

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS COMMITTEE</b>	<b>Date</b> 7 <sup>th</sup> February 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Maida Vale	
<b>Subject of Report</b>	<b>2 Lauderdale Mansions , Lauderdale Road, London, W9 1NE</b>		
<b>Proposal</b>	Amalgamation of two flats (1x 3 bed, 1 x 4 bed) at lower ground and upper ground floors into one maisonette (1x 4 bed)		
<b>Agent</b>	Peter Carlton Hartland		
<b>On behalf of</b>	Mr & Mrs Callaghan		
<b>Registered Number</b>	16/11614/FULL	<b>Date amended/ completed</b>	15 December 2016
<b>Date Application Received</b>	8 December 2016		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Maida Vale		

## 1. RECOMMENDATION

Refuse – Loss of a residential unit

## 2. SUMMARY

Lauderdale Mansions is an attractive Edwardian mansion block of 3 and 4 bedroom flats which is unlisted and lies within the Maida Vale Conservation Area.

Permission is sought for the vertical amalgamation of 2 flats, No.s 2 (ground floor) and 22 (lower ground floor), through the erection of an internal staircase which would have no external manifestations.

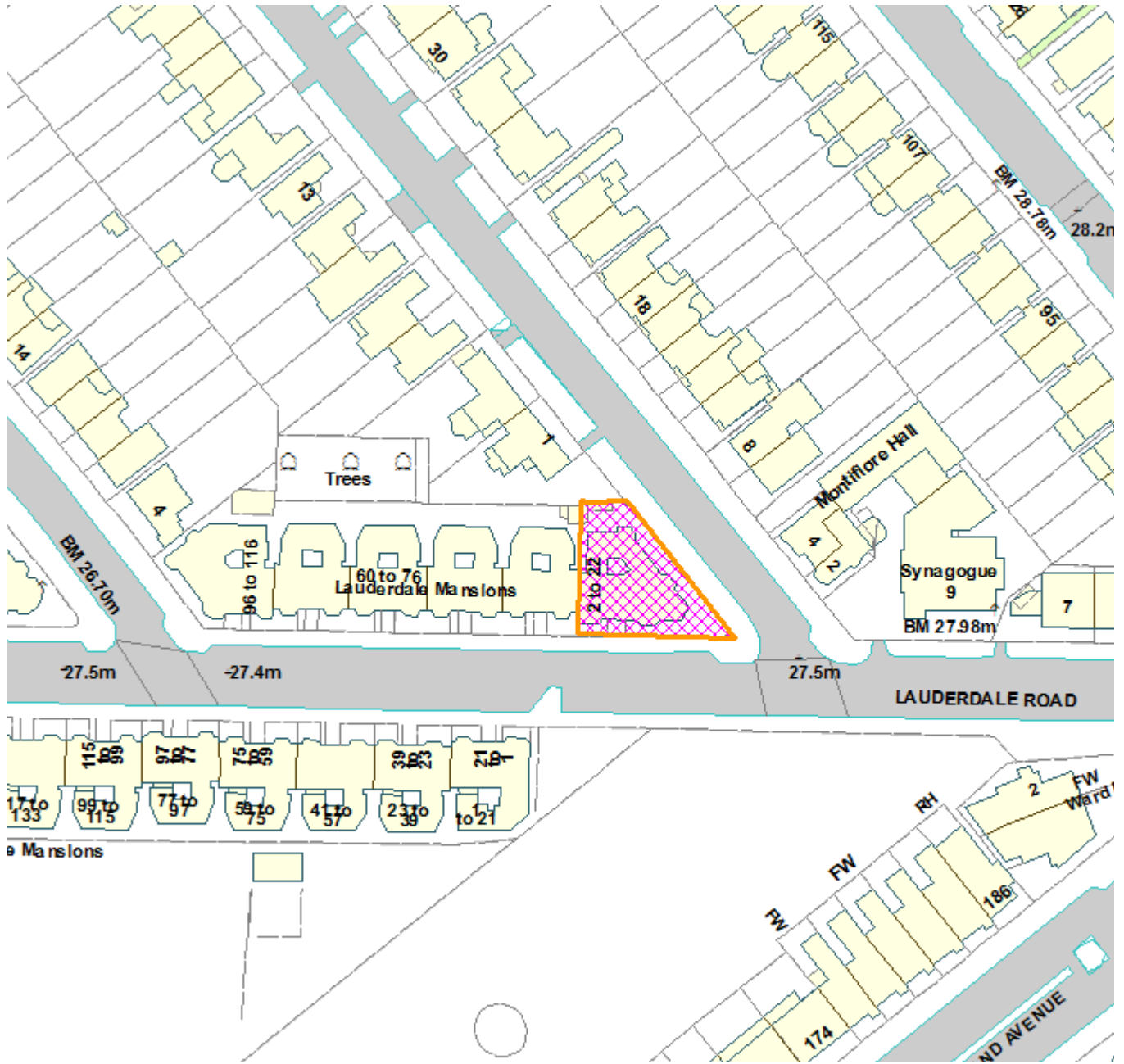
The Paddington Waterways and Maida Vale Society have raised objection to the loss of a residential unit. Objections have also been received from neighbouring flats within the mansion block on land use, design and structural issues.

