

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 8 November 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Warwick	
Subject of Report	5-9 West Warwick Place, London, SW1V 2DL,		
Proposal	Erection of mansard extension at roof level across 5 properties.		
Agent	Ms Muireann Murphy		
On behalf of	Warwick Place Symposium		
Registered Number	16/05527/FULL	Date amended/ completed	8 August 2016
Date Application Received	14 June 2016		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENDATION

Refuse permission – design and insufficient information to demonstrate that there would be no material adverse impact on daylight and sunlight to neighbouring residential properties.

2. SUMMARY

5-9 West Warwick Place is a group of unlisted Victorian terraced townhouses located in the Pimlico Conservation Area. The buildings are located on the west side of West Warwick Place, bounded by Warwick Way to the North and West Mews to the west. The properties comprise basement, ground and two upper storeys, numbers 6 to 9 are in use as single family dwellinghouses and number 5 has been sub-divided into two maisonettes.

The key issues are:

- *Impact upon the appearance of the buildings
- *Impact upon the character and appearance of the Pimlico Conservation Area
- *Impact on neighbouring amenity

The proposals are considered to be unacceptable in design terms. In addition, insufficient information has been provided to demonstrate that there will be no material adverse impact on daylight and sunlight to neighbouring properties, which would not accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (City Plan) and guidance within the Pimlico Conservation Area SPG. As such, it is recommended that planning permission is refused.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

COUNCILLOR AIKEN

My two fellow ward colleagues are supporting the objectors to this application. I have been contacted by the applicants for advice. As a gesture of fairness I am offering my support for this application. I believe that in order to keep families in Pimlico that it is important to allow sensible mansard developments that are in keeping of the area. I note that there are a number of mansards on neighbouring properties to these ones. I would ask that the decision be taken to a planning committee.

COUNCILLOR WILKINSON

This application will have a detrimental effect on both West Mews and West Warwick Way.

West Mews:

- 1) The mews is a compact area. The height of the proposed mansards will have an excessive impact on the other properties in the mews.
- 2) Connected to this impact, there is the associated loss of light.
- 3) The nature of the mews is that the properties are in close proximity. The new mansard windows will cause an appreciable loss of privacy.

West Warwick Place

- 1) This planning proposal is contrary to WCC's policy for the Pimlico Conservation Area. The stated aim of the conservation area is to keep the 'historic butterfly roof design' especially when there is an unbroken run of original roofs covering the whole terrace as there is here.
- 2) The proposed design is very large visually as it has a pitched central element rather than the flat central element on the other side of West Warwick Place.
- 3) The design of the proposed mansards is not as required by the Pimlico design guide. They should not have vertical brick end walls at either end.
- 4) Light would also be a problem for West Warwick Place as the mansards would increase the height of the properties out of proportion to their original design.

I would like to speak at the planning committee.

WESTMINSTER SOCIETY

No objection.

ARBORICULTURAL OFFICER

No objection in relation to the fig tree, but recommends conditions regarding it's protection during construction.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 56; Total No. of replies:53; No. of objections: 52; No. in support: 1

Objections received from neighbouring residential occupiers and interested parties on some or all of the following grounds;

Design:

- Excessive Height and bulk. The application will increase the height by 40% from the existing parapet height.
- The vertical alignment of applicant windows will be upset by the mansard windows lack of symmetry
- The extension is too big, out of proportion, out of step with neighbouring architecture and not conforming to the requirements of the Conservation Area.
- Loss of historic butterfly roof design
- Inappropriate brick walls at either end of the mansard
- Spoil views of butterfly roof design

Amenity:

- Loss of daylight and sunlight
- Loss of privacy from additional windows
- Create a sense of claustrophobia, as West Mews is at a lower level than West Warwick Place
- Additional noise emanating from larger properties

Other

- Architects drawings and design and access statement are inadequate.
- Fig tree in middle of the mews and worried about the effect during building work.
- Number 9 West Warwick place is not in a position to apply for this work as they are not the freeholder
- Construction impact
- No tree survey for ancient fig tree, lack of daylight could affect tree and planting on West Mews
- Increase pressure on parking
- Increase the existing echo in the mews
- Errors in supporting documents
- Frustration at the Pimlico society not objecting.
- Proposal does not state how building regulations can be met
- No details of bin storage areas

