

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 1 November 2016	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Warwick	
<b>Subject of Report</b>	<b>Second Floor, 83 Alderney Street, London, SW1V 4HF,</b>		
<b>Proposal</b>	Creation of roof terrace at rear second floor half landing level and associated alterations including new balustrade and replacement of window with door (Second Floor Flat).		
<b>Agent</b>	N/A		
<b>On behalf of</b>	Mr Peter Webb		
<b>Registered Number</b>	14/12491/FULL	<b>Date amended/ completed</b>	18 December 2014
<b>Date Application Received</b>	18 December 2014		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Pimlico		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

83 Alderney Street is an unlisted terraced house within the Pimlico Conservation Area. The building comprises basement, ground and three upper floors and has been converted into flats. This application relates to the second floor flat.

Permission is sought for the creation of a roof terrace at rear second floor half landing level and associated alterations including a new balustrade and the replacement of a window with door.

The key issues for consideration are:

- \* The impact on the appearance of the building and character and appearance of the Pimlico conservation area; and
- \* The impact on residential amenity.

Design

Policy DES6 of the Unitary Development Plan (UDP) and the Pimlico Design Guide SPG state that terraces at roof level are acceptable only when permitted precedent exists and the addition of the

terrace would result in uniformity of roofline within a group of houses. Furthermore, the Pimlico Conservation Area Audit SPG states that where roof terraces are visible they create high level clutter and have a negative impact on the Conservation Area.

The terrace balustrade is designed to be a minimum height of 1100mm and would comprise of simple black metal railings, set in from the edge of the roof parapet.

There are a number of existing terraces to the rear of properties in this part of Alderney Street, including on both neighbouring properties at second floor level. In this case, given that there are similar terraces on neighbouring properties, and also taking into account the limited visibility of the terrace from public views, the terrace and associated works are considered acceptable in this location.

The new terrace access would be a French door. The removal of the sash window and a small section of wall to accommodate the new door are also acceptable, given the pattern of glazing bars shall match others in the building and a minimal amount of wall fabric will be removed.

#### Amenity

UDP policy ENV 13 and S 29 of Westminster's City Plan: Strategic Policies (City Plan) generally seek to protect residential amenity in terms of light, privacy, and overlooking.

An objection has been received from the occupier of Flat 3, 81 Alderney Street on grounds the terrace would result in overlooking of their only bedroom window, and would also result in a loss of daylight and sunlight.

The objector's bedroom window is located at first floor level in the flank elevation of the closet wing and faces directly onto the blank/ brick flank elevation of no.83s closet wing. In this location, the objector's bedroom window is located at a lower level than the proposed terrace, and as such would not be directly overlooked, although it would be visible in oblique downwards views by anyone standing looking over the edge of the terrace. Given the relationship between the objector's window and terrace area, on balance, the proposal is not considered to cause significant harm in terms of overlooking. The proposed associated works, namely the installation of railings, are also not considered to cause harm in terms of loss of sunlight or daylight to this window. The proposal is not considered to harm the amenity of any other neighbouring residents.

The proposal is considered to comply with the Council's policies in relation to design, conservation, and amenity as set out in the City Plan and the UDP. As such, the application is recommended for approval subject to the conditions set out in the draft decision letter.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



Terrace/ front edge



Terrace/ rear wall



**View of existing terrace next door at no.85 Alderney Street**



**View of existing terrace next door at no.81 Alderney Street**



**View of objectors' first floor bedroom window at no.81 Alderney Street**



**Views from objectors' first floor bedroom window at no.81 Alderney Street**





## 5. CONSULTATIONS

WESTMINSTER SOCIETY:  
No objection

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 23  
Total No. of replies: 1  
No. of objections: 1

An objection has been received from the occupier of Flat 3, 81 Alderney Street on grounds the terrace would result in overlooking of their only bedroom window, and would also result in a loss of daylight and sunlight.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND PAPERS

