

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 20/09/2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Abbey Road	
Subject of Report	61A Carlton Hill, London, NW8 0EN,		
Proposal	Erection of a single storey side ground floor extension.		
Agent	Mr Dino Perrone		
On behalf of	Mrs Stiliani Nikolaou		
Registered Number	16/05898/FULL	Date amended/ completed	11 July 2016
Date Application Received	23 June 2016		
Historic Building Grade	Unlisted		
Conservation Area	St John's Wood		

1. RECOMMENDATION

Grant conditional permission

2. SUMMARY

The application site is a former artist's studio now in lawful use as a single family dwelling. Located in the back gardens of No.'s 59 and 61 Carlton Hill. Access to the site is via a narrow path from Carlton Hill.

Permission is sought for a single storey side extension is a revision of the original proposals which included a mansard roof extension and a higher building height for the side extension.

The side extension is a modern glazed side extension with a sedum roof to create additional living space, the height of the extension has been reduced to match the rear boundary wall following concerns raised on design and amenity grounds.

Objections from the St John's Wood Amenity Society, neighbours on Carlton Hill and Ryders Terrace have been received on design and amenity grounds.

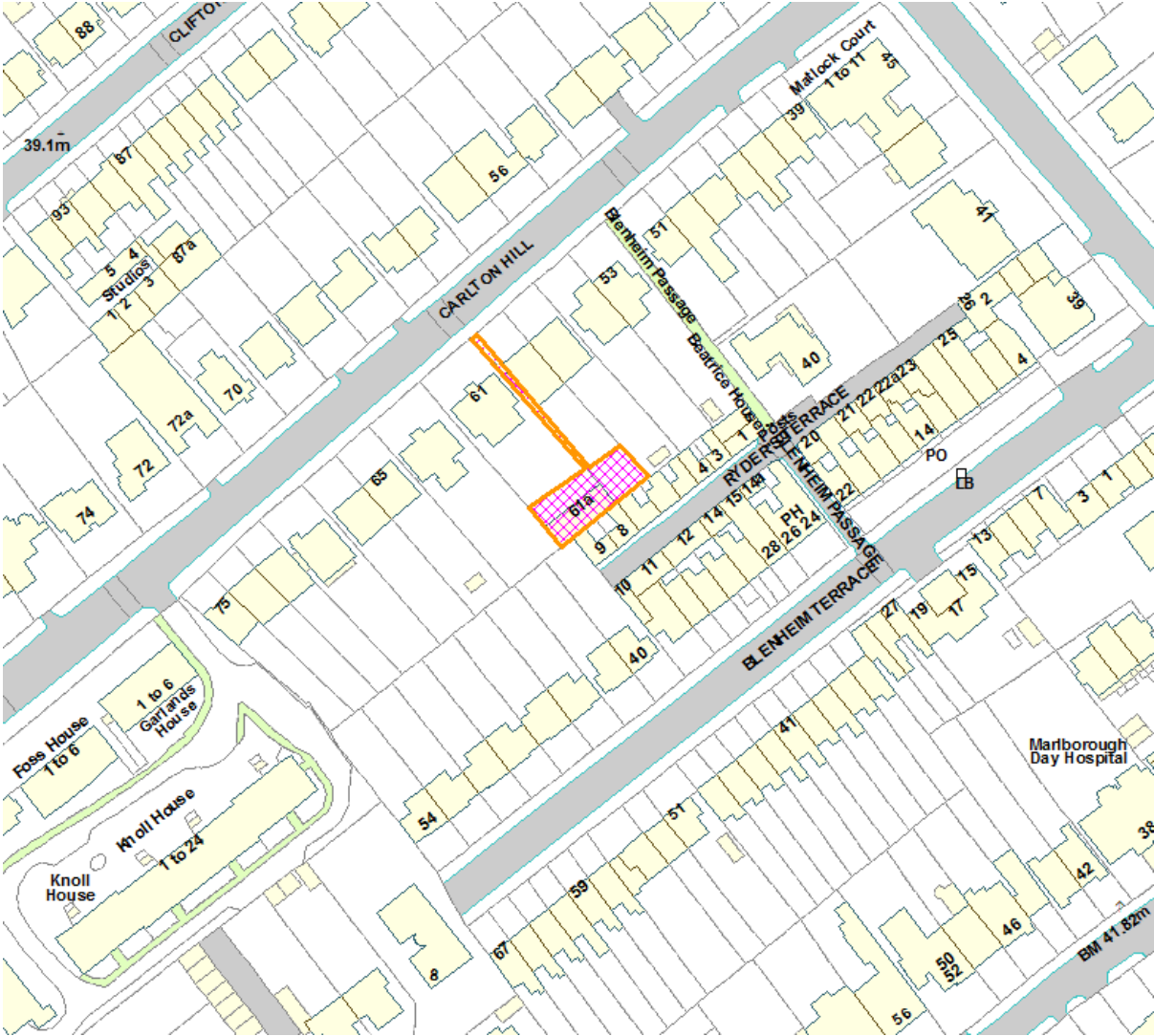
The key issues in this case are:

