

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 20 December 2016	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	5 Chester Mews, London, SW1X 7AH,		
Proposal	Replacement of a sash window with double glazed French doors with projecting balcony at rear first floor level and installation of two velux rooflights to the rear roof slope.		
Agent	Mr Riccardo Vicarelli		
On behalf of	Mr Valerio Mancini		
Registered Number	16/07591/FULL	Date amended/ completed	9 August 2016
Date Application Received	9 August 2016		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

The application site is a first floor flat (with roofspace above) set within a residential block spanning Nos 5 to 9 Chester Mews.

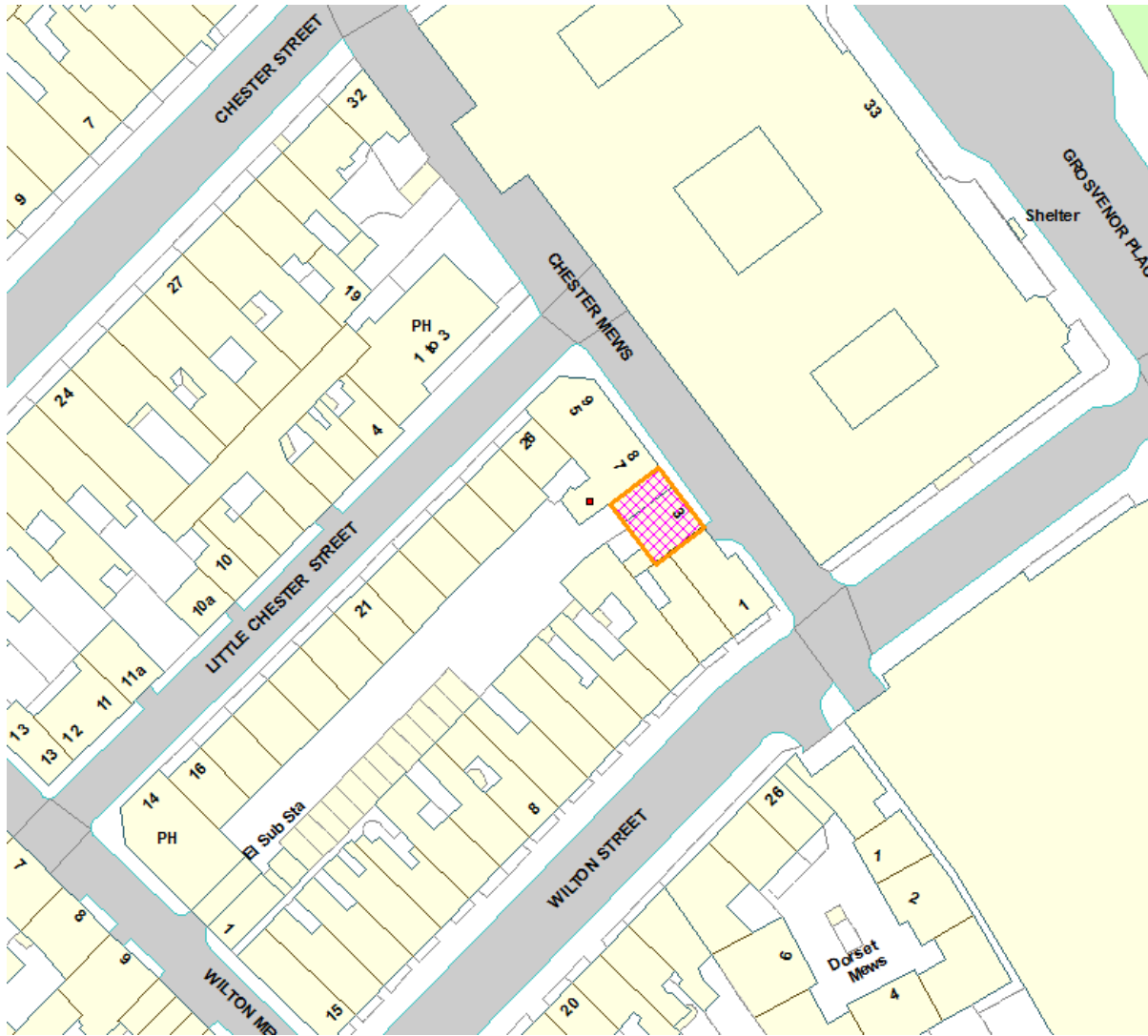
Planning permission is sought for the replacement of one rear sash window with a double glazed French door with a projecting balcony and the installation of two velux rooflights to the rear roof slope to serve the loft area.

The key issue in this case is:

* The impact of the proposals on neighbouring residential amenity.

