpelier Square is a mid-terrace five storey building which is in use as a single family dwelling house. 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 an extension at rear lower ground and ground floor level and single storey extension at rear third floor level, and associated internal alterations, including the lowering of the lower ground floor and pavement vaults by 0.3m.

The main issues for consideration are:

* The impact of the proposals upon the special architectural or historic interest (significance) of the listed building;

- * The impact of the proposals upon 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). As such, the applications are recommended for approval subject to the conditions set out in the draft decision letters.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION:

No objection.

HISTORIC ENGLAND:

Authorisation received to determine an application for listed building consent as seen fit dated 27 January 2016.

HIGHWAYS PLANNING MANAGER:

No objection.

BUILDING CONTROL:

No objection to the lowering of the lower ground floor and basement vaults by 0.3m. Advise permission should be sought from the council's Highways Department before any works commence.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 8

Total No. of replies: 2 (2 replies from one neighbour)

No. of objections: 2

No. in support: 0

Objection from neighbour at no.17 Montpelier Square on the following grounds:

Amenity:

- Overlooking/ loss of privacy from glazed rooflight in rear extension.

Design:

- It's not clear from the drawings how the proposed extension relates to existing extension at no. 17.

Other:

- No information provided in respect of the proposed lowering of the ground floor excavation works.

- No information provided on the method of waterproofing.

- No explanation to resolve the drainage of the proposed lower ground floor bathroom.

- No traffic management plan has been provided.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

17A Montpelier Square is a mid-terrace five storey building which is in use as a single family dwelling house. The building is located in the south west corner of Montpelier Square on the junction with Sterling Street, where it adjoins no.6 Sterling Street and no.17 Montpelier Square.

The building is Grade II listed and is located within the Knightsbridge Conservation Area.

6.2 Recent Relevant History

95/00926/LBC

PARTIAL DEMOLITION OF BOUNDARY WALL BETWEEN 17A MONTPELIER SQUARE AND 6 STERLING STREET.

Application Permitted 11 April 1995

7. THE PROPOSAL

Planning permission and listed building consent are sought for the erection of an extension at rear lower ground and ground floor level and single storey extension at rear third floor level, and associated internal alterations, including the lowering of the lower ground floor and pavement vaults by 0.3m.

8. DETAILED CONSIDERATIONS

8.1 Land Use

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

8.2 Townscape and Design

Lower ground and ground floor extension

The history of this building is complicated, however in basic terms the rear wall has been extended so that it is level with the original closet wing, believed to have been undertaken in the late 19th century. There is an existing single storey extension at rear ground floor level. This extension is located beyond what would have been the original closet wing. The proposal seeks to replace the existing single storey extension at rear ground floor level with a new structure at lower ground and ground floor level and provide a glazed infill extension.

At lower ground the proposed extension is considered acceptable as the extension will have minimal impact on the appearance of the rear elevation at this level.

At ground level, the proposed extension would not normally be considered acceptable as it lies beyond what would have been the original closet wing. However the proposals are acceptable in this instance as they seek the replacement of the existing ground floor

extension which already sits forward of the original closet wing. In comparison to the existing ground floor extension, the replacement ground floor extension is reduced in depth by 1m and would increase in height by 1m.

A glazed ground floor infill extension is proposed adjacent the boundary with no. 6 Sterling Street. This glazed infill is recessed by approximately 1.5m in comparison to the other half of the ground floor extension. The infill extension is considered acceptable in this location. A small terrace is proposed in front of the glazed infill extension which will have simple black railings which again is considered acceptable in design terms.

The detailed design of the more solid half of the rear extensions/ replacement extension section adjacent no.17 Montpelier square is however considered inappropriate. An amending condition is therefore recommended requiring the removal of the proposed garden access stair as well as the replacement of the ground floor double doors with a simple window that accords with the fenestration above.

Third Floor Extension

At third floor level there is a section missing from the rear elevation which provides further evidence of the development of the building. This aspect is considered a peculiar aesthetic and is not considered to add to the character of the building. The rear third floor extension is therefore considered an opportunity to improve the appearance of the rear elevation and as such is considered acceptable.

Internal alterations

The lower ground floor level including pavement vaults is to be lowered by approximately 0.3m in order to provide a better floor to ceiling height. The floor to ceiling heights at this level are extremely low and will greatly benefit from the floor being lowered. The other internal alterations at this level are to create a bedroom and bathroom and replicate a traditional layout. Given that the partitions at this level are modern, these works are considered acceptable in listed building terms.

