

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 13 th December 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Tachbrook	
Subject of Report	14 Moreton Terrace, London, SW1V 2NX,		
Proposal	Erection of a new mansard roof extension and modifications to openings at lower ground floor.		
Agent	DIZarchitects Ltd		
On behalf of	Mr & Mrs Going		
Registered Number	16/08195/FULL	Date amended/ completed	26 August 2016
Date Application Received	26 August 2016		
Historic Building Grade	Unlisted		
Conservation Area	Pimlico		

1. RECOMMENDATION

Refuse permission – design grounds.

2. SUMMARY

14 Moreton Terrace is a mid-terrace property comprising basement, ground and two upper floors located within the Pimlico Conservation Area. The property is in residential use as a single-family dwellinghouse.

Permission is sought for the erection of a new mansard roof extension and modifications to openings at lower ground floor.

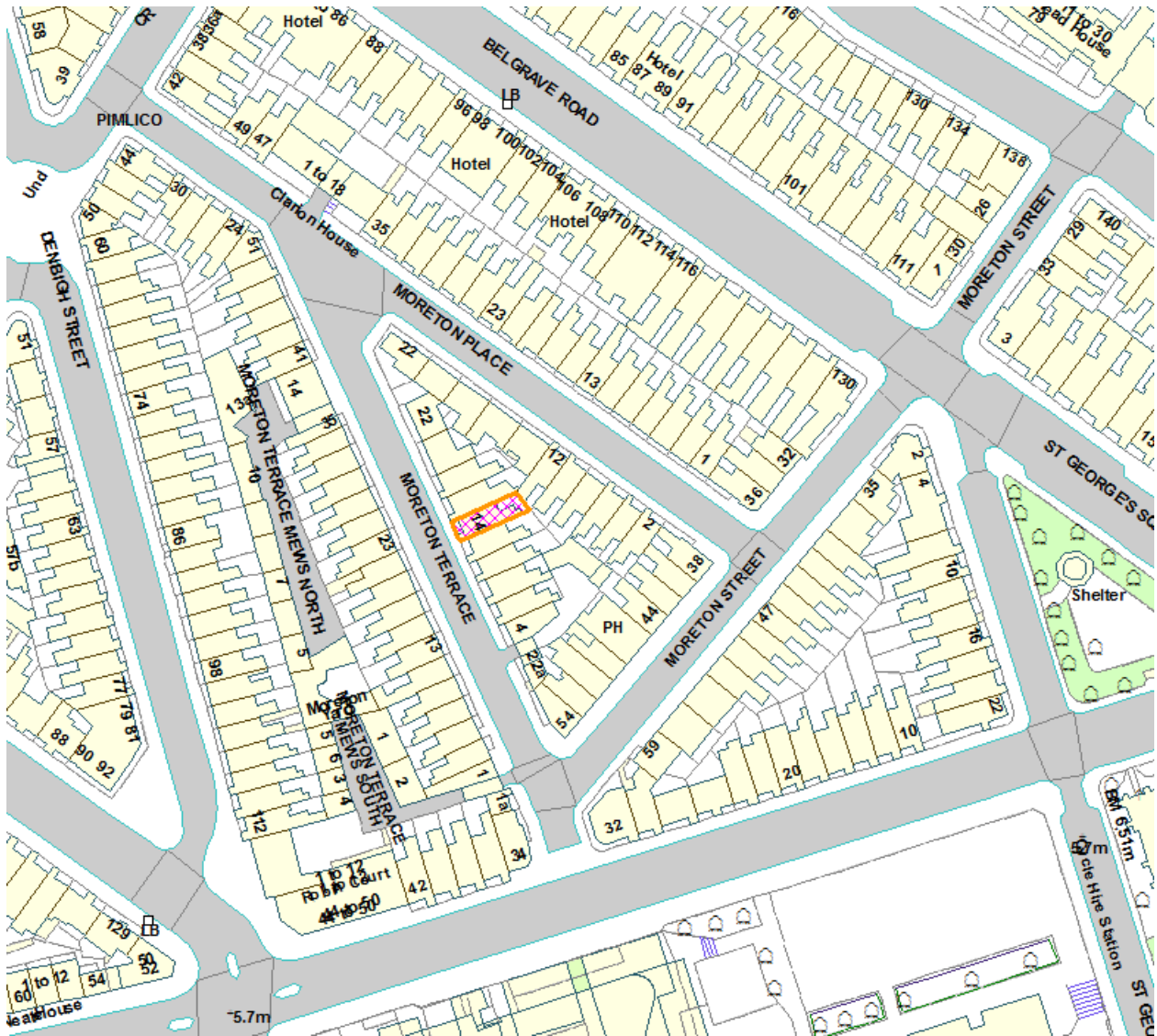
The key issues for consideration are:

- The impact on the character and appearance of the building and the Pimlico Conservation Area;
- The impact on the amenity of neighbouring residential properties.