- Impact on the extension on the amenity of neighbouring properties.
- Impact of the extension on the host building and St John's Wood Conservation Area.

The proposal is considered to be acceptable and accords with relevant Unitary Development Plan and

City Plan policies and is therefore recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS

Front of 61A Carlton Hill



Location of side extension



View to rear of 59 Carlton Hill



Boundary with 57 Carlton Hill



5. CONSULTATIONS

Ward Councillors – Any response to be reported verbally

St John's Wood Society - Objection to the use of aluminium in the Conservation Area

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 31

Total No. of replies: 11 from 9 properties

No. of objections: 9

No. in support: 0

One of the objections is from a representative of the St. John's Wood Society and there are two objections from one neighbour who revised their objection following the removal of the mansard in the revised drawings.

Objections received on the following grounds: (objections that relate to the withdrawn mansard extension have not been included)

Design

- Use of aluminium in a Conservation Area
- Loss of character of the property
- Location on the side of the property
- Extension inappropriately large

Amenity

- Ground floor extension close to boundary
- Loss of privacy
- Noise
- Sense of enclosure
- Disruption caused during works
- Loss of outlook

Other

- Loss of garden and impact on local wildlife

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site is an unlisted former artist's studio located at the end of the rear gardens of No. 59 and 61 Carlton Hill, within the St John's Wood Conservation Area. Dating from the 19th century, the building has been subject to historic alterations and extensions. The property is accessed by a footpath from Carlton Hill located between No. 61 and 59 Carlton Hill, as such the site is not visible to the public.

The historic use of the building was as an artist's studio, a change of use to a single family dwelling was granted in 1986, and the property is currently unoccupied.

6.2 Recent Relevant History

05/06263/FULL

Two storey front extension to existing studio house
Application Refused 26 September 2005

06/04392/FULL

Erection of a first floor mansard roof extension to existing ground floor extension, erection of a ground floor side extension and extension to existing conservatory.
Application Permitted 4 January 2007

07/07926/FULL

Alterations to planning permission dated 04 January 2007 (RN: 06/04392) namely, alterations to the mansard roof extension and front conservatory.
Application Refused 14 May 2008

07/07927/CAC

Revisions carried out due to poor condition of building fabric.
Application Withdrawn 4 October 2007

07/09156/ADFULL

Details of obscure glaze pursuant to Condition 10 of planning permission dated 04 January 2007 (RN: 06/04392).
Application Permitted 31 January 2008

7. THE PROPOSAL

Permission is sought for the erection of a glazed extension with a sedum roof to the northeast side of the building. The extension will provide additional living space for the applicant. The extension is 2.9 meters high, 7.8 meters wide with a depth of 4 meters.

Permission was initially sought for a mansard roof extension on the north east wing of the building and a building height of 3.2 meters for the ground floor extension. Following a site visit to the property and neighbouring properties on Ryders Terrace, concerns were raised regarding the mansard and the height of the extension. In order to address officer's concerns a revised scheme was submitted omitting the mansard and reducing the extension height to 2.9 meters.

The resubmission was not consulted on as it represented a reduction in the proposed works from the original application.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The principle of providing additional floors pace to this single family dwelling house is acceptable in land use terms in accordance with policy H3 of the UDP and S14 of the City Plan.

