

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 4 October 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Tachbrook	
Subject of Report	First Floor And Second Floor Maisonette , 6 Moreton Terrace, London, SW1V 2NX		
Proposal	Erection of a single storey mansard extension.		
Agent	Planning Sense Ltd.		
On behalf of	Mr Michael Gardner		
Registered Number	16/06491/FULL	Date completed	8 July 2016
Date Application Received	8 July 2016		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENDATION

Refuse permission – design grounds.

2. SUMMARY

The building, located within the Pimlico Conservation Area, comprises three storey and basement which accommodate two flats. Permission is sought for a mansard extension to provide additional floorspace to the existing residential unit (Class C3) at first and second floor levels.

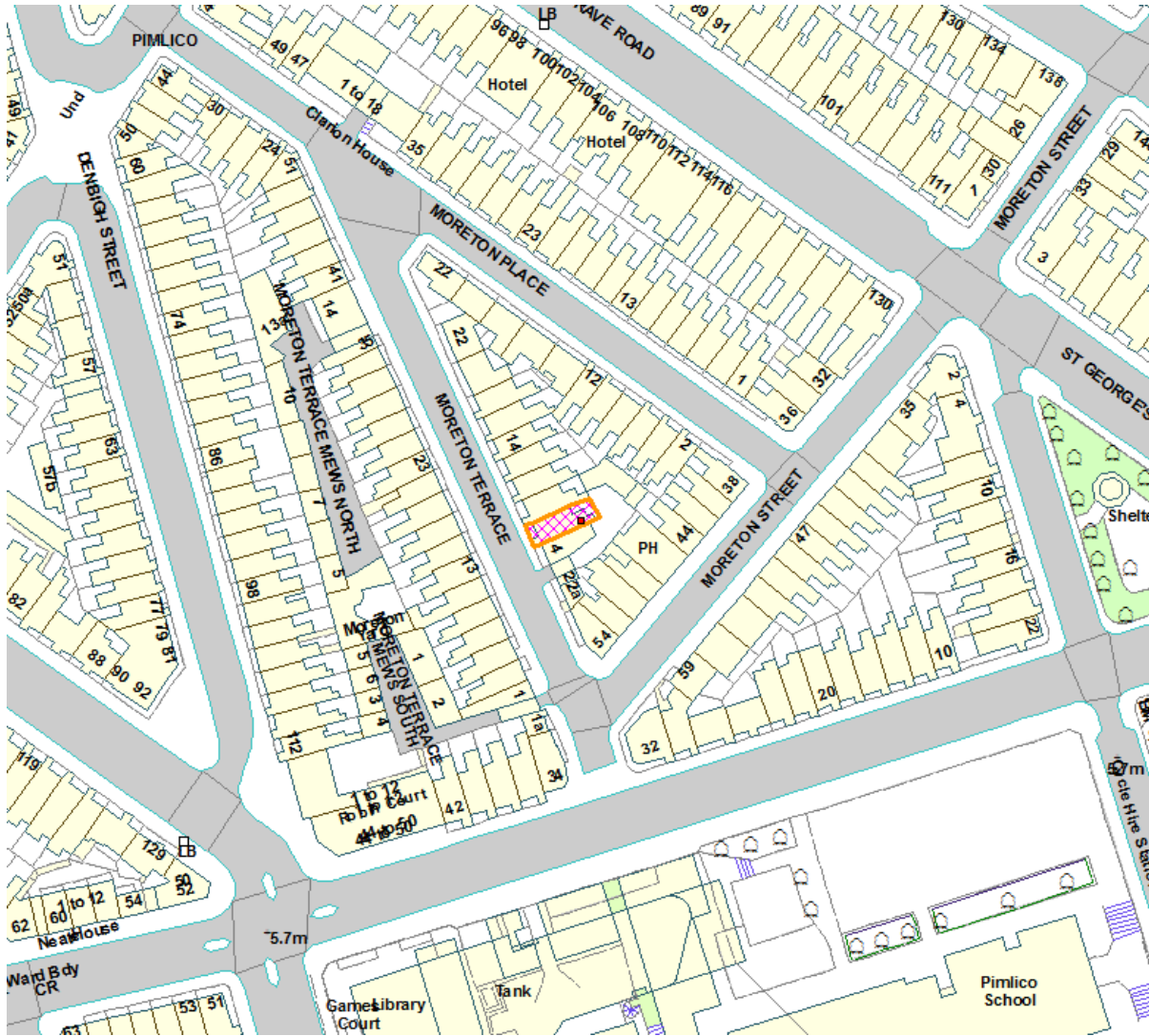
The key issues for consideration are:

- The impact of the extension on the building and on the surrounding conservation area; and
- The impact of the extension on the amenity of neighbouring residential properties.

In 2001 planning permission was refused for the erection of single-storey mansard roof extension and single-storey rear extension at second floor level. It was considered that the proposed mansard and rear extension by reason of their bulk and height are unacceptable in principle, and would adversely affect the character and appearance of this building, the terrace and the Pimlico Conservation Area and would fail to either preserve or enhance that character and appearance. The subsequent appeal was dismissed.