One letter of support from a neighbouring residential occupier on the following grounds:

- Mansard roofs are common in the area and proposals will produce an even roof line.
- Proposals would not have a detrimental impact on daylight
- Increased height not a problem

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

5-9 West Warwick Place is a group of unlisted Victorian terraced townhouses located in the Pimlico Conservation Area. The buildings are located on the west side of West Warwick Place, bounded by Warwick Way to the North and West Mews to the west. The properties comprise basement, ground and two upper storeys, numbers 6 to 9 are in use as single family dwellinghouses and number 5 has been sub-divided into two maisonettes.

6.2 Recent Relevant History

No recent relevant history.

7. THE PROPOSAL

Permission is sought for the erection of a mansard extension at roof level across the 5 properties comprising 5, 6, 7, 8 and 9 West Warwick Place. This will provide additional residential accommodation.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal seeks to extend the existing residential accommodation which is acceptable in principle in land use terms and in accordance with H3 of the UDP and S14 of Westminster's City Plan.

8.2 Townscape and Design

5-9 West Warwick Place is an attractive group of Victorian terraced townhouses of three storeys over basement in brick and stucco. They make a positive contribution to the character and appearance of the conservation area and are recognised as 'unlisted buildings of merit' in the Pimlico Conservation Area Audit. This also identified them as buildings unsuitable for roof extensions. This application seeks permission for mansard extensions across the entire terrace group.

Policy on roofs set out in the UDP DES6 (Roof Level Alterations and Extensions) which seeks to avoid roof extensions which would adversely affect the architectural character or unity of a building or group of buildings and supporting text at paragraph 10.69 notes: *There are some buildings where roof extensions are not appropriate. These include terraces or groups of buildings that have original unbroken or unaltered rooflines, buildings that are as high, or higher, than their neighbours, and buildings where the existing roof or skyline contributes to the character of the area.*

This terrace group is characterised by consistent architectural detail. They are unusual in Pimlico as they are a largely unaltered group which retains its simple unaltered roofline with roofs hidden behind a straight stucco parapet with projecting dentil cornice to the front and it appears that all properties except no 9 retain 'V' shaped roof forms. There are views towards this group from a number of surrounding streets and the terrace gaps to either side of the group provide views toward side elevations.

As such, the unaltered terrace and unbroken roofline provides an important reminder of the original form and detail of terraces which would have been found throughout Pimlico and make an important and positive contribution to the character of the conservation area. The chimneys and original roof forms would be lost as a result of proposals. This proposal is therefore unacceptable in principle in design terms.

In terms of detail, the end property of the group (number 9) would have a different, lower mansard meaning the roofscape would no longer be consistent across the entire group. Corner mansards are not proposed and the end walls would also be raised in brick, which would have a harmful impact in views from surrounding streets.

The application is therefore contrary to our adopted design policies set out in DES1, DES6 and DES9 of the UDP and S25 and S28 of the City Plan. The application is also contrary to the guidance set out in the Pimlico Conservation Area Audit (supplementary planning guidance).

8.3 Residential Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

Sunlight and Daylight

A number of objections have been received objecting to potential loss of daylight and sunlight. The applicant has provided a daylight and sunlight assessment, which concludes that the proposals fall within BRE guidelines. The report, however, does not contain the level of detail required in terms of impact on individual windows. It is not considered that the report contains sufficient detail in respect of the daylight or sunlight analysis to fully demonstrate that there will be no material adverse impact to neighbouring properties. As such, as the applicant has failed to demonstrate the daylight/sunlight impact to the satisfaction of the City Council, then as it stands it is contrary to ENV13 and S29.

Sense of Enclosure

A number of objections have been received, from the residents of West Mews, on the grounds that increasing the height of the application properties would cause a sense of enclosure within the mews. The proposed mansards would increase the height of the building by approx. 2.6m above the existing parapet and would be readily visible from the properties on West Mews, although given that the area in question is already significantly enclosed, it is not considered that the additional recessed roof storey would not result in a significant increase in enclosure sufficient to justify refusal on this ground.