8.2 Townscape and Design

UDP Policy DES 5 seeks to ensure the highest standards in design alterations and extensions. The policy specifically notes that permission will generally be granted for an extension where it is confined to the rear of the building, if it does not visually dominate the existing building, is of a scale and design that reflects the host building and its materiality is consistent. It also states that permission may be refused where it occupies an excessive part of the garden.

One respondent has raised concerns that the ground floor extension will be close to the site boundary. The proposed extension projects from the side elevation, leaving a gap of 0.9metres from the side boundary and creating a courtyard garden between the rear boundary wall; The site context results in any addition having to be located towards the front and side elevations and the buildings garden setting means any extension will be heavily screened and only visible in private views. In this context the location and positioning of the extension is considered to be acceptable.

Whilst the extension will result in the loss of some garden space, there will still be a proportionate amount of garden to the front of the site, up to the boundary walls and a courtyard garden will be created between the extension and the rear boundary, keeping the development away from the buildings to the rear. Whilst concerns have been raised from neighbours stating that a significant proportion of the garden will be covered, with one commenting the garden will be cut in half; this is not true as shown by the proposed ground floor plan. A large proportion of garden will be retained and the proposed extension is not considered to be excessive in scale in relation to open space. In this regard the extension is in accordance with policy.

Objections have been received on the grounds that the original artist's studio has been overdeveloped and any additional extensions will further erode the original character of the building. It is true that the building has historically been subject to alterations and extensions resulting in a form and façade which is not uniform in style. As proposed the extension would have fully glazed elevations within a lightweight frame with a sedum roof. Given its separation from the host building (no 61) the intangible relationship between the buildings has been eroded including the interpretation of the building as a studio addition to the house. Nevertheless the subservient scale and volume of space allows for this interpretation to be maintained. In this context, given the limited visibility of the building, its historic function as an artist's studio and the lack of a coherent architectural style, the detailed design and materiality of the extension is considered to be acceptable in design terms.

Following initial concerns raised, the height of the extension has been reduced to 2.9 metres, which is in line with the height of the boundary wall. This reduction in height has resulted in a structure which is subservient and relates more comfortably with the host building. The introduction of a sedum roof is welcomed as it will soften the views of the extension. Its introduction and long term presence is proposed to be secured by condition.

8.3 Residential Amenity

Policy ENV13 seeks to protect amenities, daylight/sunlight and environmental quality, stating developments should not result in a significant increase in the sense of enclosure, overlooking, or cause unacceptable overshadowing particularly on gardens, public open space or on adjoining buildings, whether in residential or public use. Policy S29 states the council will resist proposals that result in an unacceptable material loss of residential amenity and developments should aim to improve the residential environment.

The proposed development sits to the side of the host building at a height of 2.9 meters. The boundary of the property is marked by a wall to the rear at a height of 2.9 meters with a wall and trellis fence to the sides and front that is at a height of approximately 2 meters. The boundary to the front and rear is planted with mature trees and shrubs increasing the height and density of the boundary, thus limiting views to and from the extension.

Sunlight and Daylight

The extension is at the same height as the rear boundary wall, as a result the extension will not reduce the amount of sunlight or daylight to the properties at the rear on Ryders Terrace.

An objection has been made regarding the planting of trees in the courtyard created by the extension. The objection states that in the future the height of the tree could obscure light to the neighbouring properties. It is unclear whether the tree in the application is illustrative only, however the planting of a tree does not require planning permission.

The extension is a gardens length from the neighbouring properties on Carlton Hill. Due to the single storey height and the distance of the extension from the properties on Carlton Hill there would be no loss of sunlight/daylight for the neighbouring properties on Carlton Hill.

Sense of Enclosure

The extension does not rise above the rear boundary wall and is set at a gardens distance away from the rear of the properties on Carlton Hill. Views of the extension from Ryders Terrace are limited to those from the second floor rear windows of No. 6 and 7 Ryders Terrace when looking down towards the garden of 61A Carlton Hill.