The Key issues in this case is:-

- The loss of one residential unit.

The loss of one residential unit is considered to be unacceptable and contrary to policy S14 of the City Plan and is recommended for refusal.

### 3. LOCATION PLAN



4. PHOTOGRAPHS



## 5. CONSULTATIONS

Paddington Waterways & Maida Vale Society:- Objection, loss of a family unit.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 28

Total No. of replies: 14

No. of objections: 13 from x 9 addresses

No. in support: 0

Objections received on all or some of the following grounds:

#### Land Use

- Loss of 1 dwelling

#### Design

- Harm to the character of the mansion block and conservation area

#### Other

- Structural works that have already been carried out have damaged the building and were not granted planning permission.
- Works will cause damage to the roots of nearby trees.
- Reduction in Council Tax receipts
- Plans do not represent the interior of the property accurately as walls have been removed without freeholder permission.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

Lauderdale Mansions is an attractive unlisted Edwardian mansion block located within the Maida Vale Conservation Area and consist of predominantly 2 and 3 bedroom flats. This application relates to flats 2 and 22 at ground and lower ground floor.

### 6.2 Recent Relevant History

16/11710/FULL

Replacement of existing timber casement windows.

## 7. THE PROPOSAL

Permission is sought for the amalgamation of two flats through the installation of an internal staircase between flats 2 (ground floor) and 22 (lower ground floor), the resulting flat would be a family sized dwelling with 5 bedrooms. No external alterations are proposed.

## **8. DETAILED CONSIDERATIONS**

### **8.1 Land Use**

S14 of the City Plan: states that all residential uses, floorspace and land will be protected. Proposals that would result in the reduction in the number of residential units will not be acceptable, except in specific circumstances.

The amalgamation of flats No.2 and 22 would result in the loss of one residential unit. Under policy S14 the loss of a residential unit may be acceptable if two flats are being joined to create a family sized dwelling. In this case both of the flats are existing family sized dwellings and therefore the amalgamation would result in the loss of a family sized dwelling. The works are therefore contrary to S14 of the City Plan and are therefore unacceptable on land use grounds and the objection raised by the Paddington Waterways and Maida Vale Society and local residents is supported.

The works would not reduce the amount of floor space in use as housing and as such would not be contrary to policy H3 of the UDP.

Objections to the loss of council tax receipts is not a relevant planning issue.

### **8.2 Townscape and Design**

No external works are proposed and as the property is not listed building internal alterations do not require listed building consent. Objections raised to the impact of internal works for the above reasons are not sustainable in this case.

### **8.3 Residential Amenity**

No external works are proposed and the proposal does not therefore raise any amenity issues.

### **8.4 Transportation/Parking**

There will be no increased pressure on parking.

### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size.

### **8.6 Access**

Access to the site will remain the same as the current situation.

### **8.7 Other UDP/Westminster Policy Considerations**

None

### **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**

This development does not require an Environmental Impact Assessment

## **8.12 Other Issues**

### **8.12.1 Construction impact**

Internal works at the site have commenced. As a result of the works damage has been caused to a number of the neighbouring flats to the upper floors of the mansion block. All of the objections received include an objection to the damage already caused and potential harm to the building or surrounding area from further structural work.

However, as the building is not listed the internal removal of walls is not a planning matter. Additionally the applicant has stated that the cost to repair the damage caused is covered by insurance and the relevant insurer is aware of the claim that has been made.

Objections regarding the existing and future for potential structural damage to the building is not relevant to the determination of this planning application.

### **8.12.2 Inaccurate plans**

Objection has been raised regarding the inaccuracy of the existing plans. It has been stated internal walls and features have been removed without freeholder permission and as they will have to be reinstated the plans should reflect their reinstatement.