In 2003 planning permission was refused for the erection of a single-storey mansard roof extension. It was considered that the proposed mansard by reason of its 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 and would fail to either preserve or enhance that character and appearance.

Four letters of support and 12 objections have been received from neighbouring residents. The objections are raised on design 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 2003 decision, the scheme is considered unacceptable in design grounds and is recommended for refusal.

3. LOCATION PLAN



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4. PHOTOGRAPHS



14 Moreton Terrace



Current roofline

5. CONSULTATIONS

COUNCILLOR ANGELA HARVEY:

Supports this application because the adjoining houses 16, 18, and 20 have mansards and committee recently approved a mansard at no.6 Moreton Terrace.

WESTMINSTER SOCIETY:

No objection

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 50

Total No. of replies: 17

No. of objections: 13

No. in support: 4

Four letters of support on the following grounds (including a letter from The Moreton Triangle Residents Association):

- Precedent already set due to mansards at the neighbouring properties of 16, 18 and 20;
- A mansard built in accordance with WCC guidelines would enhance the street and conservation area;
- The building is not listed.
- Permission recently granted for a mansard at No.6.

12 letters of objection on the following grounds:

- A mansard roof extension would harm the character and appearance of the terrace, unified roofline, butterfly roof, the conservation area, and 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 a similar proposal was refused in 2003.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

14 Moreton Terrace is a mid-terrace property comprising basement, ground and two upper floors located within the Pimlico Conservation Area. The property is in residential use as a single-family dwellinghouse.

6.2 Recent Relevant History

On 20th March 2003 planning permission for the erection of a single storey mansard roof extension was refused on the grounds that the extensions bulk and height was unacceptable in principle, and would adversely affect the character and appearance of this building, the terrace and the Pimlico Conservation Area. (RN: 02/09716/FULL)

6 Moreton Terrace

An application was reported to Planning Committee on 4 October 2016 with an officer's recommendation for refusal on design grounds: '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.

Committee resolved that against the recommendation the application be granted due to the terrace already containing a large number of mansard roofs, it was considered that the proposed mansard roof and loss of the existing butterfly roof would not harm the character or appearance of the building or the Pimlico Conservation Area. (16/06491/FULL).

7. THE PROPOSAL

Permission is sought for the erection of a third floor mansard roof extension to provide additional habitable accommodation and modifications to openings at lower ground floor level.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal would increase the size of an existing single family dwellinghouse and is considered acceptable in land use terms.

8.2 Townscape and Design

12 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.

4 letters of support have also been received, primarily raising the issue that they consider a precedent has been set due to mansards at the neighbouring properties of 16, 18 and 20, as well as a mansard recently approved at no.6.

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. 6-12 forms part of a group with the adjoining properties to the north, 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 a currently unbroken row of properties with London (butterfly) roofs, which define a unifying pattern to the rear elevation of this group when viewed from both the small mews behind and from high level views from surrounding properties within the conservation area. Nos. 2a through to 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. 14 would also harm the character and appearance of the group, which would be contrary to DES 6 (iii).

Although the applicant refers to a recently approved mansard extension at no.6, this is not thought to set a precedent as no. 6-12 forms part of a group with the adjoining properties to the north, the terraced houses at nos. 14-18 step forward and have different design details.

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 single family dwelling; 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

Policy ENV13 of the UDP states that the Council will resist proposals that would result in a material loss of daylight/sunlight, particularly to dwellings, and that developments should not result in a significant increased sense of enclosure, overlooking or cause unacceptable overshadowing. Similarly, Policy S29 of the City Plan aims to protect the amenity of residents from the effects of development.

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.

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

Not applicable.