Seven letters of support and 15 objections have been received from residents in the neighbouring area. The objections are raised on both design and amenity grounds. The increased height and bulk of the property is not considered to give rise to an unacceptable loss of amenity to residents. However, the extension is considered to have an impact on the character of the conservation area and on the unbroken row of five properties with London (butterfly) roofs. Similarly to the 2001 decision, the scheme is considered unacceptable in design grounds and is recommended for refusal.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

WESTMINSTER SOCIETY

Objection - creation of a break in the existing roof line, visually intrusive

MORETON TRIANGLE RESIDENTS ASSOCIATION

Supports this application for a mansard provided that its design coheres with the Pimlico Design Guide and it cannot be viewed at street level.

ADJOINING OWNERS/OCCUPIERS

No. consulted: 36

No. of responses: 22

Seven letters of support on the following grounds:

- Precedent already set due to mansards elsewhere;
- Mansard is in line with Council guidance;
- The building is not listed;
- Will create additional space in context of housing shortage.

15 letters of objection on the following grounds:

Design

- Mansard would harm to the character and appearance of the terrace, unified roofline, butterfly roof and the conservation area, unspoilt street;
- There is a different character to the West and East side of the street;
- Proposal is contrary to Council design policies;
- Planning permission for similar proposal was refused in 2001 and the appeal was dismissed.

Amenity

- Creates an increased sense of enclosure;
- Result in a loss of privacy;
- Noise and dust during construction works.

Other:

- Impact on sewerage capacity.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

6 Moreton Terrace is an unlisted building within the Pimlico Conservation Area. The building comprises three storeys and a basement. The application relates to the first and second floor flat.

6.2 Recent Relevant History

On 11th September 2001 planning permission for the erection of a single storey mansard roof extension and single storey rear extension at second floor level was refused on the grounds that both extensions bulk and height were unacceptable in principle, and would adversely affect the character and appearance of this building, the terrace and the Pimlico Conservation Area. (RN01/05294/FULL)

A subsequent appeal of 2001 decision was submitted and dismissed by the Inspectorate on 23rd April 2002. (APP/X5990/A/011079687)

7. THE PROPOSAL

Permission is sought for the erection of a third floor mansard roof extension in connection with the first and second floor maisonette to provide additional habitable accommodation.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal would increase the size of an existing residential flat and is considered acceptable in land use terms.

8.2 Townscape and Design

The Westminster Society and 15 letters of objection have been received raising design concerns referring to the loss of the run of butterfly roof, the disruption of the roof line, and the harm to the terrace and the Pimlico Conservation Area, highlighting the differences between the two sides of the street, Council design policies and the 2001 refused permission.

The Moreton Triangle Residents Association and 7 letters of support have also been received pointing out the lack of consistency in granting permission for mansard extensions in the area in particular highlighting the presence of mansard extensions in Moreton Terrace in particular in the West side, stating that mansard extension is now part of the character of the Pimlico Conservation Area, mentioning that the proposed extension is in line with guidance and the property is not listed. They also mention that in a context of housing shortage the proposal will provide additional accommodation.

Following the refusal of permission for a mansard at the property in 2001 and subsequent appeal, the Planning Inspector in his decision to dismiss the appeal stated that "although the proposed roof extension would not be readily visible from the highway directly to the front, it would be seen from further along Moreton Terrace, albeit obliquely, and in my opinion would appear intrusive in an otherwise parapet line.

Perhaps more importantly, it would be very apparent from the news directly to the rear where it would break discordantly into a run of prominent "butterfly" roofs." The decision also states that "I consider that it is valid [...] to seek to safeguard a group of buildings within a terrace with unimpaired rooflines, provided such a group is significant in scale

and prominence, as I consider is the case here". The Inspector concluded that the proposals would neither preserve, nor enhance the character and appearance of the Conservation Area.

Under policy DES 6 of the UDP, roof extensions are only acceptable where the majority of houses in a group already have them and infilling would achieve a greater uniformity of roofline. In this instance no. 6 forms part of a group with the adjoining properties to the north at nos. 8-12, the terraced houses at nos. 14-18 step forward and have different design details (nos. 16 and 18 have mansard extensions). Although nos. 2a and 2-4 are of a different character to the rest of the terrace in terms of their footprint, roofs and façade design (2-4 is a 1960s infill), they have a consistent parapet height with nos. 6-18.

There is an unbroken row of 5 properties (nos. 6-14) with London (butterfly) roofs, which define a unifying pattern to the rear elevation of this group when viewed from both from the small mews behind and from high level views from surrounding properties within the conservation area. Nos. 2a through 14 are identified in the Pimlico Conservation Area Audit as being unacceptable for roof extensions. The host building exhibits a completed and balanced composition which an additional storey would interrupt. The proposal for a mansard extension at no. 6 would also harm the character and appearance of the group, which would be contrary to DES 6 (iii).

Although the applicant refers to recently approved mansard extensions on the facing terrace and the adjacent terrace, these are not considered to set a precedent for the proposals. The facing terrace did not have an unbroken run of London roofs and majority of properties already contain mansard extensions. The adjacent terrace's character, although similar, is not directly comparable to the terrace which is subject of this application.

The principle of a mansard roof extension at the application building is considered contrary to policy. The fact that the building is not listed or that the detailed design of the mansard extension is in line with Council guidance are not considered relevant given this in principle position.

The additional space will not create an additional residential housing unit but will increase the size of an existing flat; this is not considered a reason to overcome the harm that would be caused.