Privacy

Objections have been received from the residents of West Mews and West Warwick Place, on the grounds of overlooking and a reduction in privacy. However, it is considered that the proposed windows would not cause a material loss of privacy over the existing situation given that the proposed windows are no closer to other residential properties than other windows in the application site. It is not considered that permission could be withheld on these grounds.

8.4 Transportation/Parking

Objectors have raised concerns that the increase in residential accommodation would result in additional parking demand. However, as no new units are being provided as part of the proposal it is not considered that the enlargement of the dwellings would not have a material impact on traffic generation or on-street parking pressure in this area.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The application does not propose any alteration to the existing means of access to the private residential dwellings.

8.7 Other UDP/Westminster Policy Considerations

Trees

A number of objections have raised concerns about the potential effect of the proposals on the fig tree located in West Mews due to a reduction in light and construction impact. The arboricultural officer has commented that it is unlikely that raising the roof height would have a harmful impact on the tree as a result of loss of light. If permission were to be granted, a pre-commencement condition would be attached requiring the applicant to apply to the City Council for approval of the ways in which they will protect the tree.

Refuse Storage

Had the application been acceptable in other respects, refuse and recycling storage requirements could be dealt with by condition.

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

An Environmental Impact Assessment is not required for a scheme of this size.

8.12 Other Issues

Construction Impact

Several objectors are very concerned about the noise and disruption associated with building work. It is a requirement of the Town and Country Planning Act 1990 (as amended) and the NPPF that applications are determined in accordance with the development plan. Noise and disturbance during construction is an unwelcome and well understood consequence of allowing new development. In a densely developed urban environment, it must be accepted that such disturbance will inevitably occur as a result of building works. The City Council cannot refuse permission to develop on the grounds that building work will be noisy and disruptive. Had this application been acceptable in other respects, the standard hours of work condition restricting noisy work to between 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays would have been imposed.

Ownership

Objections have been received relating to the ownership of the site and the ability of the applicants to implement the permission, in the event that planning permission is granted. However, this is a civil matter and not a material planning consideration, it would not be sustainable to refuse the application for this reason. The applicants have revised their application form to reflect the ownership of the site.

Building Regulations

An objection was received objecting that the proposals do not state how building regulations can be met, however this matter is subject to separate legislation and is not a matter for consideration at this stage.

9. BACKGROUND PAPERS

1. Application form
2. 2 Letters from Councillor Jacqui Wilkinson, dated 02 August and 10 August 2016
3. Letter from Councillor Nickie Aiken, dated 27 September 2016
4. Response from Westminster Society, dated 28 June 2016
5. E-mail from the Arboricultural officer dated 11 October 2016.
6. 2 letters from occupier of 4 West Mews, London, dated 6 July and 23 August 2016
7. Letter from occupier of 3 West Mews, London, dated 11 July 2016
8. 2 letters from occupier of 5 West Mews, London, dated 11 July and 17 August 2016
9. Letter from occupier of 1 West Mews, London, dated 13 July 2016
10. 3 Letters from office premises at 6 West Mews, London, dated 15 July, 12 August and 17 August 2016
11. 2 Letters from occupier of 4 West Warwick Place, London, dated 17 July and 24 August 2016
12. Letter from occupier of 28 St Georges Drive, London, dated 15 August 2016
13. Letter from occupier of 30-32 St Georges Drive, London, dated 15 August 2016
14. Letter from occupier of 2 West Mews, London, dated 15 August 2016
15. Letter from occupier of 110 Warwick Way, London, dated 15 August 2016
16. Letter from occupier of 4 West Warwick Place, dated 15 August 2016