9. BACKGROUND PAPERS

1. Application form
2. Email from Councillor Angela Harvey dated 29 November 2016
3. Response from Westminster Society dated 13 September 2016
4. Letter from Moreton Triangle Residents Association and occupier of 25 Moreton Place dated 10 October 2016
5. Letter from occupier of 21 Moreton Terrace dated 12 September 2016
6. Letter from occupier of 17 Moreton Terrace, dated 16 September 2016
7. Letter from occupier of 2 Moreton Terrace dated 16 September 2016
8. Letter from occupier of 5 Lansdowne Mews dated 19 September 2016
9. Letter from occupier of 34 Great James Street dated 21 September 2016
10. Letter on behalf of occupiers of 10 Moreton Terrace dated 22 September 2016
11. Letter from occupier of 84 St Georges Square dated 23 September 2016
12. Letter from occupier of 15 Moreton Terrace dated 24 September 2016
13. Letter from occupier of 5 Lansdowne Mews dated 28 September 2016
14. Letter from occupier of 19 Cumberland St dated 30 September 2016
15. Letter from occupier of 2 Moreton Terrace dated 30 September 2016
16. Letter on behalf of occupier of 44 Moreton Street dated 2 October 2016
17. Letter from occupier of 38 Teneure Road East dated 6 October 2016
18. Letter from occupier of Flat 1, 2 Moreton Place dated 7 October 2016
19. Letter from Arthur Campbell- Walter (address unknown) dated 22 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: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk

10. KEY DRAWINGS



EXISTING STREET SCENE



PROPOSED STREET SCENE



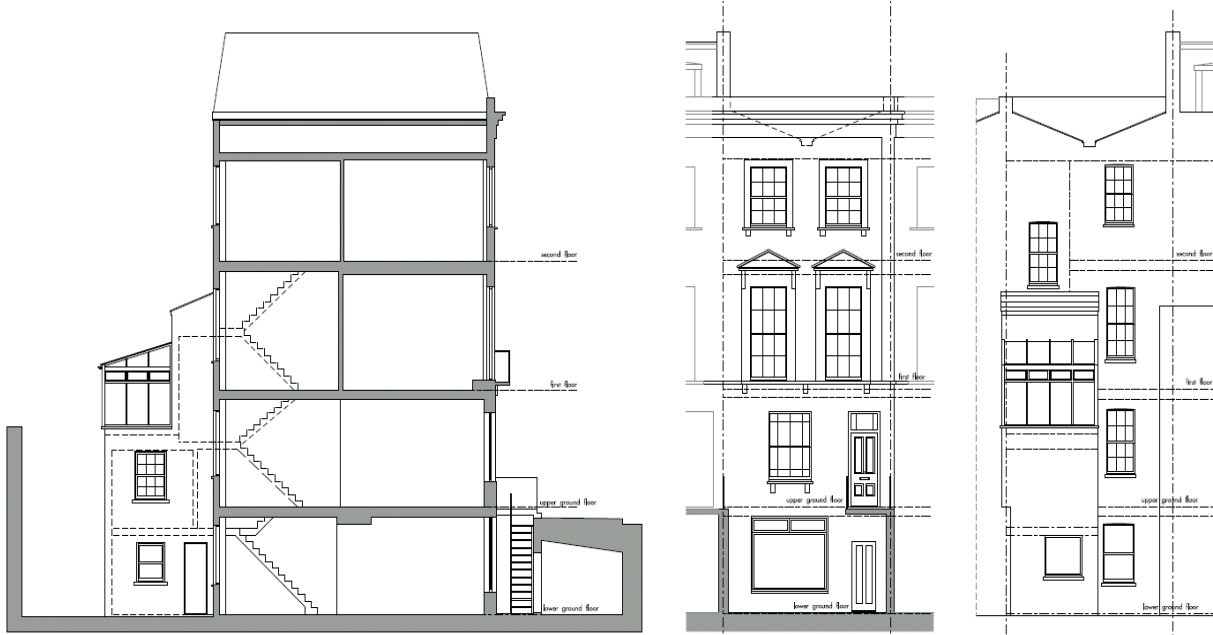
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NO.	REVISION	DATE
A	ISSUED FOR PLANNING	28.07.2016

14 Moreton Terrace, London	
PROJECT	EXISTING & PROPOSED STREET SCENE
SCALE	1:100 @ A3
DATE	JULY 2016
REVISION	A
CLIENT NO.	00P030