The proposed works would result in harm to the visual amenity of the terrace and would harm the character and appearance (visual amenity) to the Pimlico Conservation Area. As required by para 134 of the NPPF, this harm, which is considered less than substantial, is not mitigated by substantial public benefits.

The proposal are contrary to paragraph 134 in Chapter 12 of the NPPF, strategic policies S25 and S28, UDP policies DES 1, DES 5, DES 6 and DES 9 and the Council's guidance.

8.3 Residential Amenity

Neighbours raise objection on the grounds of loss of daylight/sunlight. The two storey mews properties in the middle of the Moreton triangle are surrounded by four and five storey high buildings. The additional bulk, which would be set back from the existing roof edges, is not considered to worsen the situation sufficiently to justify refusal.

Given the distance between the application site and the properties on the other side of Moreton Terrace and those to the rear of Moreton Place, it is not considered that the proposal will cause a significant loss of daylight and sunlight or increased sense of enclosure to those properties. The relationship between the proposed extension and lower levels of the application building is orientated in such a way so that it would not result in material loss of amenity.

One letter of objection raises concerns over increased sense of enclosure and loss of privacy whilst using a large roof terrace over 4 Moreton Terrace (belonging to 2 Moreton Terrace). No windows will directly face the adjoining terrace so it is not considered reasonable to refuse permission on loss of privacy. Regarding sense of enclosure, the adjoining terrace benefits from a very open aspect and generous size, and whilst the application would result in the north side being flanked by the boundary wall of the mansard, it is considered that this would not be sufficiently detrimental to the use of the terrace to justify refusing permission.

Similarly, the 2002 Inspectorate decision also considered that the proposals would not cause losses to privacy, light or outlook.

8.4 Transportation/Parking

Not applicable.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

Not applicable.

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

Three letters of objection state concerns over noise and disruption during the construction works, this is not considered a sustainable reason to withhold permission. Had the application been considered acceptable on all other aspects condition on hours of works would have been recommended.

One letter raises concerns over risk of flooding and sewage capacity due to additional bathroom. This is a matter that will be dealt via Building Regulations so it is not considered a reasonable ground to refuse permission.