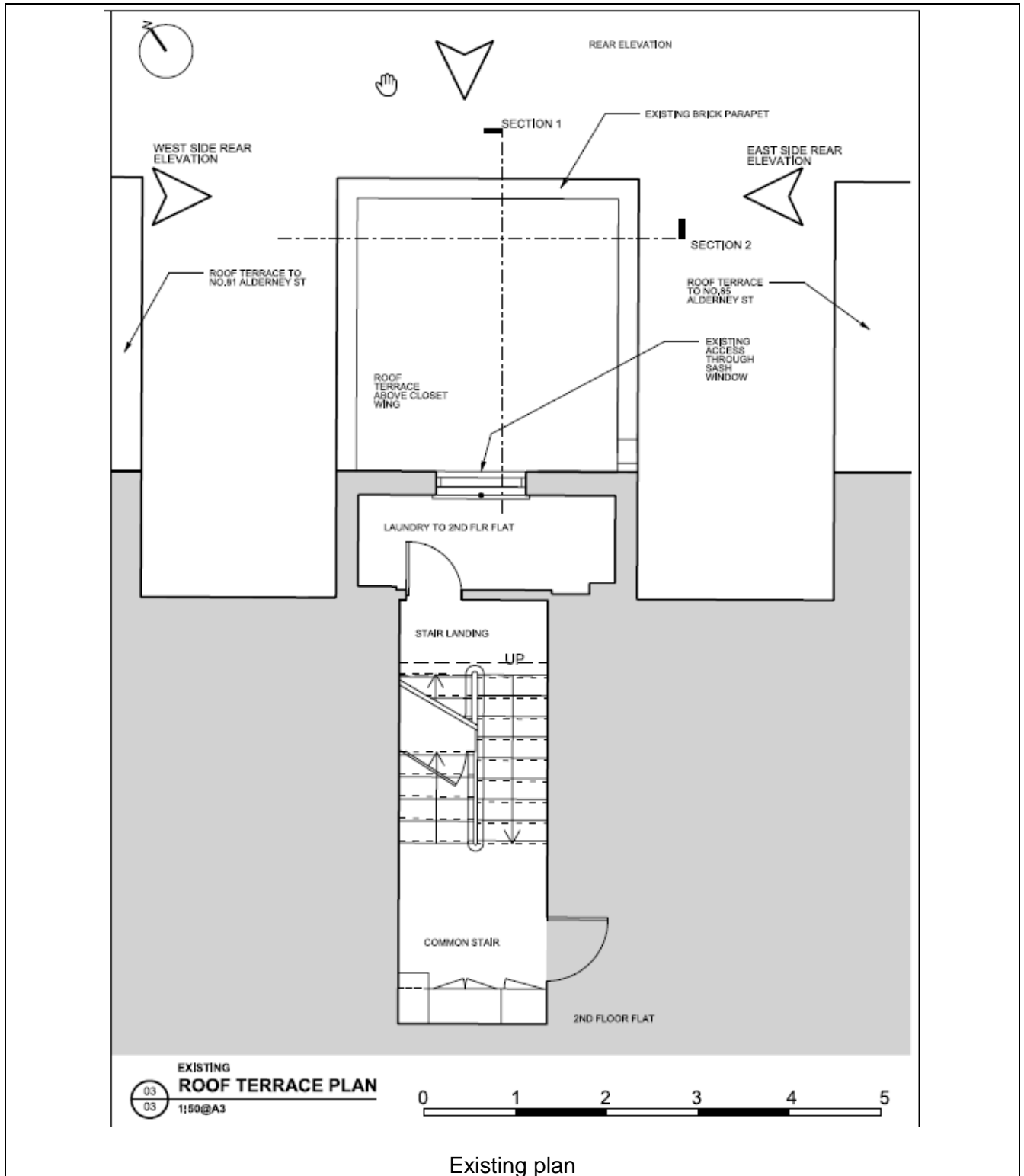
1. Application form
2. Memo from The Westminster Society dated 20.01.2015
3. Letter from occupier of Flat 3, 81 Alderney Street dated 07.02.2015