Subject to the recommended conditions, the proposals are considered acceptable and are in line with the policies set out in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP).

3. LOCATION PLAN



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4. PHOTOGRAPHS

Front elevation



Rear elevation

5. CONSULTATIONS

Belgravia Neighbourhood Forum
Any response to be reported verbally.

Belgravia Residents Association
Any response to be reported verbally.

Belgravia Society
Objection on the grounds of loss of privacy to 1 Wilton Row.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 5
Total No. of replies: 4
No. of objections: 4
No. in support: 0

Four letters of objection have been received from the owners/occupiers of 1 Wilton Street, 2 Wilton Street, 3 Chester Mews and 7 Chester Mews on the following grounds:

Amenity
-Loss of privacy
-Increased sense of overlooking

Other
-Safety issues.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

No. 5 Chester Mews is a flat within the residential block of 5-9 Chester Mews. The block spans an access into a private road allowing access to the rear of properties along Little Chester Street. The site is not listed and is within the Belgravia Conservation Area.

6.2 Recent Relevant History

None relevant.

7. THE PROPOSAL

Planning permission is sought for the replacement of one rear sash window with a double glazed French door with a projecting balcony and the installation of two Velux rooflights to the rear roof slope to serve the loft area.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The proposal would not result in any land use changes.

8.2 Townscape and Design

These minor works to the rear will have little impact on the character and appearance of the conservation area and are acceptable in design terms. The window should be painted timber, the balcony balustrade should be finished in black and roof lights should be conservation roof lights. It is recommended this is secured by condition.

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.

The initial proposal submitted was for the replacement of two sash windows with two double glazed French doors with projecting balconies at rear first floor level and installation of three velux rooflights to the rear and side roof slopes. The application has since been amended to omit the balcony/French window above the conservatory to No. 3 Chester Mews and to omit the rooflight in the side roofslope facing 1 Wilton Street.

The Belgravia Society objects to the application on the grounds that there will be a loss of privacy as a result of overlooking to the neighbouring property of no. 1 Wilton Street. Three letters of objection have been received from the neighbouring occupiers on the grounds of a loss of privacy due to the side roof light and the balconies.

1 Wilton Street & 2 Wilton Street raise concerns with regards to the installation of the rooflights stating the side roof light would allow direct views into their properties. The omission of the rooflight to the side roofslope is considered to address these issues.

The occupiers of 3 Chester Mews raise concerns with regards to sunlight and privacy issues - this was with regards to the initial proposal which included a second balcony located directly above their glass conservatory; this balcony has since been omitted from the application.

It is considered that the proposed balcony is discreet and located a sufficient distance from neighbouring properties. The balcony is compact and unlikely to accommodate more than one person sitting out. There would be oblique views to the conservatory of No. 3 Chester Mews, which are not considered to create a significant degree overlooking sufficient to justify refusing the application, particularly given that the conservatory forms part of a commercial premises. The flat at No. 7 Chester Mews already has a large

screened terrace and there will be some degree of mutual overlooking as a result of the proposed balcony.

The amendments made to the application are considered to overcome the objections raised from 1 Wilton Street, 2 Wilton Street & 3 Chester Mews.

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

The owner of 7 Chester Mews states that no notice was served upon them. The applicant has completed the correct Certificate of ownership on the planning application form and states that notice has been served.