An objection has been raised from the neighbour at no.17 Montpelier Square on grounds that no information has been provided in respect of the lowering of the floor. Building Control have been consulted on the proposals and raise no objection to the works but advise that permission is sought from the council's Highways Department before any works commence. An informative is added to advise the applicant.

The works at ground and upper floor levels are relatively minor and are not considered to harm the special architectural or historic interest (significance) of the listed building.

8.3 Residential Amenity

Ground floor extension

In comparison to the existing ground floor extension, the replacement ground floor extension is reduced in depth by 1m but will increase in height by approximately 1m.

The neighbour at no.17 Montpelier Square objects on grounds the submitted drawings are not clear in terms of showing how the proposed extension relates to the existing glazed conservatory extension at no.17. The applicants were advised by officers that the proposed ground floor extension must not exceed the height of the boundary wall with no. 17. No.17 has a conservatory extension with a glazed flank elevation which sits above the boundary wall. The section drawings show the replacement extension will be located at the same height as the existing boundary wall with no. 17, which sits below the glazed flank elevation of no.17s conservatory. The extension will not harm the amenity of no.17 in terms of light or sense of enclosure.

A glazed rooflight is proposed in the roof of the replacement ground floor rear extension. The neighbour at no.17 objects on grounds the rooflight would overlook no.17s conservatory. As highlighted above, no.17 has a conservatory extension with a glazed flank elevation which sits above the boundary wall and overlooks the application site, no.17a. The proposed rooflight will be set flush in the roof of the new extension which sits below the cill of the glazed flank elevation of no.17s conservatory. In this location it is not considered that the proposed rooflight would cause a material loss of privacy or overlook the glazed flank elevation of no. 17s conservatory. A condition requiring the rooflight to be obscure glazed is not considered to be necessary.

Third floor extension

At third floor level it is proposed to infill a section of roof which would square off the rear elevation and improve the layout at this level. The infill extension would project approximately 3.5m along the boundary with no.6 Sterling Street. The nearest windows are two windows within the mansard roof extension of no.6 Sterling Street. It is not clear what these two windows serve but an on site assessment indicates they may serve a bedroom. The window nearest the proposed extension is already partly obscured as it has an air conditioning unit installed in its bottom half. It is acknowledged that the proposed third floor extension would clearly be visible from these windows within the mansard of no.6 Sterling Street. However given no.6 Sterling Street is located due south of the application site and also that the nearest window is already obscured by an air conditioning unit, on balance it is not considered that the extension would significantly harm the amenity of this neighbour in terms of light or sense of enclosure.

8.4 Transportation/Parking

The alteration and enlargement of this single family dwellinghouse does not raise any highways issues.

8.5 Economic Considerations

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

8.6 Access

The proposals relate to an existing single family dwelling, and with the exception of the modest lowering of the lower ground floor level and basement vaults, access into the building remains as existing.

8.7 Other UDP/Westminster Policy Considerations

The Basement Revision and Mixed Use Revision to the City Plan were submitted to the Secretary of State in December 2015. The independent examination was held in March 2016. Following the examination, a further consultation was held between 20 April and 5 June 2016, inviting responses to the proposed main modifications. Having considered the responses, none of the matters raised bring forward new issues which were not considered by the Inspector at the examination hearings in March.

Therefore, in accordance with Paragraph 216 of the National Planning Policy Framework, the Council will take the Basement Revision and Mixed Use Revision into account as a material consideration with significant weight in determining planning applications, effective from Tuesday 7 June 2016. One exception applies, in relation to the Basement Revision, specifically the application of the Code of Construction Practice [Policy CM28.1 Section A2b], which will be applied from the date of publication of the Code of Construction Practice document, likely to be at the end of June.

The implications of the revisions to the City Plan for the development subject of this report are outlined elsewhere in the report

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

The neighbour at no.17 objects on grounds that the proposals do not provide information in respect of method of waterproofing, details of drainage from the proposed lower ground floor bathroom or details of a traffic management plan. In relation to waterproofing and drainage, these are not strictly considered to be planning matters, but matters to be resolved under Building Regulations. In respect of the traffic management plan, the proposals are not considered to be of a scale which would require submission of a traffic management plan. Conditions and informatives are recommended, which in this case are considered sufficient to control works.