The rooms with views of the extension are not habitable rooms and would retain their views towards the sky and rear of Carlton Hill. Only views looking down into the garden of 61A would be altered. As such it is not considered that the proposal would not result in a sense of enclosure. Due to the distance from the neighbouring properties on Carlton Hill it is not considered that they will suffer an increased sense of enclosure.

Privacy

While the extension is fully glazed, it is located behind the boundary wall, trellis fencing and mature trees and shrubs forming the boundary of the property. As a result views to and from the extension would be limited. A condition has been included on the decision notice preventing the roof of the extension being used as a terrace, to ensure that the privacy of the properties on Ryders Terrace and Carlton Hill is protected.

The properties of 59 Carlton Hill directly face the extension and therefore would be most likely to suffer any potential harm regarding overlooking and loss of privacy. An objection has been raised regarding the bedroom and sitting room of No. 59 at lower ground floor being overlooked. However at a gardens length of approximately 22 meters away and considering the height of the

front boundary wall and trellis with the mature plant growth, it is not considered that overlooking towards No.59 from the extension would be significantly increased.

An objection has also been received regarding the loss of privacy for the garden of number 57. It is considered that the boundary between the extension and the garden of No.57 will maintain a similar level of privacy to the current situation and is therefore not considered a sustainable reason in which to withhold permission.

Objections have been raised regarding the loss of outlook from neighbouring properties as views of the garden will be replaced by the extension. The green roof of the extension will soften its appearance when set amongst the existing foliage. While it is accepted that some views of the garden will be altered as a result of the extension, this is not considered as a sustainable reason in which to withhold permission.

Objection has been raised regarding the loss of privacy for the flats of 61 D & F from increased footfall on the footpath to 61A. As the number of bedrooms of 61A has not been increased it is unlikely the number of people living at the property will increase. As such this is not considered as a sustainable reason in which to withhold permission.

Non habitable rooms from No's 6 and 7 Ryders Terrace look towards the proposed extension, while there may be some increase in over looking towards the extension while these rooms are in use, this is not considered to be significant.

Other

Increased noise levels have been raised as an objection. The extension will form part of the internal living area of 61A, as such it is not considered that the noise levels will be raised above the current situation.

The disturbance to neighbouring properties during construction has also been raised in an objection as the site can only be accessed by a narrow pedestrian passage which runs along the side of 61 Carlton Hill which has a window facing the passage. Disruption during construction is not a valid reason in which to withhold permission – however noisy building works are controlled through recommended condition 2.

The proposal accords with policies ENV 13 of the UDP and S 29 of the City Plan and is therefore acceptable in amenity terms.

8.4 Transportation/Parking

Transportation/parking will remain the same as the current situation.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Access to the site will remain the same as the current situation.