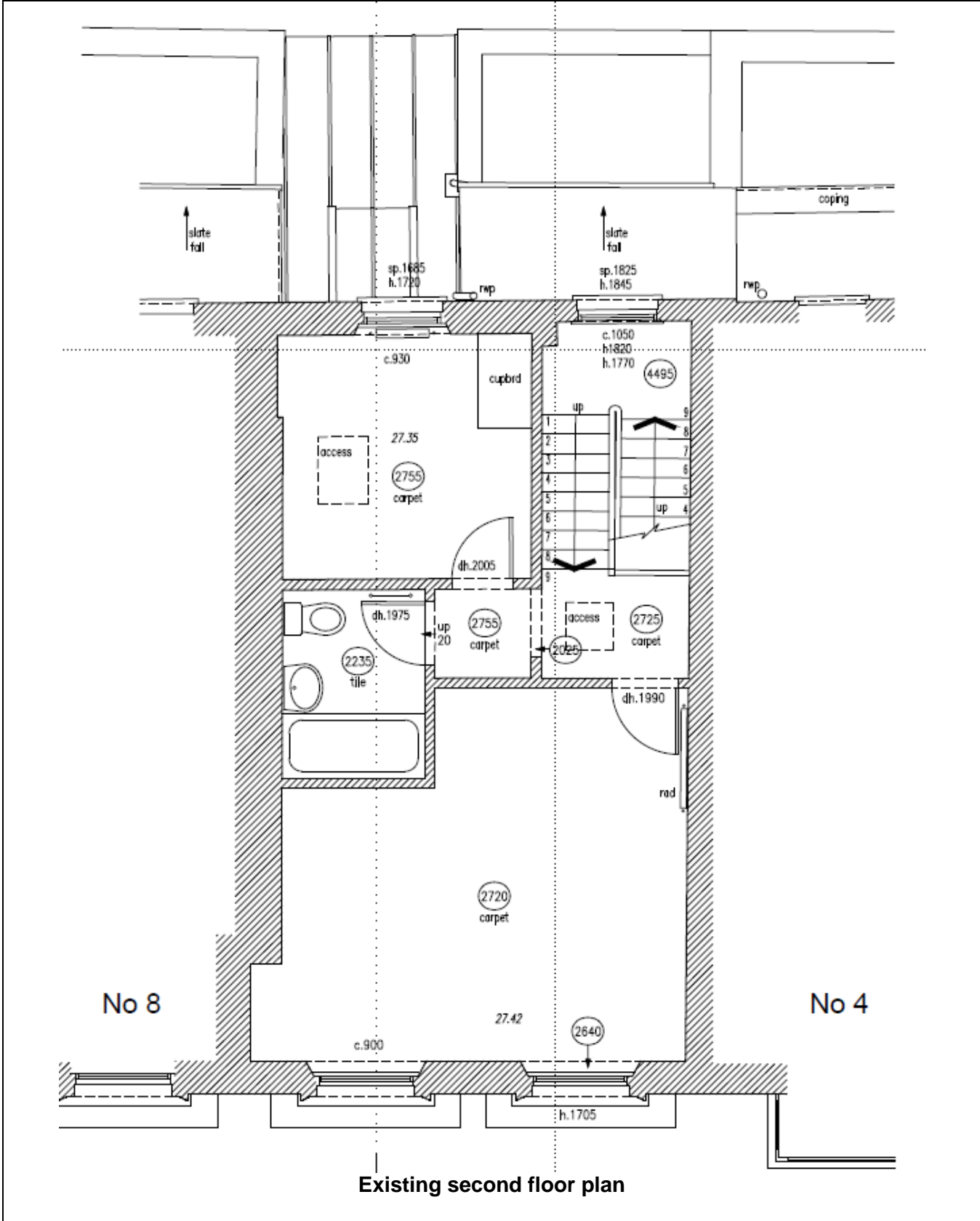
9. BACKGROUND PAPERS

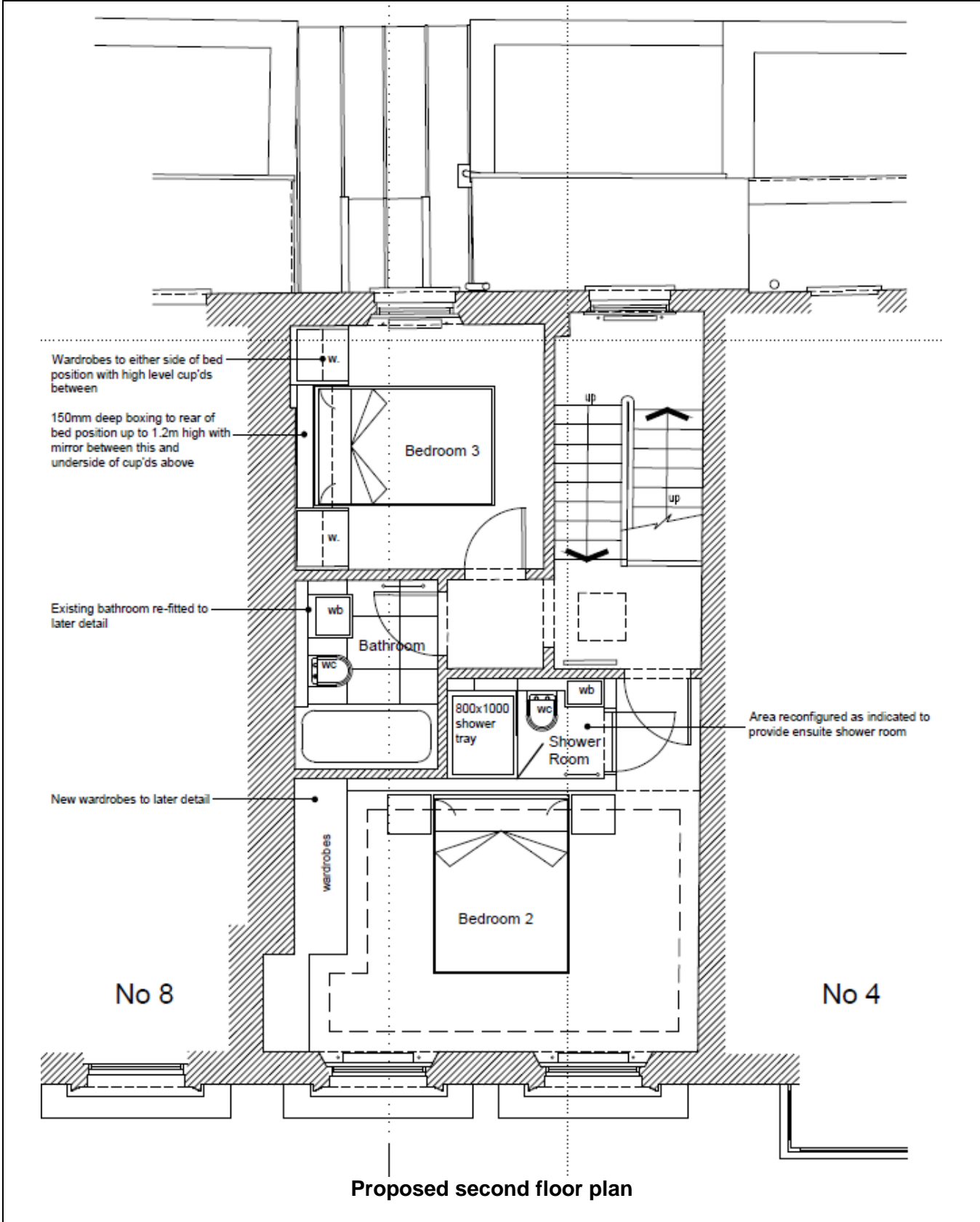
1. Application form.
2. Appeal decision from 2002.
3. Letter from Westminster Society dated 26 July 2016.
4. Letter from the Moreton Triangle Resident's Association dated 25 August 2016.
5. Letter from occupier of 21 Moreton Terrace dated 24 July 2016.
6. Letter from occupier of 17 Moreton Terrace dated 25 July 2016.
7. Letter from occupier of 10 Moreton Terrace dated 26 July 2016.
8. Letter from occupier of 44 Moreton Street dated 2 August 2016.
9. Letter from occupier of 12 Moreton Terrace 6 August 2016.
10. Letter from occupier of 15 Moreton Terrace dated 8 August 2016.
11. Letter from occupier of Ground Floor Flat, 10 Moreton Terrace dated 8 August 2016.
12. Letter from occupier of 2 Moreton Place dated 8 August 2016.
13. Letter from occupier of The Mews House, 3 Moreton Close dated 8 August 2016.
14. Letter from occupier of 34 Great James Street dated 10 August 2016.
15. Letter from occupier of Flat 1, 2 Moreton Place dated 10 August 2016.
16. Letter from occupier of 2 Moreton Place dated 10 August 2016.
17. Letter from occupier of 84 St. George's Square dated 11 August 2016.
18. Letter from occupier of 39 Vincent Square dated 11 August 2016.
19. Letter from occupier of 32 Carlisle Place dated 16 August 2016.
20. Letter from occupier of 84 St. Georges Square dated 17 August 2016.
21. Letter from occupier of 43 Halsey Street dated 18 August 2016.
22. Letter from occupier of 3 Claverton Street dated 03 September 2016.
23. Letter from occupier of 6A Moreton Terrace dated 3 September 2016.
24. Letter from occupier of 5 Lansdowne Mews dated 6 September 2016.
25. Letter from occupier of 13 Denbigh Place dated 18 September 2016.