9. BACKGROUND PAPERS

1. Application form.
2. Memo from the Knightsbridge Association received 01.02.2016.
3. Letter from Historic England dated 27.01.2016.
4. Memo from Highways Planning Manager dated 01.02.2016.
5. E-mail from Building Control dated 26.02.2016.
6. Letters from the owner/ occupier of 17 Montpelier Square dated 26.01.2016 and 08.07.2016.

Selected relevant drawings

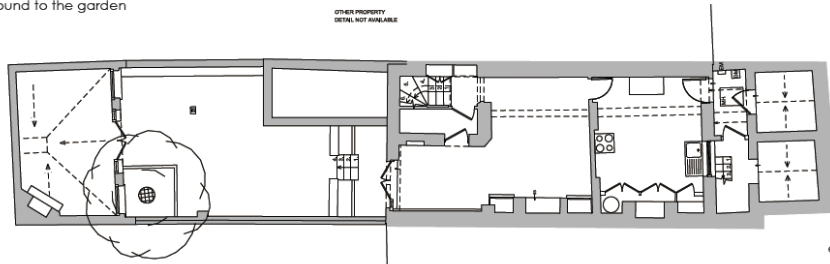
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT DDORWARD@WESTMINSTER.GOV.UK

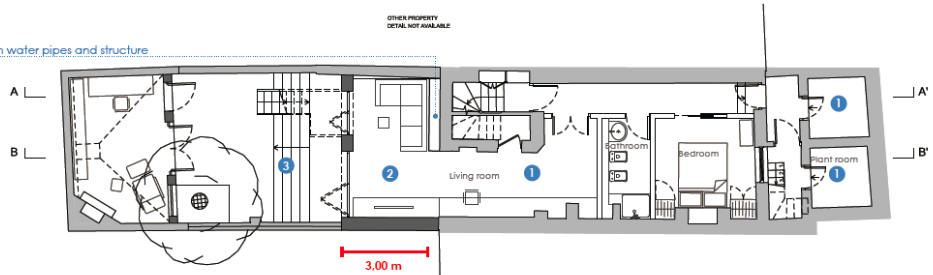
10. KEY DRAWINGS

6.3 EXISTING/PROPOSED PLANS

- 1. Internal floor to be lowered 30 cm
- 2. New extension in the rear garden
- 3. New steps from lower ground to the garden



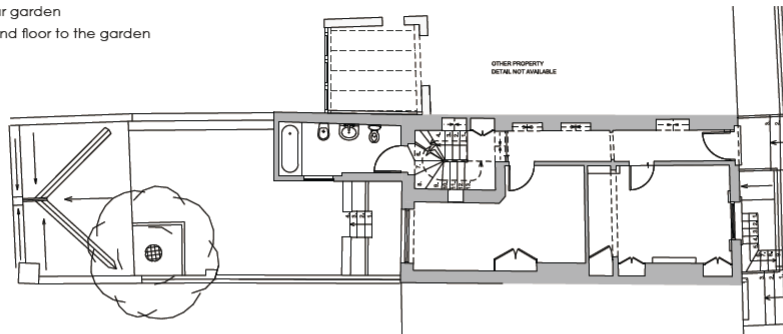
Space for drainage rain water pipes and structure



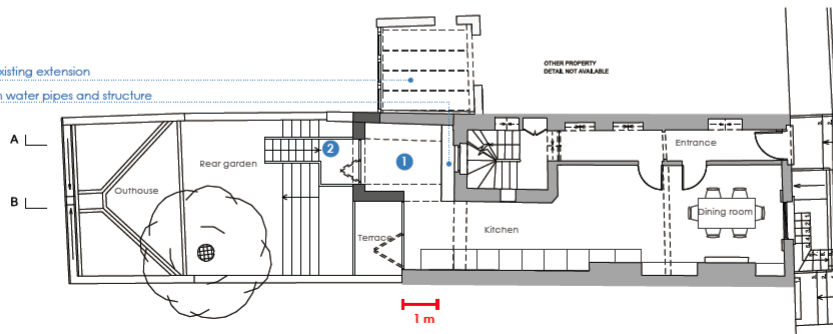
Existing and proposed lower ground floor

6.3 EXISTING/PROPOSED PLANS

- 1. New extension in the rear garden
- 2. New staircase from ground floor to the garden