8.7 Other UDP/Westminster Policy Considerations

None

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

This development does not require an Environmental Impact Assessment

8.12 Other Issues

None

9. BACKGROUND PAPERS

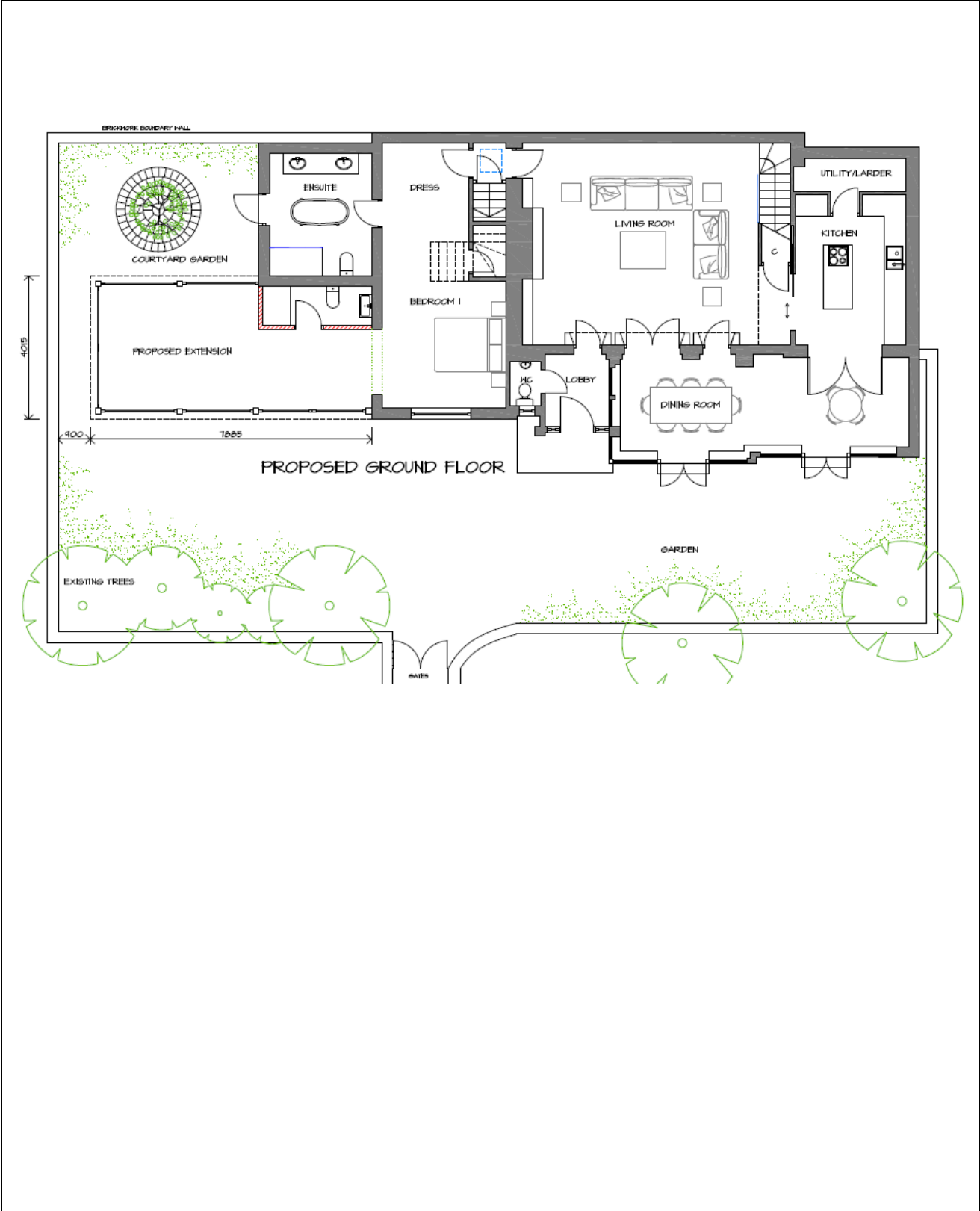
1. Application form
2. Response from St John's Wood Society, dated 26 July 2016
3. Letter from occupier of 57A Carlton Hill, London, dated 29 July 2016
4. Letter from occupier of 59 Carlton Hill London, undated
5. Letter from occupier of 61c Carlton Hill, London, dated 9 August 2016
6. Letter from occupier of 61D & F Carlton Hill, London, dated 5 August 2016
7. Letter from occupier of 61E Carlton Hill, London, dated 12 August 2016
8. Letter from occupier of 63 Carlton Hill, London, dated 7 and 13 August 2016
9. Letter from occupier of 6 Ryders Terrace, St John's Wood, dated 11 and 15 August 2016
10. Letter from occupier of 7 Ryders Terrace, London, dated 18 August 2016
11. Letter from occupier of 9 Ryders Terrace, London, dated 31 July 2016