17. Letter from occupier of 3 West Mews, London, dated 15 August 2016
18. Letter from occupier of 3 West Mews, London, dated 15 August 2016
19. Letter from occupier of 19 Wortley Road, Highcliffe on Sea, dated 16 August 2016
20. Letter from occupier of Flat 3 Canterbury House, Queen Alexandras Way, Epsom, Surrey, dated 16 August 2016
21. Letter from occupier of 7 West Mews, London, dated 16 August 2016
22. Letter from occupier of 7 Cranmer Court, Richmond Road, Kingston-upon-Thames, dated 16 August 2016
23. Letter from occupier of 7 West Mews, London, dated 17 August 2016
24. Letter from occupier of First Floor Flat, 1 West Warwick Place, London, dated 18 August 2016
25. Letter from occupier of Via Cittadella, 38 Piacenza, Italy, dated 23 August 2016
26. Letter from occupier of 19 Clarendon Street, Pimlico, dated 23 August 2016
27. Letter from occupier of The Leys Glasllwch Lane, Newport, Wales, dated 23 August 2016
28. Letter from occupier of Castillo de Correo No 1 El Carril Provincia de Salta, Argentina, dated 23 August 2016
29. Letter from occupier of Castillo de Correo No 1 El Carril Provincia de Salta, Argentina, dated 23 August 2016
30. Letter from occupier of 7 Hillfield Close, Redhill, dated 24 August 2016
31. Letter from occupier of Flat 1 West Warwick Place, London, dated 24 August 2016
32. Letter from occupier of via Cittadella, 38 Piacenza, Italy, dated 25 August 2016
33. Letter from occupier of via Cittadella, 38 Piacenza, Italy, dated 25 August 2016
34. Letter from occupier of 3506 Landmark, London, dated 25 August 2016
35. Letter from occupier of 433 Chemin de la Martourette Le Tignet, France, dated 25 August 2016
36. Letter from occupier of 433 Chemin de la Martourette Le Tignet, France, dated 25 August 2016
37. Letter from occupier of 41 Hormead Road, London, dated 26 August 2016
38. Letter from occupier of 5 West Mews, London, dated 26 August 2016
39. Letter from occupier of Muckleridge Matfren, Newcastle Upon Tyne, dated 26 August 2016
40. Letter from occupier of 7 Cranmer Court, Richmond Road, Kingston-upon-Thames, dated 26 August 2016
41. Letter from occupier of 107 Southover Burton Bradstock Bridport, dated 26 August 2016
42. Letter from occupier of Flat 14 Norfolk Mansions, Prince of Wales Drive, London, dated 26 August 2016
43. Letter from occupier of 298/629 Gardeners Road Mascot, Sydney, Australia , 26 August 2016
44. Letter from occupier of 7 Hillfield Close, Redhill, dated 27 August 2016
45. Letter from occupier of 90d Higher Drive, Purley, dated 27 August 2016
46. Letter from occupier of 5 Greenlaw Gardens, New Malden, London, dated 27 August 2016
47. Letter from occupier of 6 Iddesleigh Road, Bristol, 27 August 2016
48. Letter from occupier of Garden Floor Flat 17 Hampton Road, Bristol, dated 27 August 2016
49. Letter from occupier of 19 South View, Letchworth, dated 28 August 2016
50. 28 Boundary Road, Leicester, dated 28 August 2016
51. Letter from occupier of 3 West Warwick Place, London, dated 29 August 2016
52. Letter from occupier of Noordsingel 161a Rotterdam, The Netherlands, dated 29 August 2016
53. Letter from occupier of 21 Clarendon Street, London, dated 1 September 2016

54. Letter from occupier of 17 Clarendon Street, London, dated 28 September 2016
55. Letter on behalf of the applicants dated 27 September 2016.