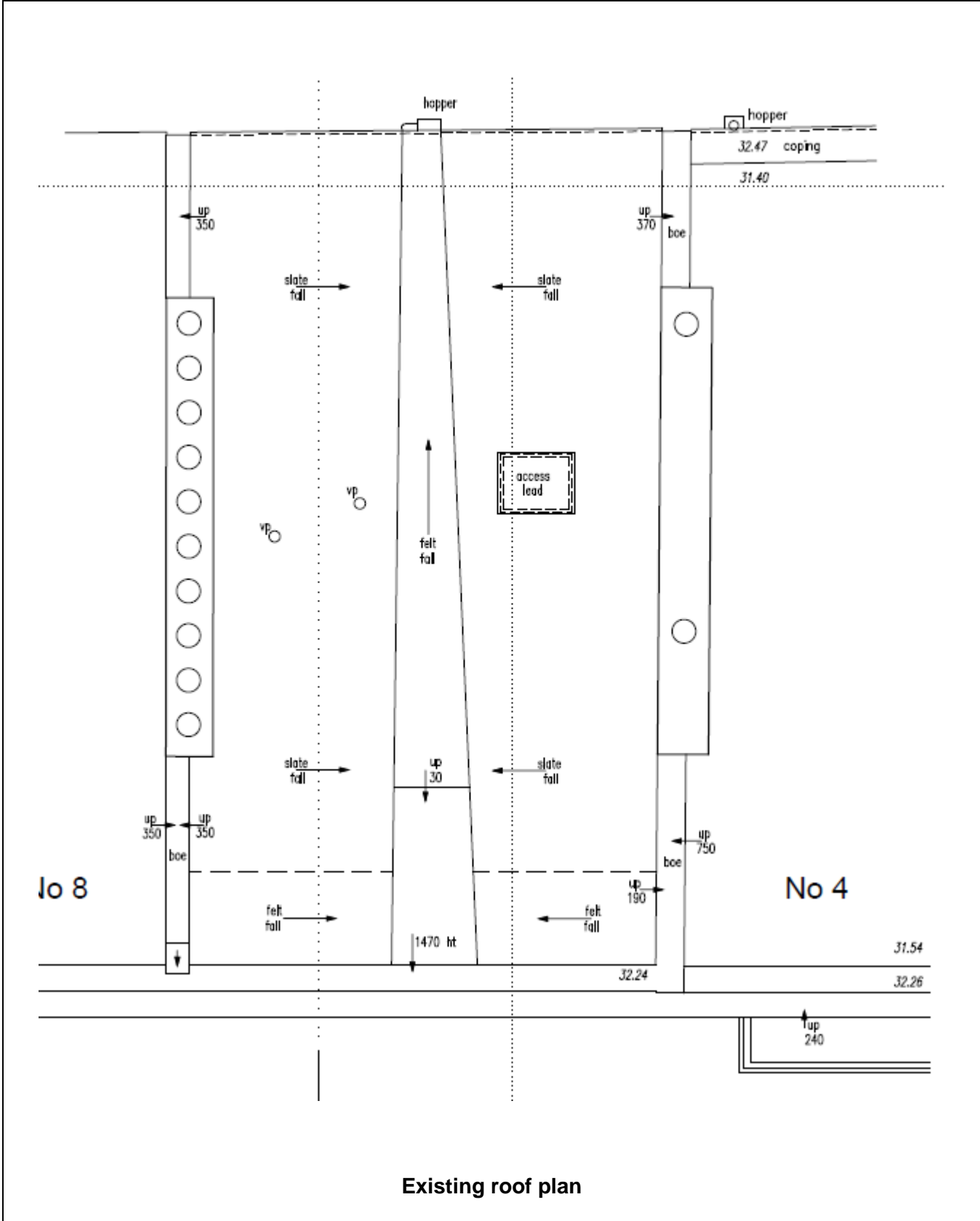
26. Letter from occupier of 10 Moreton Terrace dated 7 September 2016.
27. Letter from occupier of 13D Denbigh Place dated 18 September 2016.