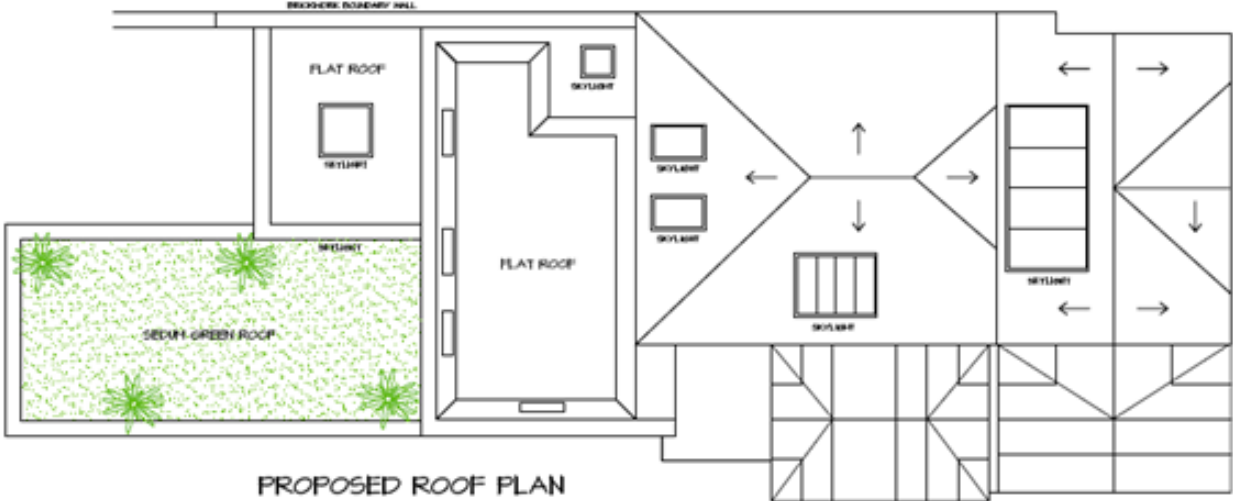
Selected relevant drawings

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

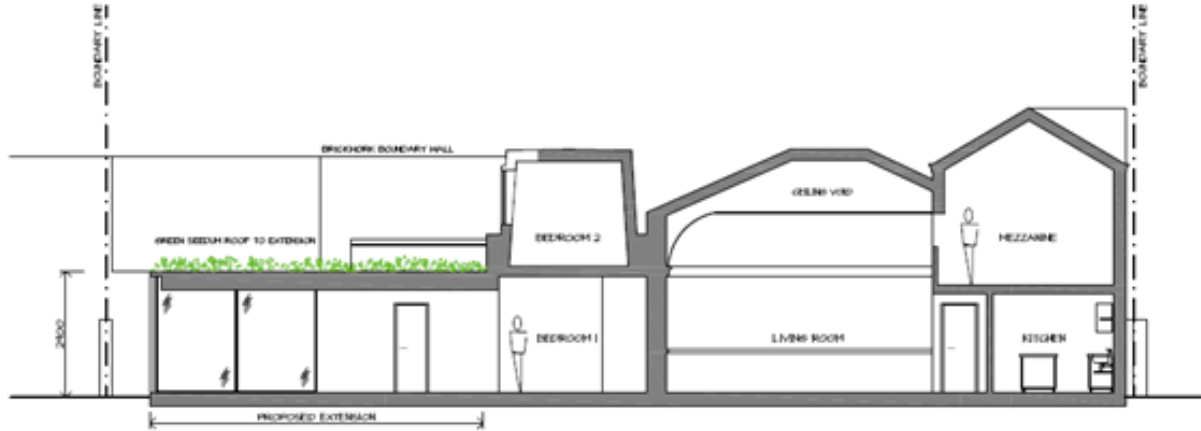
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT SWHITNALL@WESTMINSTER.GOV.UK