The existing plans are an accurate representation of the current situation with the internal walls and features removed. Additionally, the internal layout of the property and removal of walls is not relevant to this particular application as the building is not listed.

### **8.12.3 Harm to trees and subsoil**

No external works are proposed and the proposal does not therefore raise any tree issues.

## **9. BACKGROUND PAPERS**

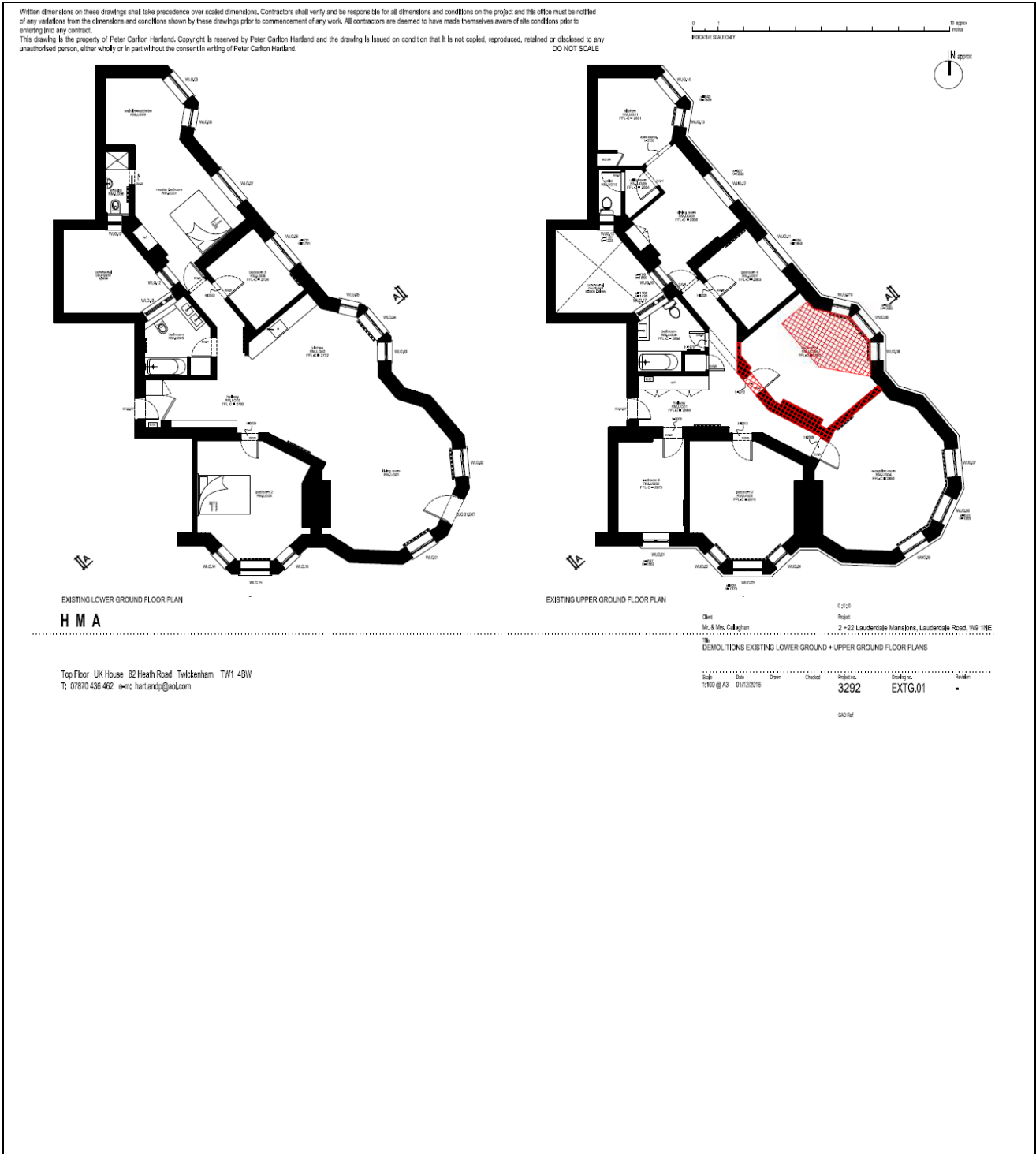
1. Application form and letter from applicants dated 10.01.2017
2. Response from Paddington Waterways & Maida Vale Society, dated 9 January 2017