17 Montpelier Square existing extension
Space for drainage rain water pipes and structure



A L
B L

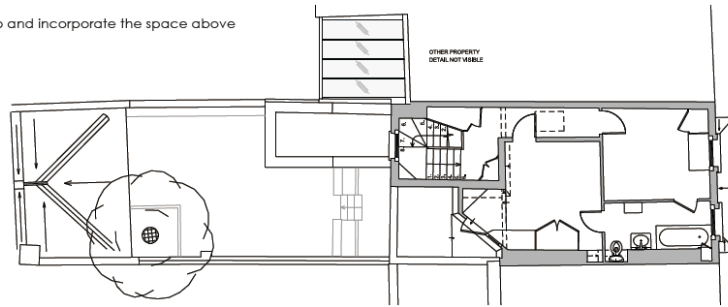
A'
B'



Existing and proposed ground floor

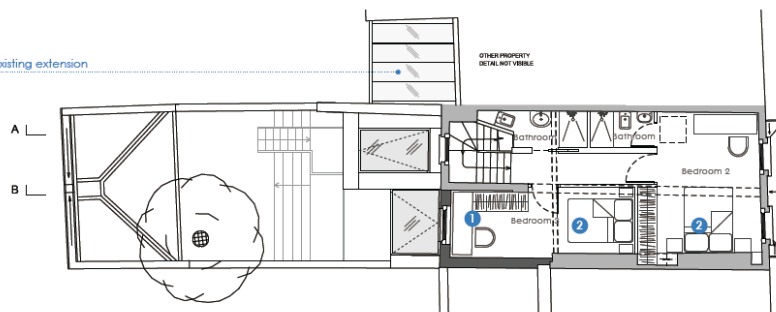
6.3 EXISTING/PROPOSED PLANS

- 1. New infill in the terrace
- 2. Ceiling to be opened up and incorporate the space above



existing third floor
scale 1:100 @ A3

17 Montpelier Square existing extension



— A'

— B'