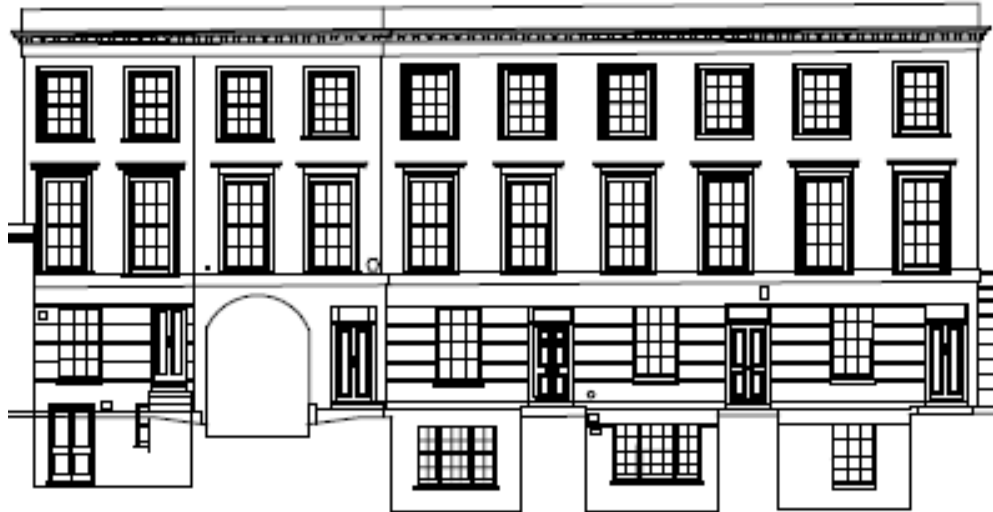
Selected relevant drawings

(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: LOUISE FRANCIS BY EMAIL AT southplanningteam@westminster.gov.uk