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

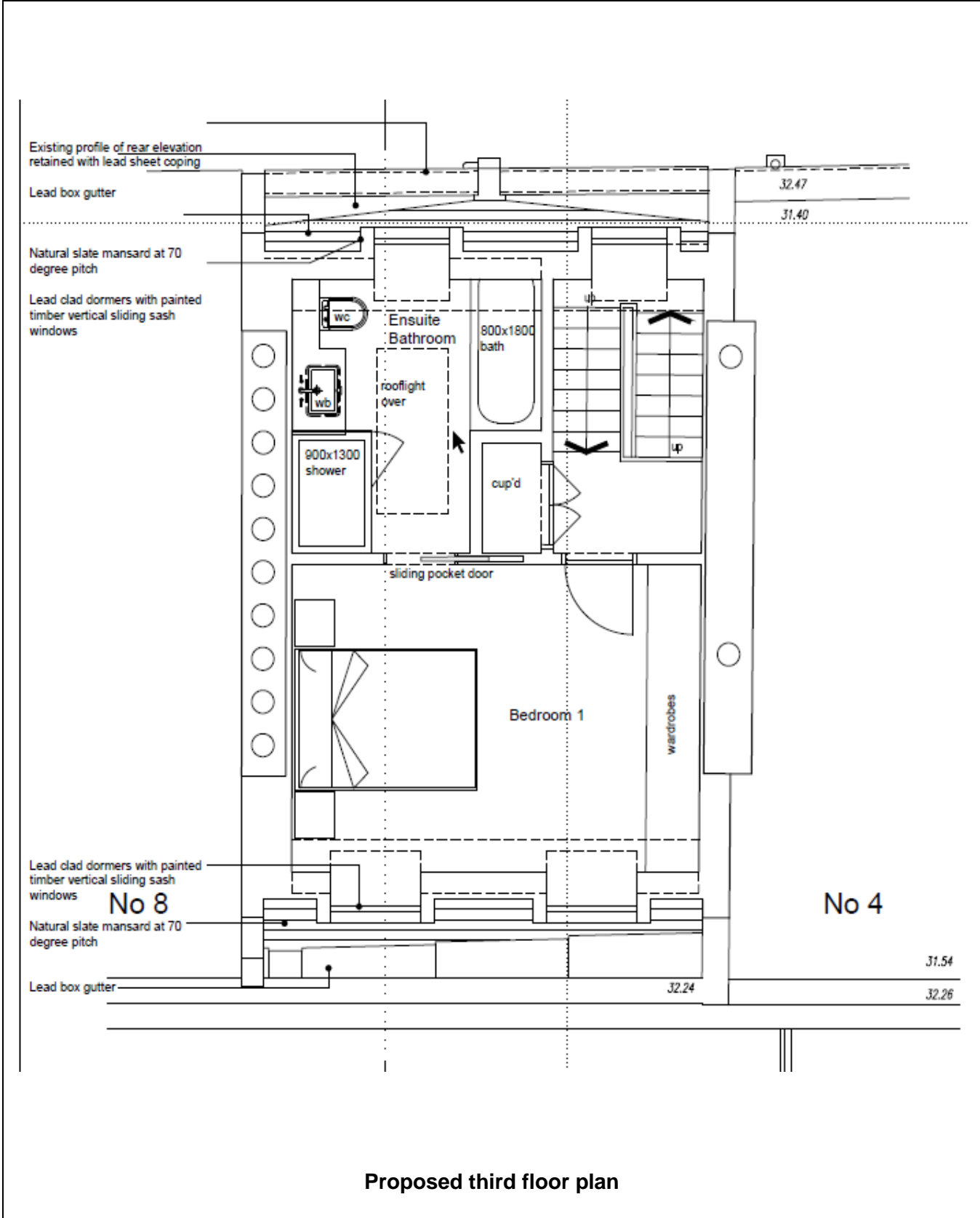
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: HELEN MACKENZIE BY EMAIL AT hmackenzie@westminster.gov.uk