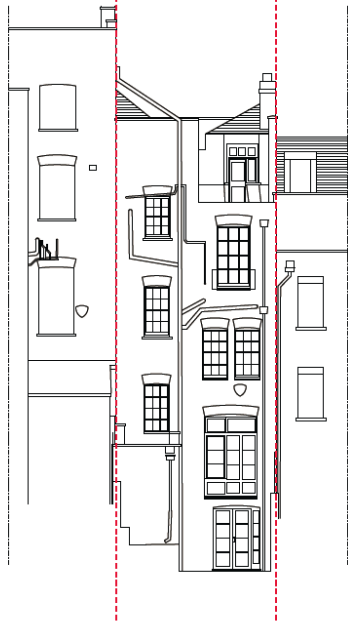
proposed third floor
scale 1:100 @ A3



Existing and proposed third floor

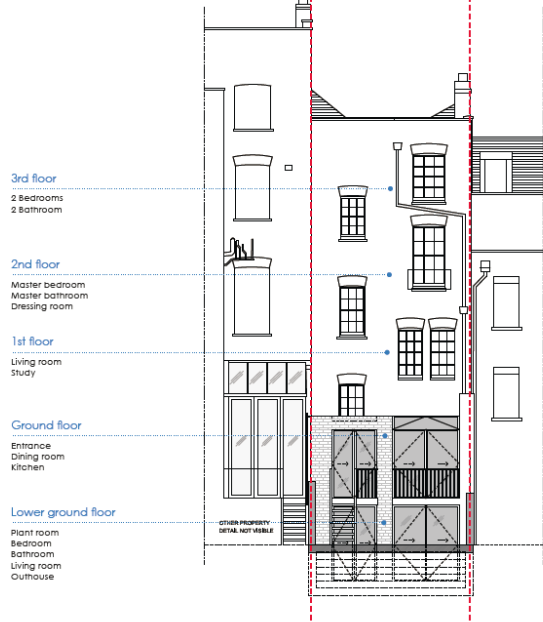
6.6 PROPOSED ELEVATIONS

Montpelier Square 17 Montpelier Square 17a Sterling Street 6



existing rear elevation
scale 1:100 @ A3

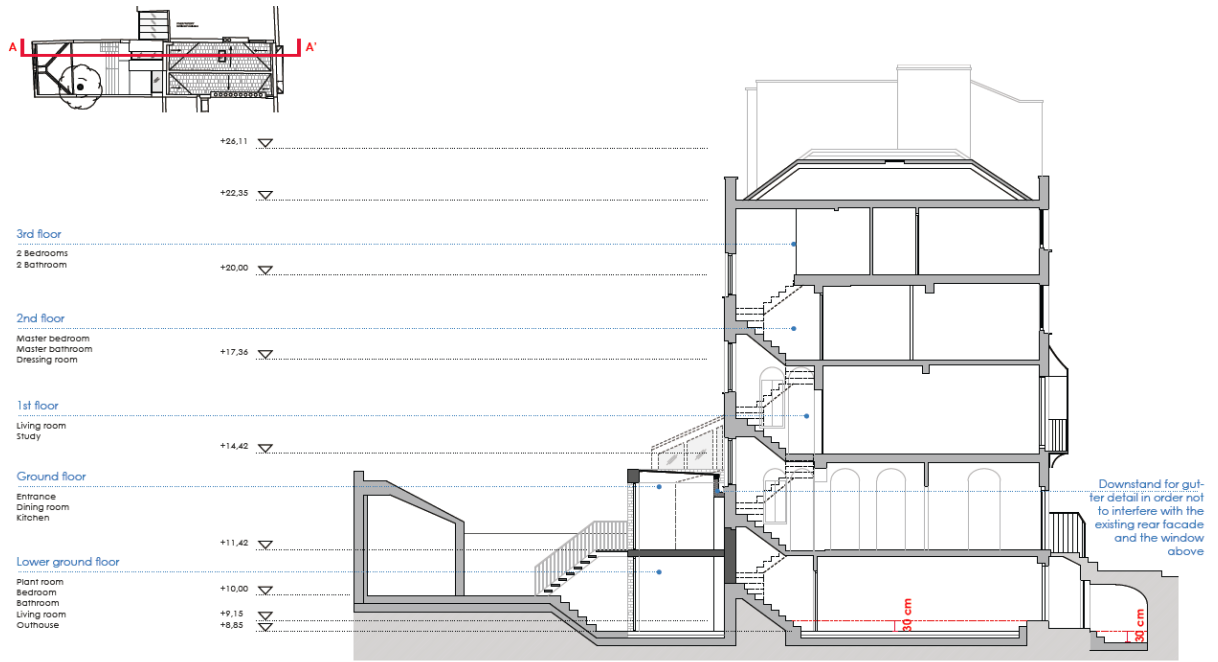
Montpelier Square 17 Montpelier Square 17a Sterling Street 6



proposed rear elevation
scale 1:100 @ A3

Existing and proposed rear elevation

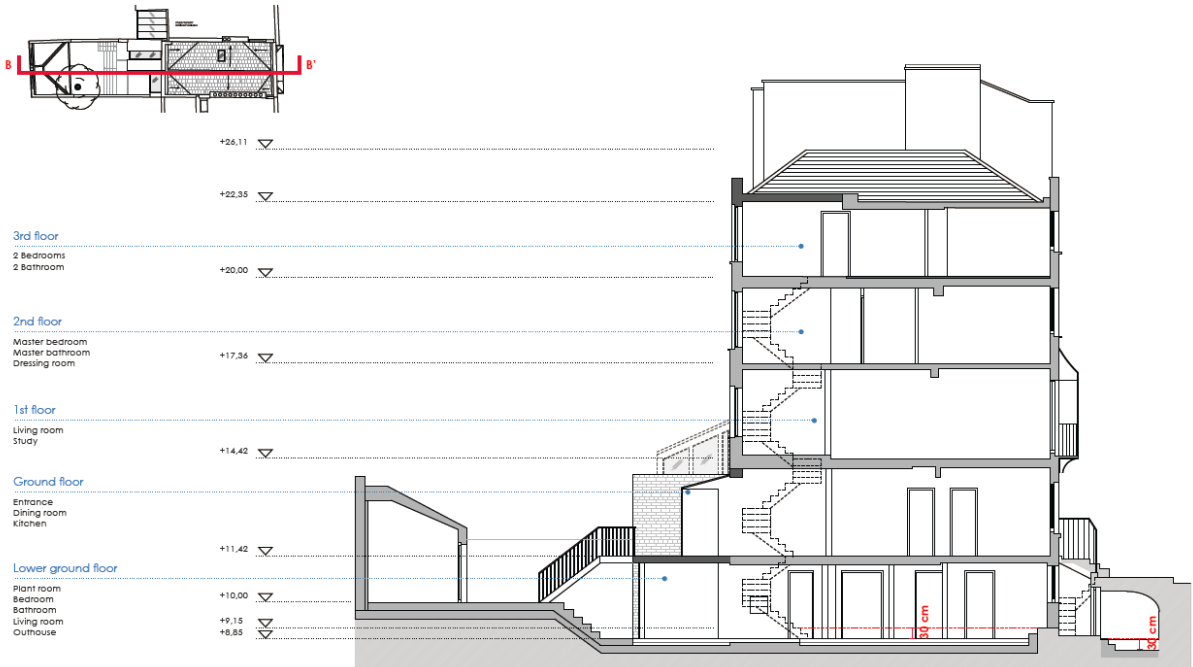
6.4 PROPOSED SECTION AA'