Existing and proposed elevations



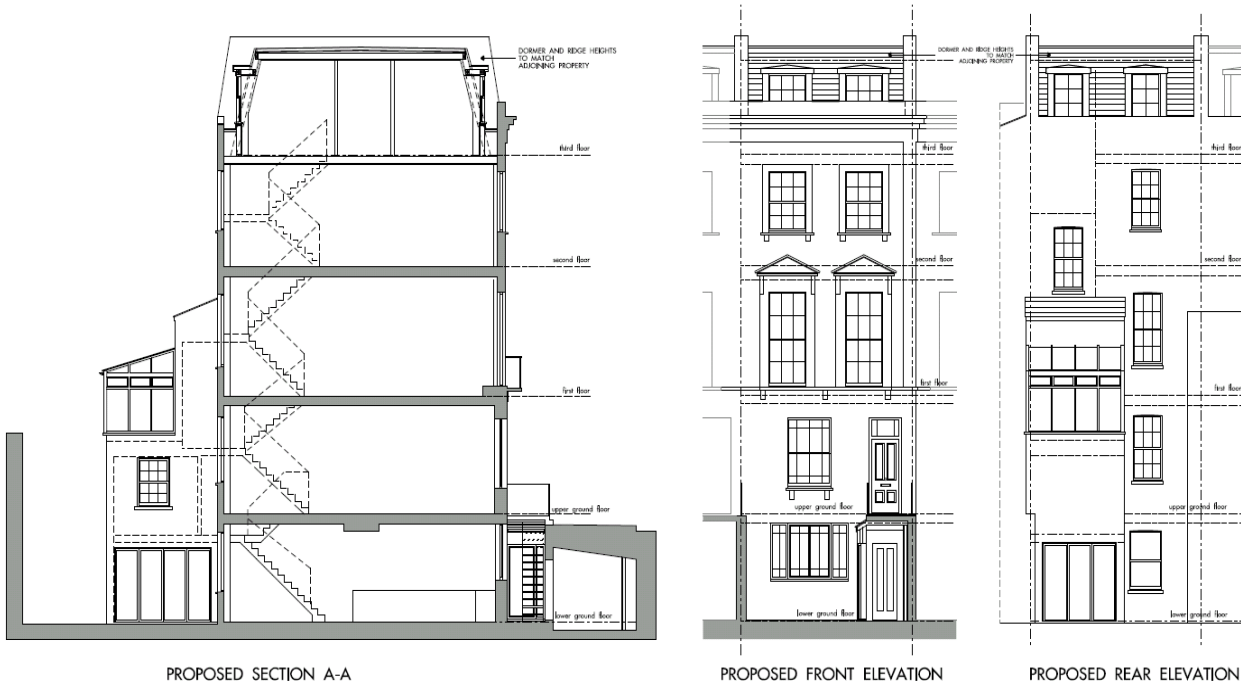
EXISTING SECTION A-A

EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION

 Hob Lodge, 88 Cavendish Park, London W5 1EU t: +44 (0)20 898 7376 f: +44 (0)20 898 8184 email: contact@ dizarchitects.com	Scale in Metres 	REV	DATE	REV	DATE	14 Moreton Terrace, London REF: 00PO20 EXISTING SECTION & ELEVATIONS DRAWN BY: ML DATE: JULY 2016 CHECKED BY: A
		A	BUILD FOR PLANNING		25/07/2016	

Existing section



<p>Holf Lodge, 38 Canford Park London, W5 1EU Tel: +44 (0) 20 896 7576 Fax: +44 (0) 20 896 8184 Email: contact@dizarchitects.com</p>	<p>Scale in Metres</p>	REV	DATE	REV	DATE	<p>14 Moreton Terrace, London</p> <p>PROPOSED SECTION & ELEVATIONS</p> <p>SCALE 1:100 @ A3</p> <p>DESIGNER DR</p> <p>DATE JULY 2016</p> <p>PROJECT NO. 00P120</p> <p>REVISION A</p>
		A	ISSUED FOR PLANNING	25/07/2016		

Proposed section

DRAFT DECISION LETTER

Address: 14 Moreton Terrace, London, SW1V 2NX,

Proposal: Erection of a new mansard roof extension and modifications to openings at lower ground floor.

Reference: 16/08195/FULL

Plan Nos: Site location plan; 00P010 Rev A; 00P020 Rev A; 00P030 Rev A; 00P110 Rev A; Design and access statement.

Case Officer: Seana McCaffrey

Direct Tel. No. 020 7641 1091

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.

Item No.

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