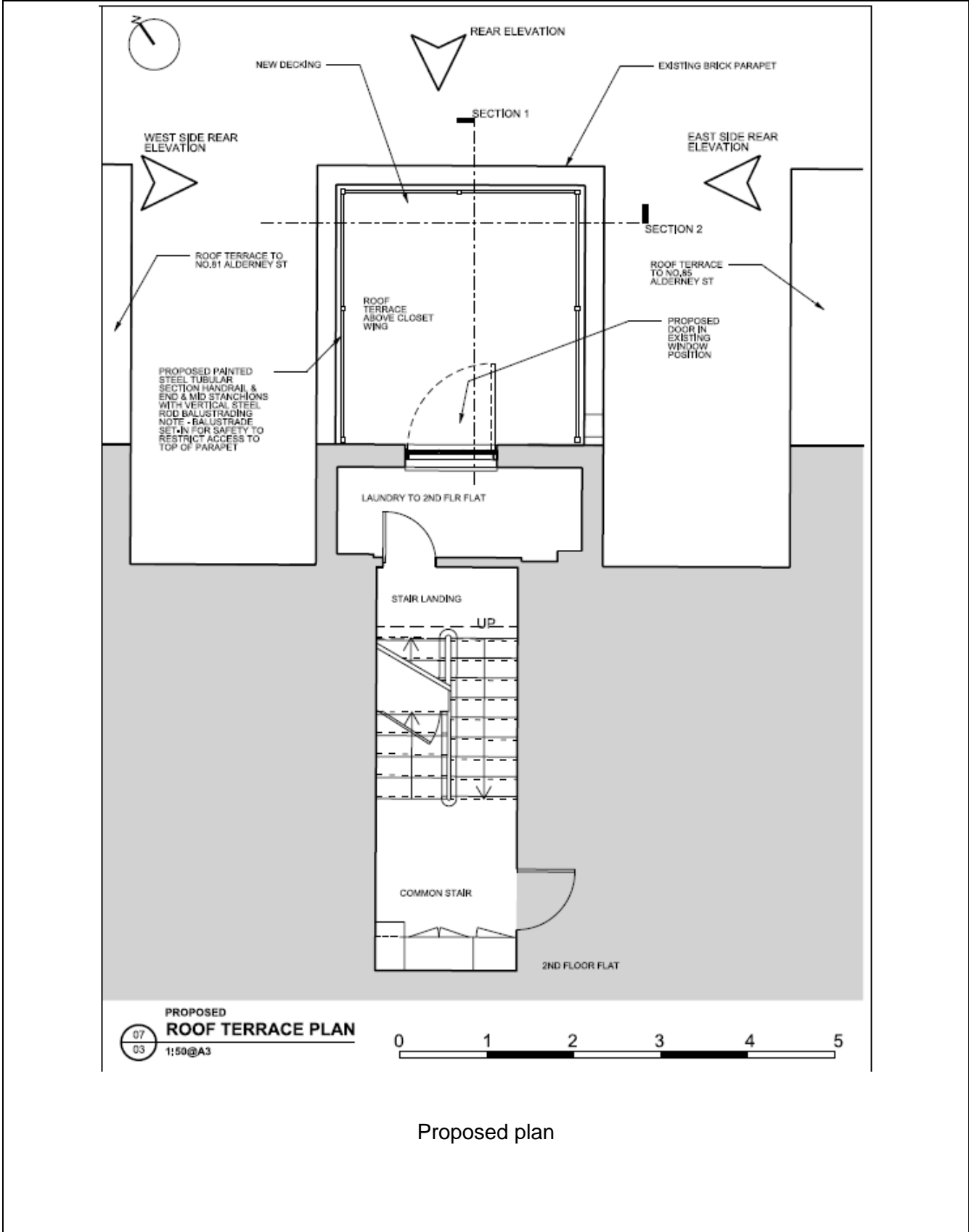
### Selected relevant drawings

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