proposed section AA'
scale 1:100 @ A3

Proposed section AA

6.5 PROPOSED SECTION BB'



proposed section BB'
scale 1:100 @ A3

Proposed section BB

DRAFT DECISION LETTER

- Address:** 17A Montpelier Square, London, SW7 1JR
- Proposal:** Erection of an extension at rear lower ground and ground floor level and single storey extension at rear third floor level. Internal alterations, including the lowering of the lower ground floor and pavement vaults by 0.3m.
- Reference:** 15/11088/FULL
- Plan Nos:** Location and site plan, Existing Sections, Existing Elevation, Site photographs and Proposed plans Rev. 2 - General layout, Concept Design, Existing and proposed lower ground, ground, first, second, third and roof plan, Proposed Section AA and Proposed Section BB, Proposed Elevations., , Information purposes only: Design and Access Statement and Extension 3D View.

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 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 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, 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 apply to us for approval of detailed drawings showing the following alteration(s) to the scheme: the redesign of the solid/ replacement section of the rear extension. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB) (see informative 2).

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

- 5 You must apply to us for approval of detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:

- i) Windows;
- ii) Doors;
- iii) Roof lights; and
- iv) Railings.

You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these approved details. (C26DB)

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

- 6 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture,

face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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

- 7 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 environment of the people in the residential part of the development. This is as set out in S29 and S32 of Westminster's City Plan: Strategic Policies adopted November 2013 and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R21CC)

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.
- 2 In relation to Condition 4 you are advised that the design of the solid/ replacement section of the extension is considered harmful to the character of the building and conservation area. As such this part of the development should be redesigned to remove the proposed garden access stair and to replace the ground floor double doors with a simple window that accords with the fenestration above.
- 3 In relation to the proposed lowering of the lower ground floor and basement vaults you must obtain permission from the Highways Licensing Team. For more advice, please phone 020 7641 2560.

Item No.

6

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: 17A Montpelier Square, London, SW7 1JR

Proposal: Erection of an extension at rear lower ground and ground floor level and single storey extension at rear third floor level. Installation of stairs connecting the rear extension to garden. Internal alterations, including the lowering of the lower ground floor and pavement vaults by 0.3m.

Reference: 15/11089/LBC

Plan Nos: Location and site plan, Existing Sections, Existing Elevation, Site photographs and Proposed plans Rev. 2 - General layout, Concept Design, Existing and proposed lower ground, ground, first, second, third and roof plan, Proposed Section AA and Proposed Section BB, Proposed Elevations.

Information purposes only: Design and Access Statement and Extension 3D View.

Case Officer: Zulekha Hosenally

Direct Tel. No. 020 7641 2511

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 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 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme the redesign of the solid/ replacement section of the rear extension. You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB) (see informative 2).

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 apply to us for approval of detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the development:

- i) Windows;
- ii) Doors;
- iii) Roof lights; and
- iv) Railings.

You must not start any work on these parts of the development until we have approved what you have sent us.

You must then carry out the work according to these approved details. (C26DB)

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 You must apply to us for approval of a sample panel of brickwork which shows the colour, texture, face bond and pointing. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

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 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 In relation to Condition 3 you are advised that the design of the solid/ replacement section of the extension is considered harmful to the character of the building and conservation area. As such this part of the development should be redesigned to remove the proposed garden access stair and to replace the ground floor double doors with a simple window that accords with the fenestration above.