BACKGROUND PAPERS

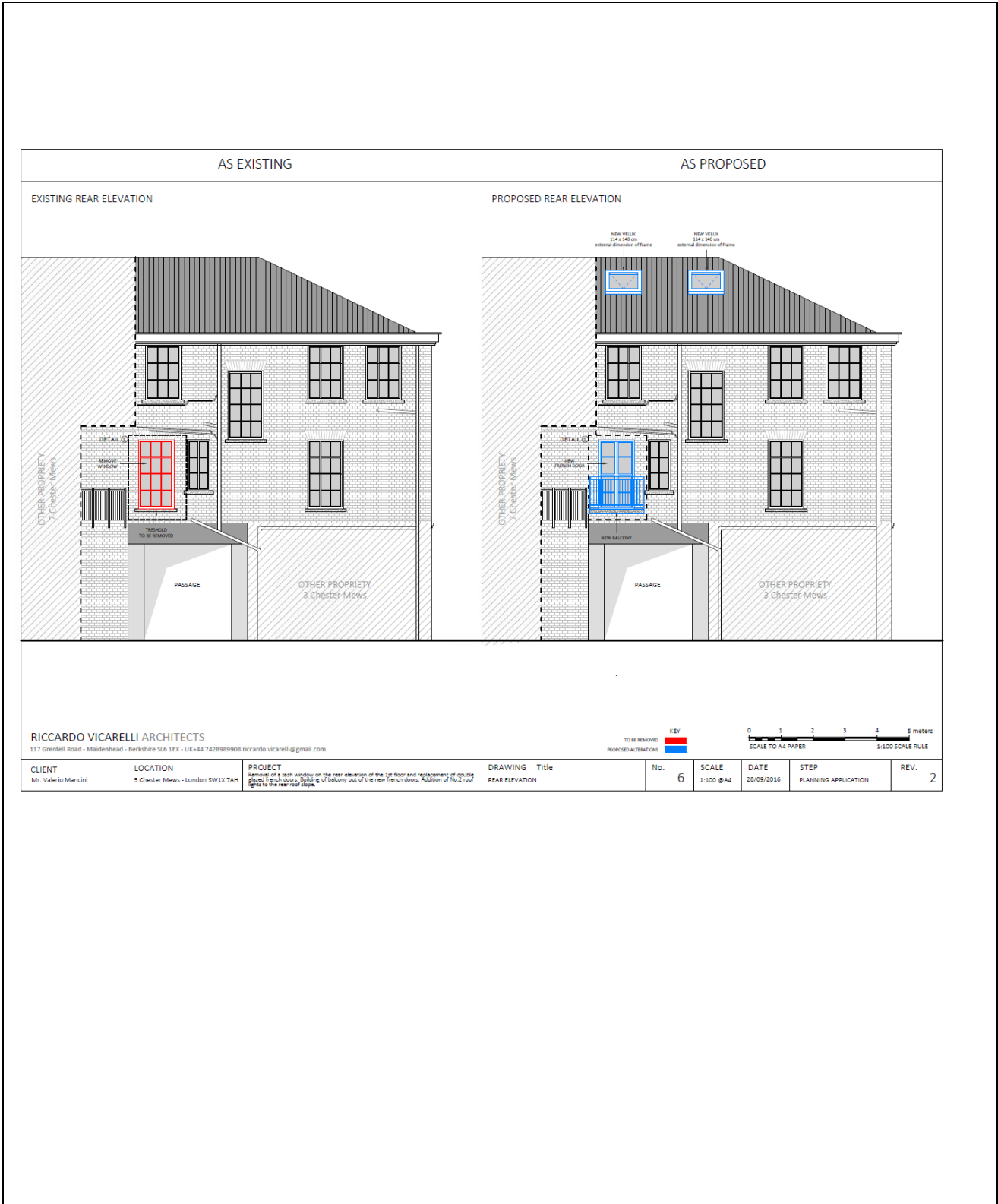
1. Application form
2. Response from the Belgravia Society, dated 25 August 2016
3. Letter from occupier of 2 Wilton Street, Belgravia, dated 31 August 2016
4. Letter from occupier of 3 Chester Mews, Belgravia, dated 24 August 2016
5. Letter from occupier of 7 Chester Mews, London, dated 6 September 2016
6. Letter from occupier of 1 Wilton Street, Belgravia, dated 17 August 2016