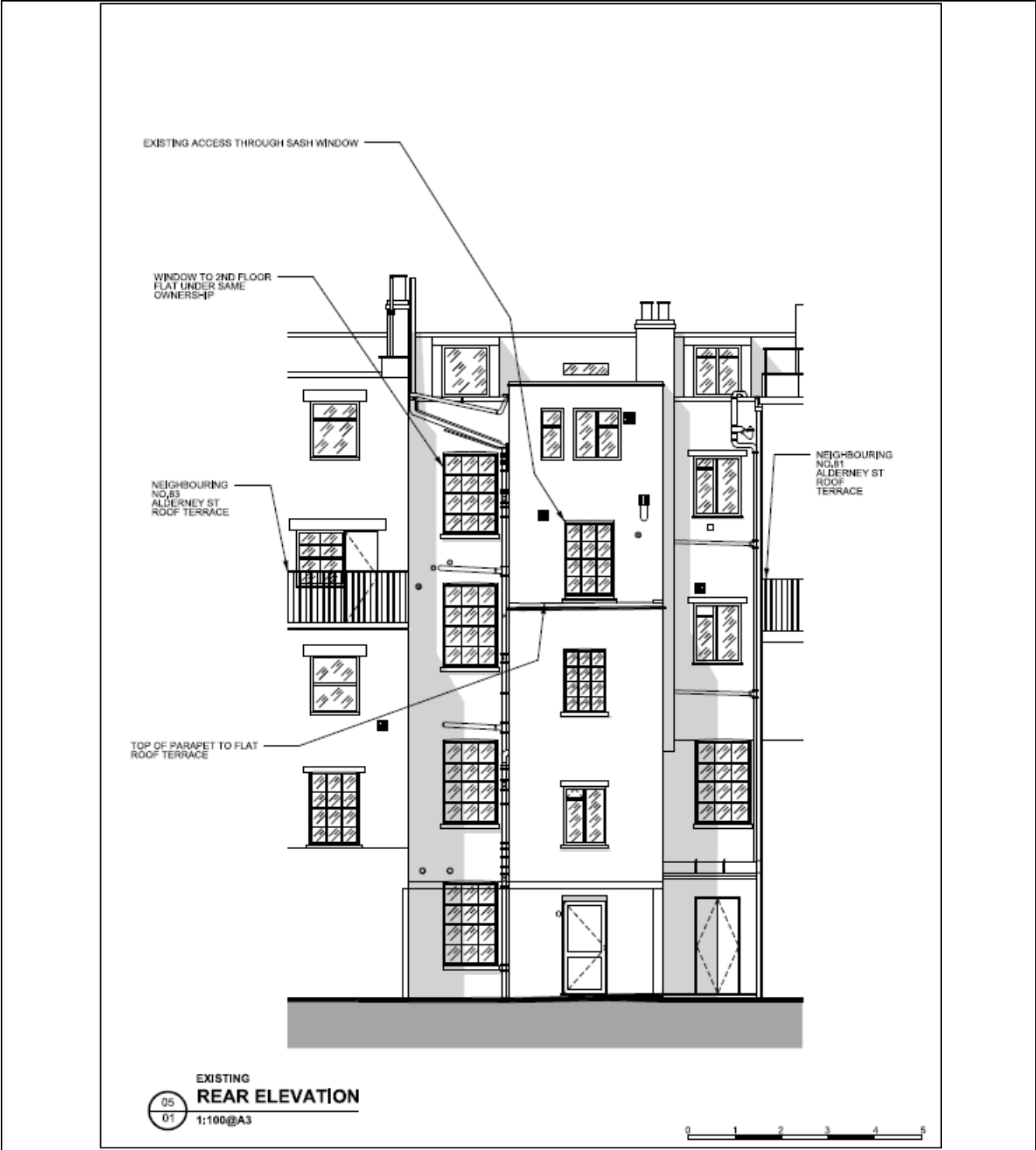
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: NATHAN BARRETT BY EMAIL AT NBARRETT@WESTMINSTER.GOV.UK