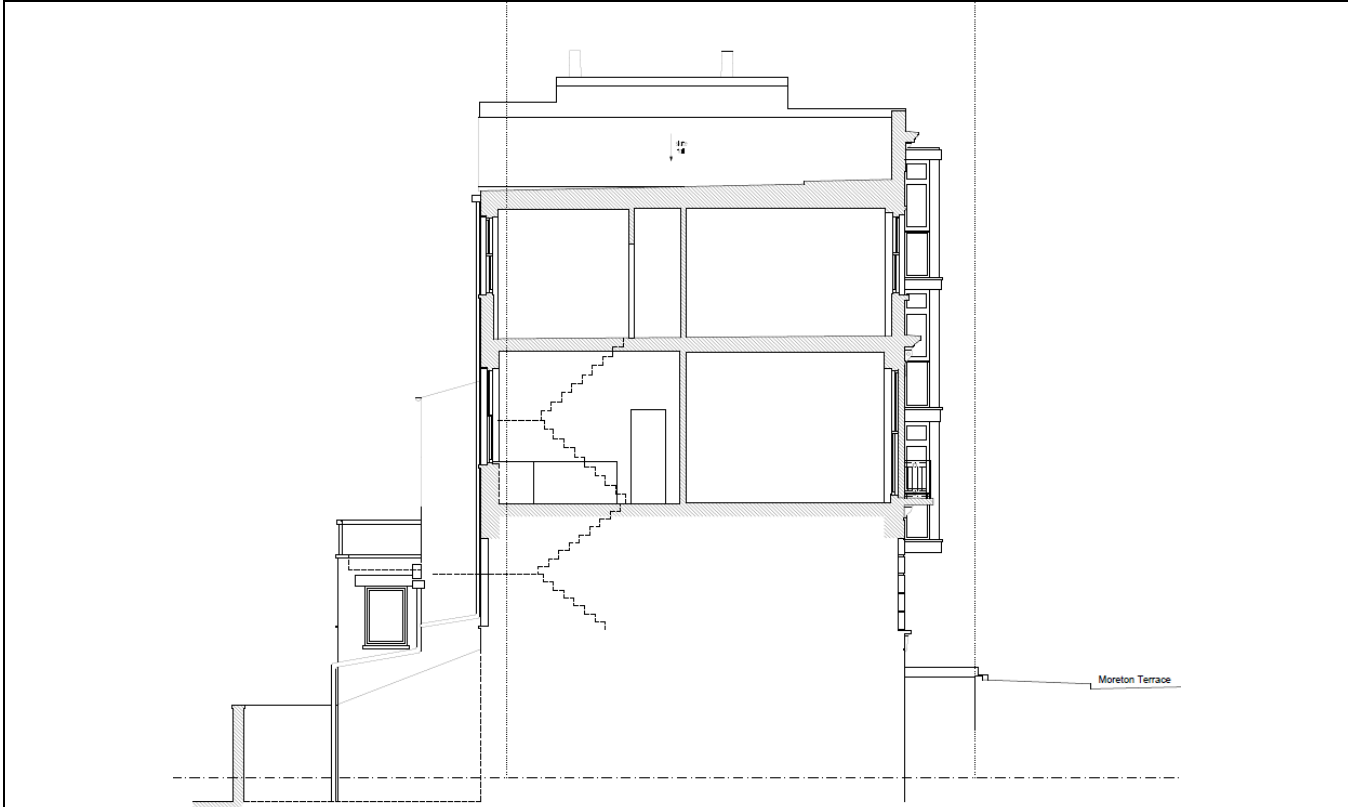




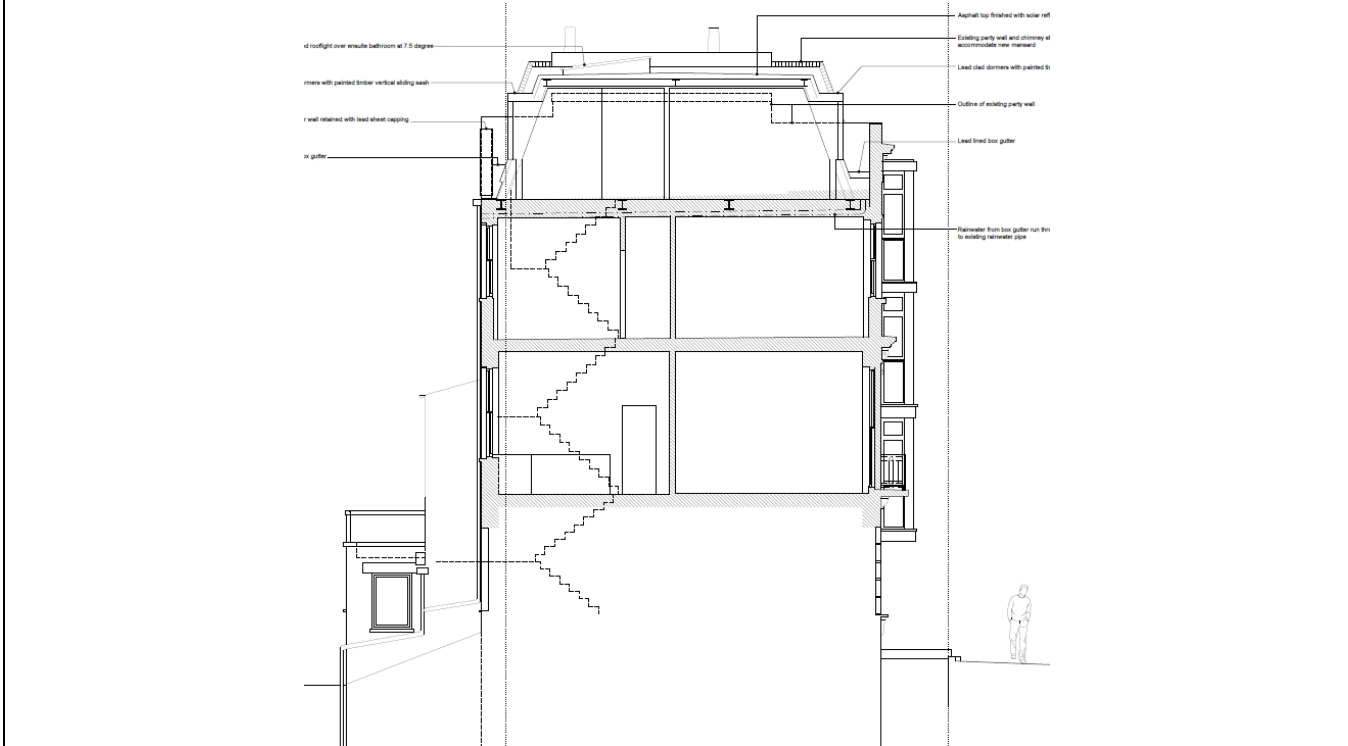
Existing roof plan



Proposed third floor plan



Existing section



Proposed section

- at rooflight over ensuite bathroom at 7.5 degree
- roofs with painted timber vertical sliding sash
- r wall retained with lead sheet cladding
- to gutter
- Asphalt top finished with solar roll
- Existing party wall and chimney at accommodate new treatment
- Lead clad dormers with painted fr
- Outline of existing party wall
- Lead lined box gutter
- Downpipe from box gutter run thru to existing rainwater pipe