Selected relevant drawings

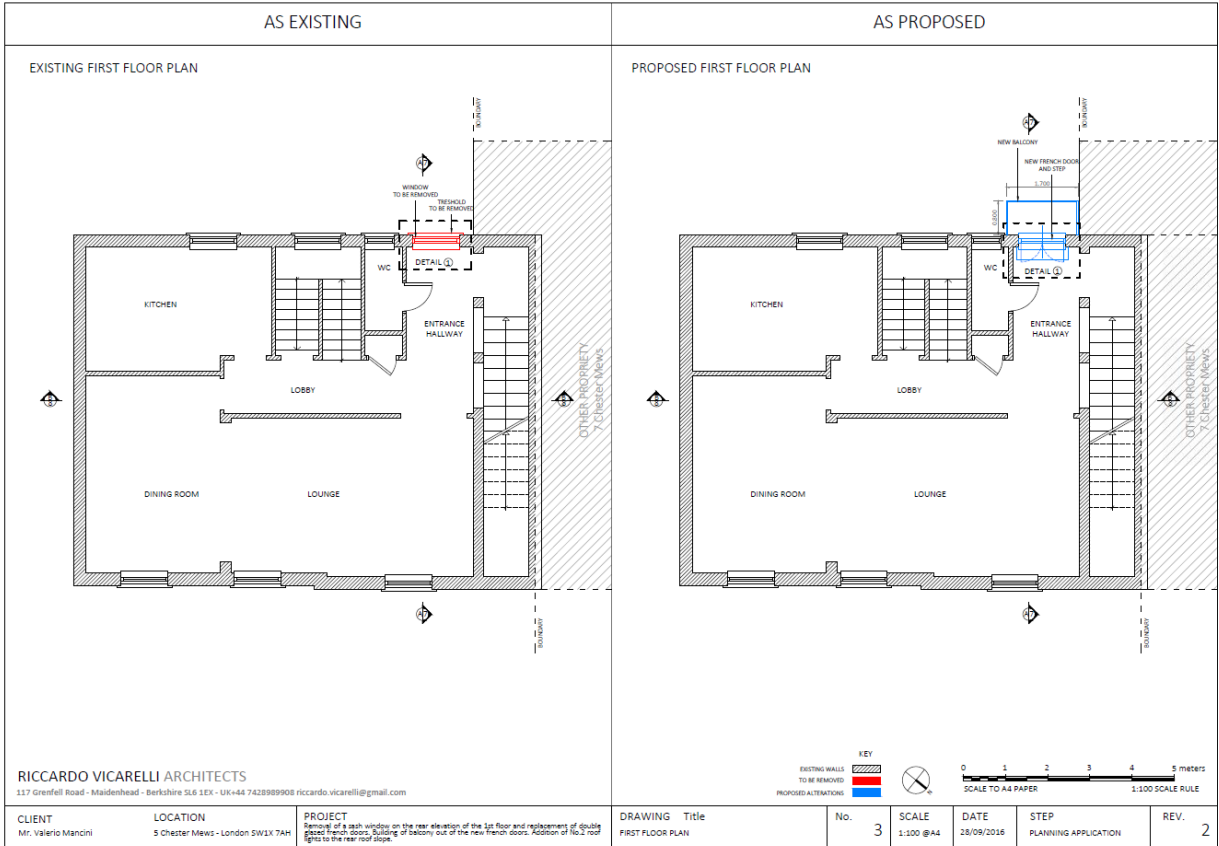
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: LOUISE FRANCIS BY EMAIL AT lfrancis@westminster.gov.uk

9. KEY DRAWINGS



AS EXISTING		AS PROPOSED	
EXISTING REAR ELEVATION		PROPOSED REAR ELEVATION	
<p>OTHER PROPRIETY 7 Chester Mews</p> <p>TRUSKOLD TO BE REMOVED</p> <p>PASSAGE</p> <p>OTHER PROPRIETY 3 Chester Mews</p>		<p>NEW VELUX 124 x 140 cm external dimension of frame</p> <p>NEW VELUX 124 x 140 cm external dimension of frame</p> <p>OTHER PROPRIETY 7 Chester Mews</p> <p>NEW FRENCH DOOR</p> <p>NEW BALCONY</p> <p>PASSAGE</p> <p>OTHER PROPRIETY 3 Chester Mews</p>	
<p>RICCARDO VICARELLI ARCHITECTS 117 Grenfell Road - Maidenhead - Berkshire SL6 1EX - UK+44 7428989908 riccardo.vicarelli@gmail.com</p>		<p>KEY</p> <p>TO BE REMOVED ■</p> <p>PROPOSED ALTERATIONS ■</p> <p>0 1 2 3 4 5 meters</p> <p>SCALE TO A4 PAPER 1:100 SCALE RULE</p>	
CLIENT	LOCATION	PROJECT	DRAWING Title
Mr. Valerio Mancini	5 Chester Mews - London SW1X 7AH	Removal of a sash window on the rear elevation of the 1st floor and replacement of double glazed french doors. Building of balcony out of the new french doors. Addition of No.2 roof lights to the rear roof slope.	REAR ELEVATION
No.	SCALE	DATE	STEP
6	1:100 @A4	28/09/2016	PLANNING APPLICATION
REV.			2





16/07591/FULL

DRAFT DECISION LETTER

Address: 5 Chester Mews, London, SW1X 7AH,

Proposal: Replacement of a sash window with double glazed French doors with projecting balcony at rear first floor level and installation of two velux rooflights to the rear roof slope.

Plan Nos: Site location plan; Detail 2 Rev 1; Block Plan Rev 1; Roof plan Rev 1; Front elevation Rev 1; First floor plan Rev2; Rear elevation Rev2.

Case Officer: Seana McCaffrey **Direct Tel. No.** 020 7641 1091

Recommended Condition(s) and Reason(s) or Reason(s) for Refusal:

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 (November 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 Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 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)

4. The window frames shall be painted timber, the balcony balustrade shall be finished in black and the roof lights shall be conservation roof lights.

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 Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 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 (November 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.