7. KEY DRAWINGS

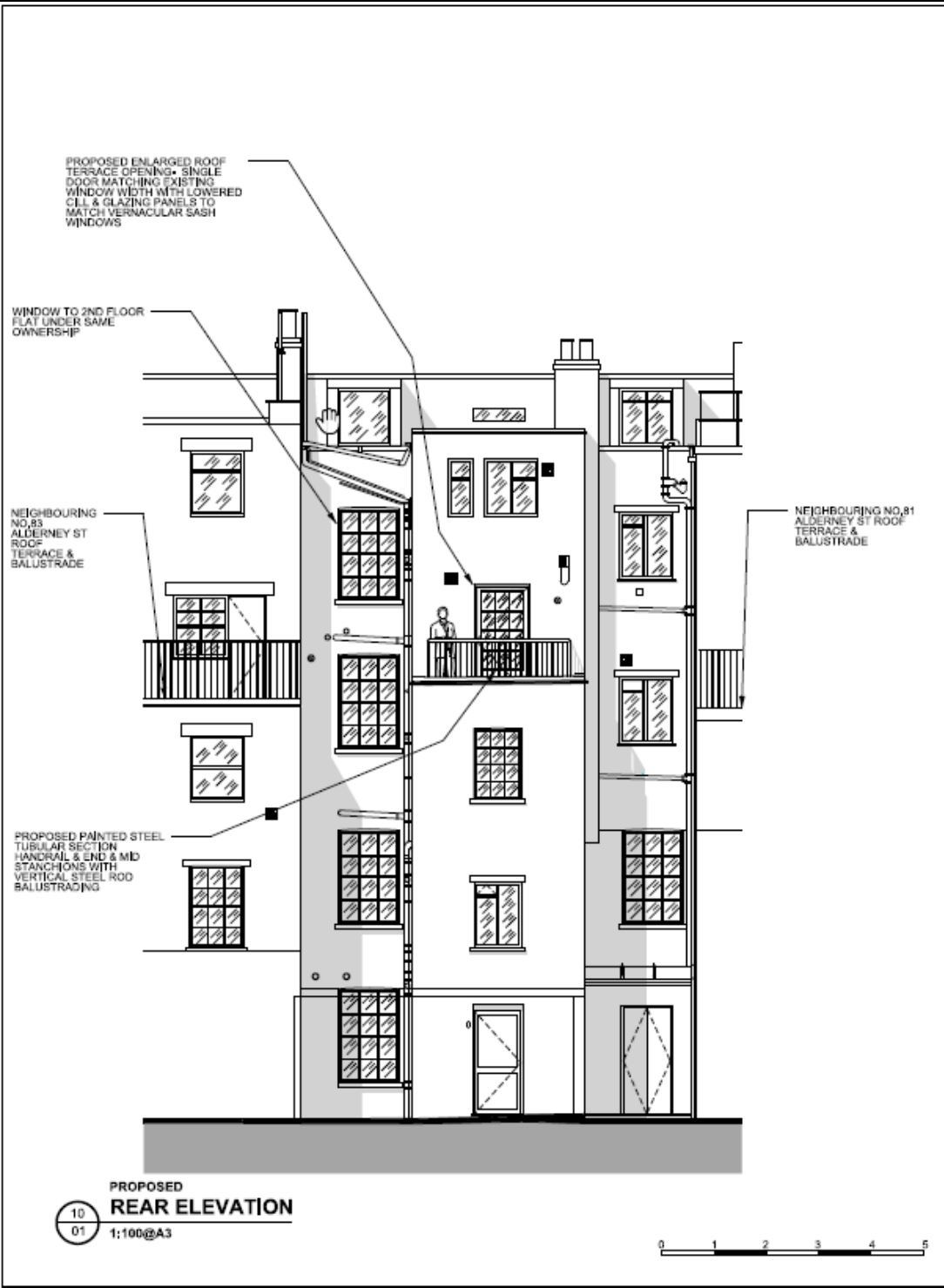




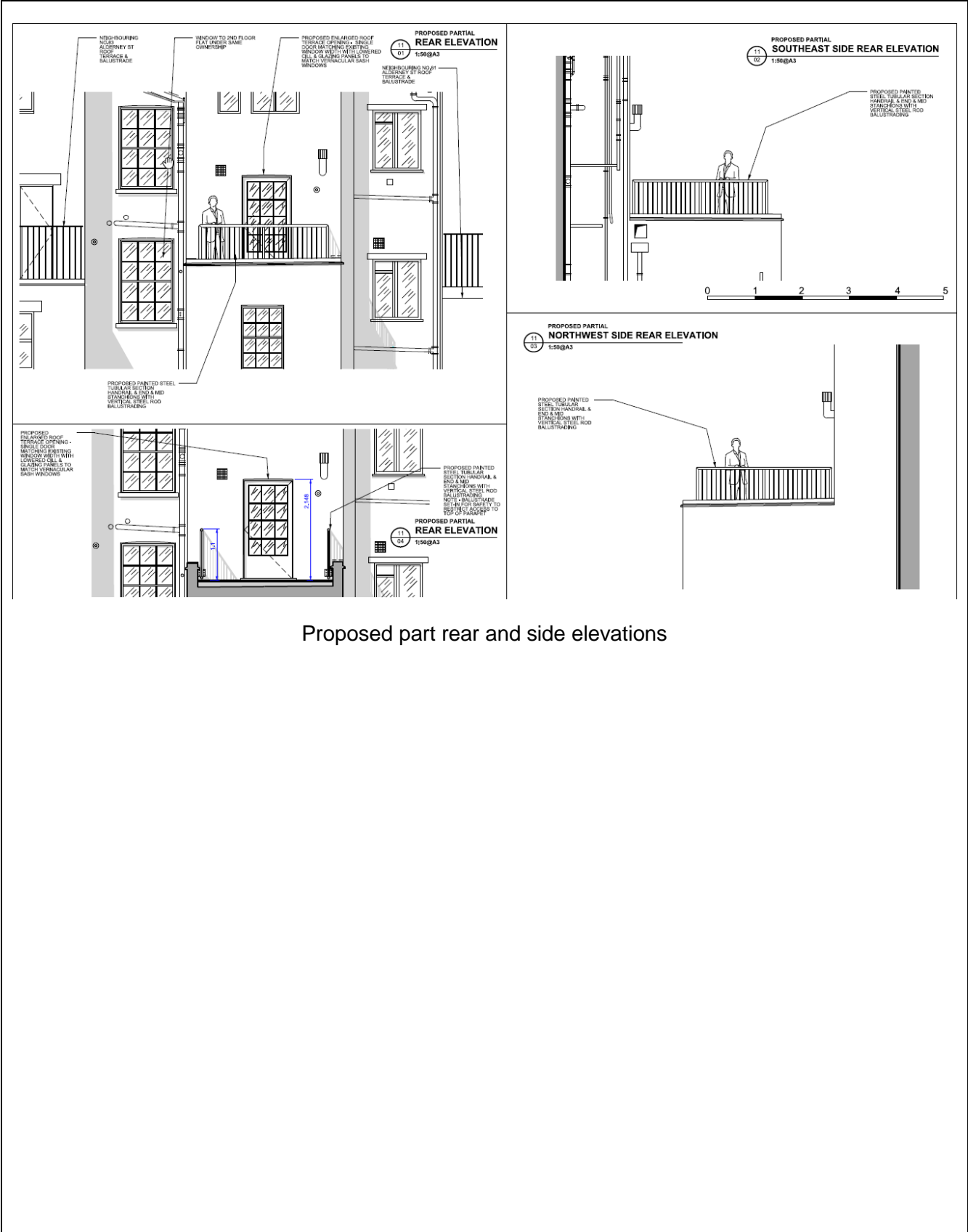
Proposed plan



Existing rear elevation



Proposed rear elevation



Proposed part rear and side elevations

**DRAFT DECISION LETTER**

**Address:** Second Floor, 83 Alderney Street, London, SW1V 4HF,

**Proposal:** Creation of roof terrace at rear second floor half landing level and associated alterations including new balustrade and replacement of window with door (Second Floor Flat).

**Reference:** 14/12491/FULL

**Plan Nos:** 01, 03, 05, 07C, 10B, 11B.

**Case Officer:** David Dorward **Direct Tel. No.** 020 7641 2408

**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 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 Pimlico 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.

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.