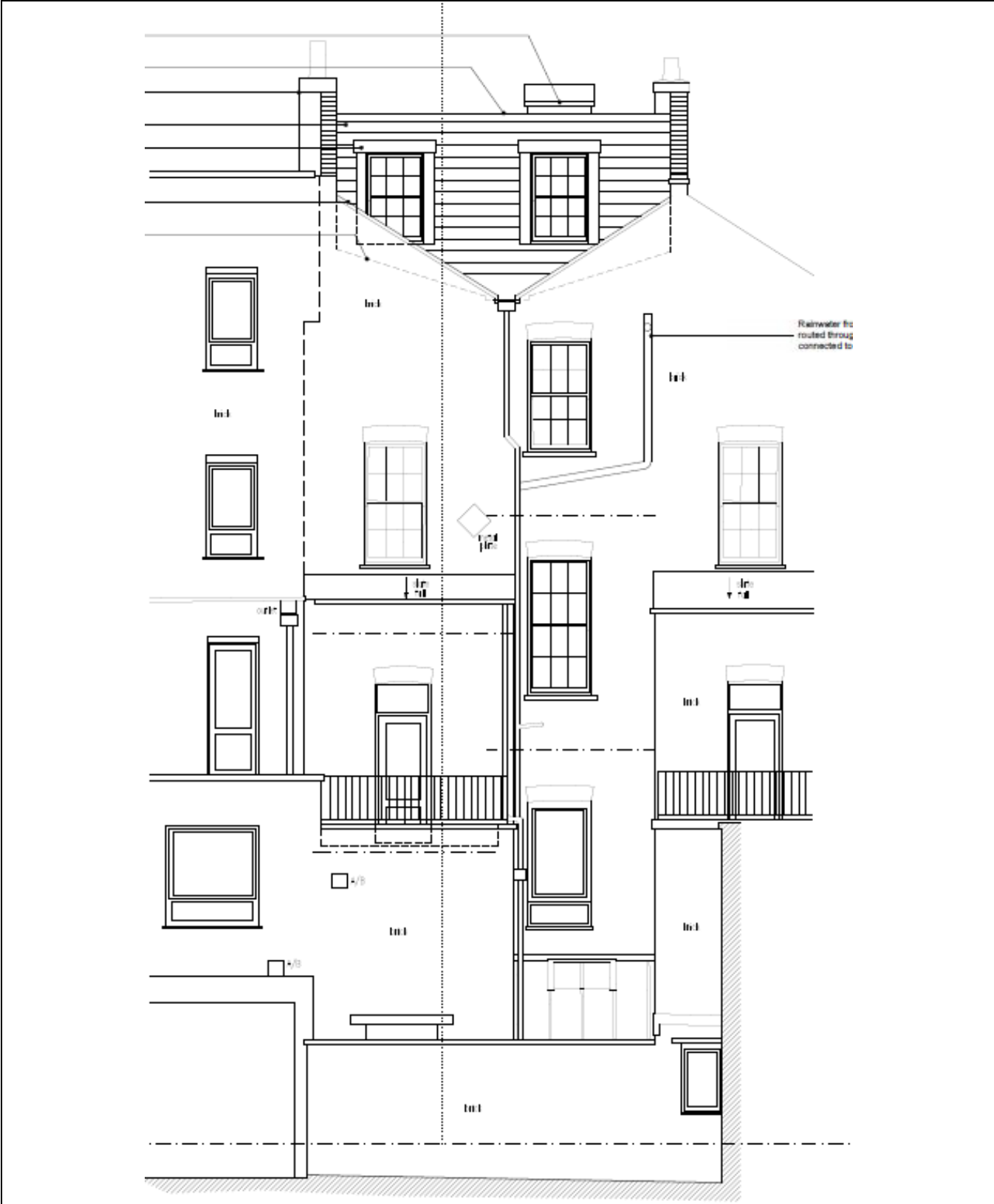


Existing front elevation





Existing rear elevation



Proposed rear elevation

DRAFT DECISION LETTER

Address: First Floor And Second Floor Maisonette, 6 Moreton Terrace, London, SW1V 2NX

Proposal: Erection of a single storey mansard extension.

Reference: 16/06491/FULL

Plan Nos: Location plan; 351 SY/01 A; 351 SY/02 A; 351 SY/03 A; 351 WD/11 A; 351 WD/12 A; 351 WD/13 A; Planning, heritage and design and access statement dated July 2016.

Case Officer: Aurore Manceau

Direct Tel. No. 020 7641 7013

Recommended Condition(s) and Reason(s):

Reason:

- 1 Because of its location, massing and the loss of the historic roof form, the proposed mansard would harm the appearance of this building and the terrace and would fail to maintain or improve (preserve or enhance) the character and appearance (visual amenity) of the Pimlico Conservation Area. This would not meet the tests in Chapter 12 of the NPPF, S25 and S28 of Westminster's City Plan: Strategic Policies (July 2016) and DES 1, DES 5, DES 6 and DES 9 and paras 10.108 to 10.128 of our UDP that we adopted in January 2007. (X16AC)

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 so far as practicable. 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. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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.