10. KEY DRAWINGS

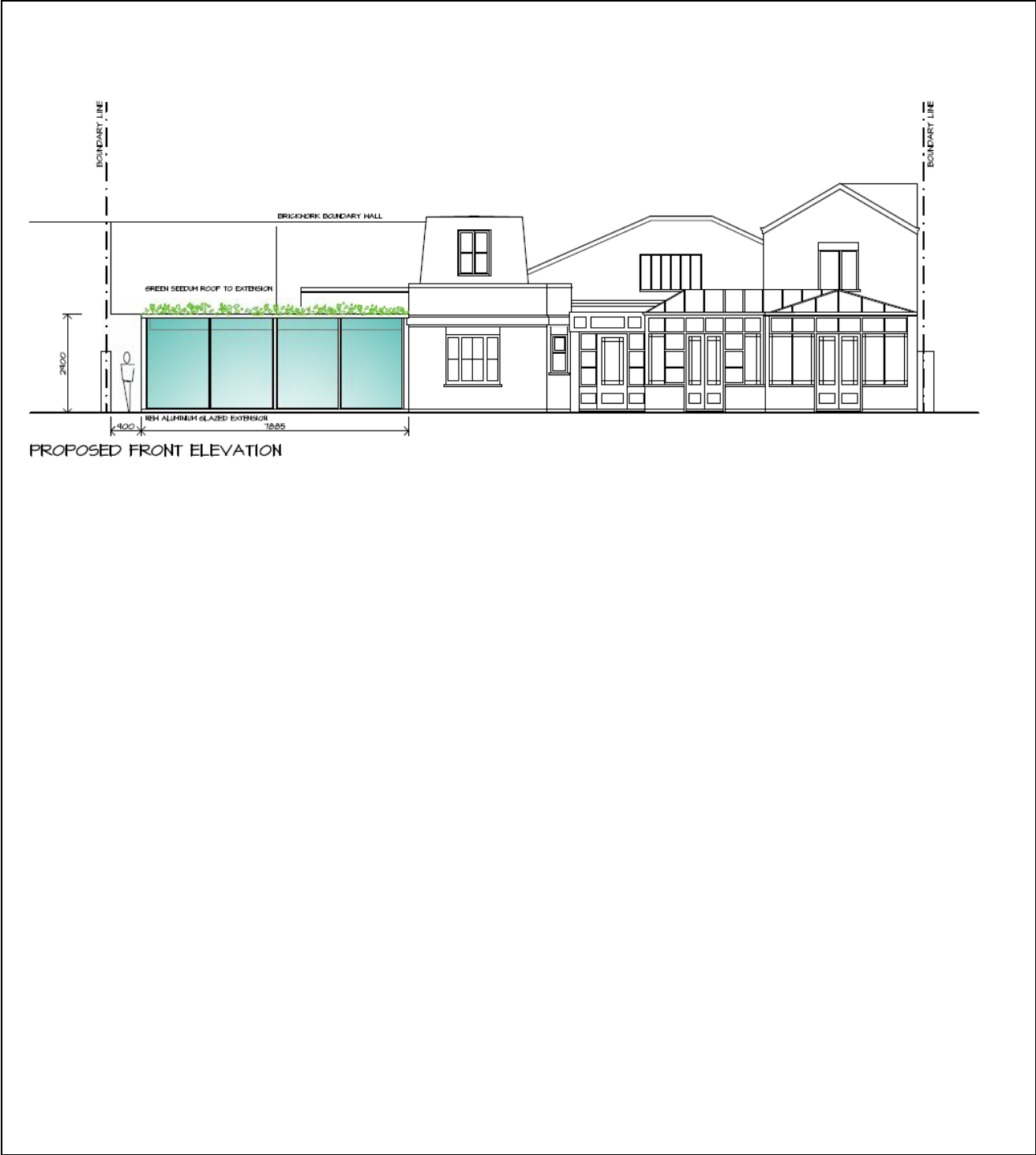




PROPOSED ROOF PLAN



PROPOSED SECTION



DRAFT DECISION LETTER

Address: 61A Carlton Hill, London, NW8 0EN,
Proposal: Erection of a single storey ground floor extension.
Reference: 16/05898/FULL
Plan Nos: 61CA-101-A, 61CA-102, 61CA-103-A, 61CA-104-A, 61CA-105-A, Design and Access Statement

Case Officer: Max Jones

Direct Tel. No. 020 7641 1861

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

Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:

- o between 08.00 and 18.00 Monday to Friday;
- o between 08.00 and 13.00 on Saturday; and
- o not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- o between 08.00 and 18.00 Monday to Friday; and
- o not at all on Saturdays, Sundays, bank holidays and public holidays.

Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (July 2016) and ENV 6 of our Unitary Development Plan that we adopted in January 2007. (R11AC)

3

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 (July 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

4

The sedum roof must be installed as specified in the approved drawings and maintained as such thereafter.

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 St John's Wood Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (July 2016) 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)

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 (July 2016), 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 This site is in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees there. You may want to discuss this first with our Tree Officer on 020 7641 6096 or 020 7641 2922. (I32AA)