10. KEY DRAWINGS

Existing Front Elevation



Proposed Front Elevation



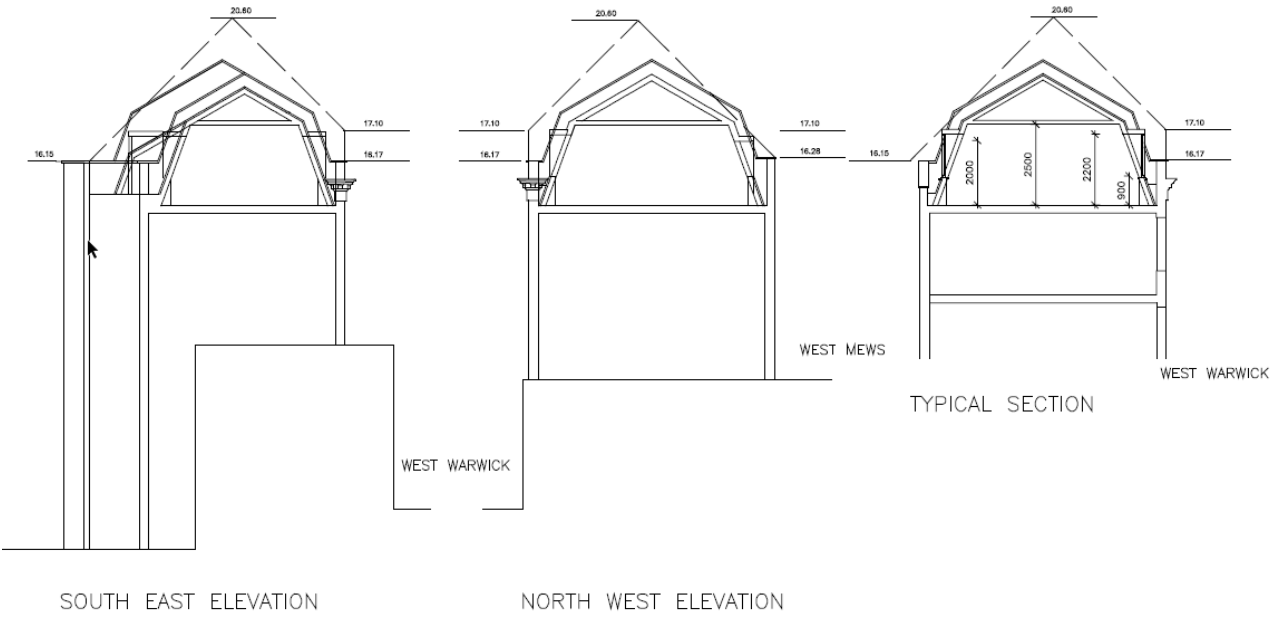
Existing Rear Elevation



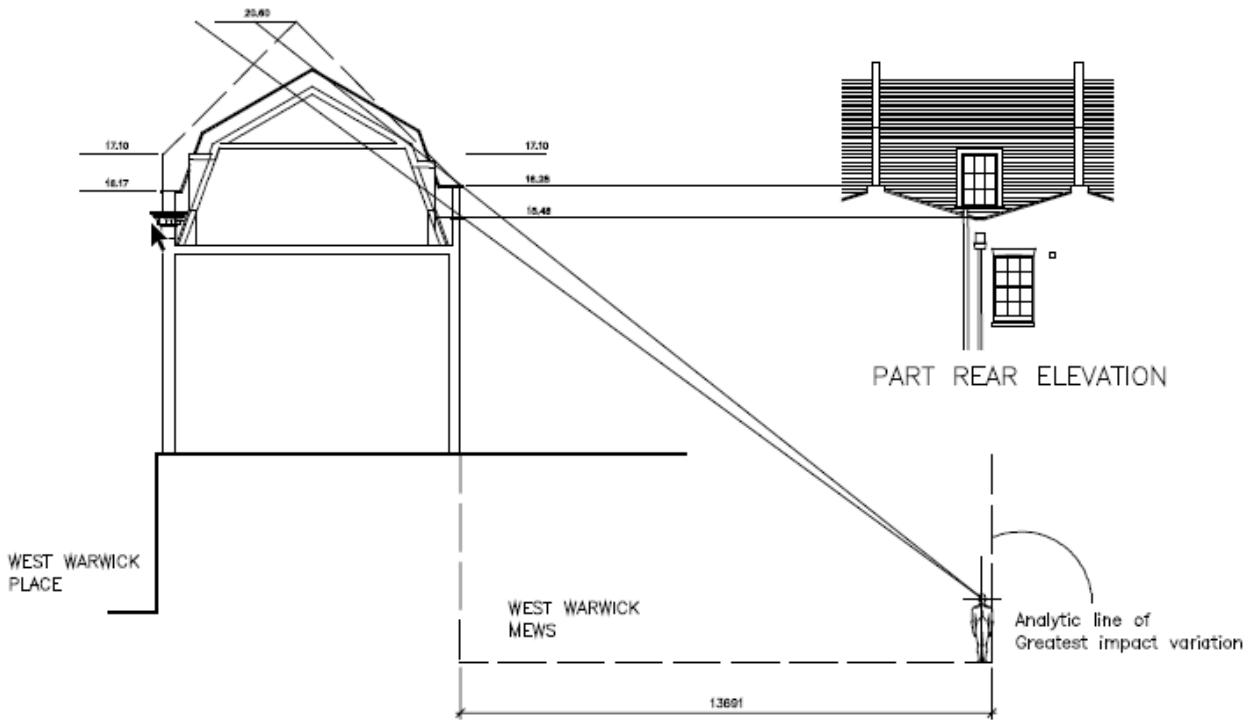
Proposed Rear Elevation



Proposed Sections



Visual Impact Diagram



Proposed Front Elevation



Proposed Rear Elevation



DRAFT DECISION LETTER

Address: 5-9 West Warwick Place, London, SW1V 2DL,
Proposal: Erection of mansard extension at roof level across 5 properties.
Reference: 16/05527/FULL
Plan Nos: Site Location Plan; C01; C200 A; C04 B; C02; C05 B, C07

For information purposes:

Planning, Design & Access Statement dated June 2016; Daylight and Sunlight Assessment dated 8 August 2016

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

Recommended Condition(s) and Reason(s):

Reason:

Because of their design, height, location and loss of the original roofscape, the proposed mansard extensions would be visually intrusive and harm the appearance and architectural unity of this group of buildings and would fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area. This would not meet S25 and S28 of Westminster's City Plan (July 2016) and DES6, DES 1 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. It would also fail to comply with the guidance set out in the Pimlico Conservation Area Audit SPG.

Reason:

The application contains insufficient information to demonstrate that there would be no material adverse impact on daylight and sunlight to neighbouring residential properties, contrary to ENV13 of our Unitary Development Plan (January 2007) and S29 of Westminster's City Plan (July 2016).

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.

2. In relation to the second reason for refusal (daylight/sunlight), you are advised that you would need to submit a full report in line with BRE guidance, detailing the impact of the development on each of the potentially affected windows, in terms of impact on Vertical Sky Component, daylight distribution and year-round and winter sunlight. The report will need to contain window

maps so we can see the location of the windows that have been tested.

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.