3. Letter from occupier of 318, Kensal Road, dated 6 January 2017, managing agents of Lauderdale Mansions East (Flats 2-116B) on behalf of the directors of the freehold-owning company Guestfleet and the management company Lauderdale mansions (East) Limited.
4. Letter (x2) from occupier of 6 Lauderdale Mansions, London, dated 23 December 2016 and 2 January 2017
5. Letter from occupier of 10 Lauderdale Mansions, Lauderdale road, dated 30 December 2016
6. Letter (x2) from occupier of 14 Lauderdale Mansions, London, both dated 30 December 2016
7. Letter from occupier of 20 Lauderdale mansions, London, dated 5 January 2017
8. Letter from occupier of 22 Lauderdale mansions, Lauderdale Road, dated 10 January 2017
9. Letter (x2) from occupier of 28 Lauderdale Mansions, London, dated 31 December 2017 and 3 January 2017
10. Letter from occupier of 50 Lauderdale Mansions, Lauderdale Road, dated 29 December 2016
11. Letter from occupier of 82 Lauderdale Mansions, Lauderdale Road, dated 28 December 2016
12. Letter (x2) from occupier of 92 Lauderdale Mansion, Lauderdale Road, both dated 6 January 2017

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

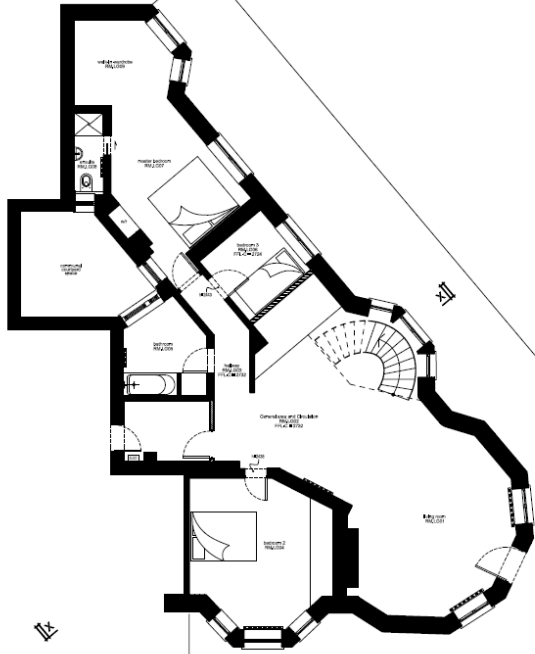
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT [swhitnall@westminster.gov.uk](mailto:swhitnall@westminster.gov.uk)

### 10. KEY DRAWINGS

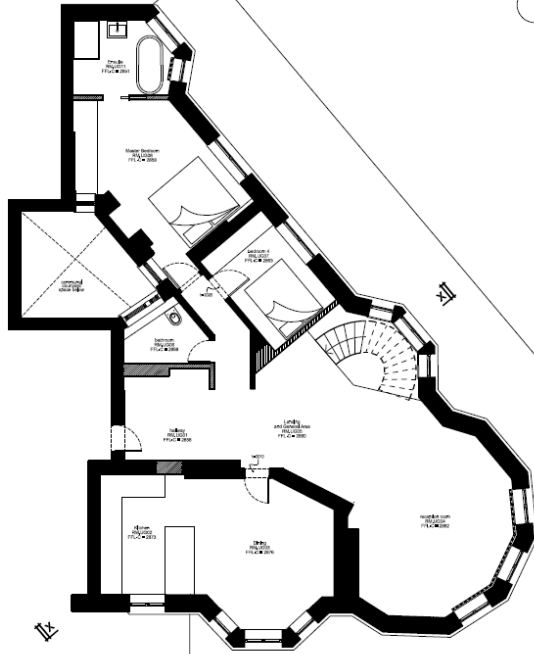




Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the project and this office must be notified of any variations from the dimensions and conditions shown by these drawings prior to commencement of any work. All contractors are deemed to have made themselves aware of the conditions prior to entering into any contract. This drawing is the property of Peter Carlton Harland. Copyright is reserved by Peter Carlton Harland and the drawing is issued on condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Peter Carlton Harland. DO NOT SCALE



PROPOSED LOWER GROUND FLOOR PLAN



PROPOSED UPPER GROUND FLOOR PLAN

**H M A**

Top Floor UK House 82 Heath Road Twickenham TW1 4BW  
T: 07870 436 462 e-mail: harlands@aol.com

01/01  
Mr. A. H. Culligan  
2 Laudendale Mansions, Laudendale Road, W9 1NE

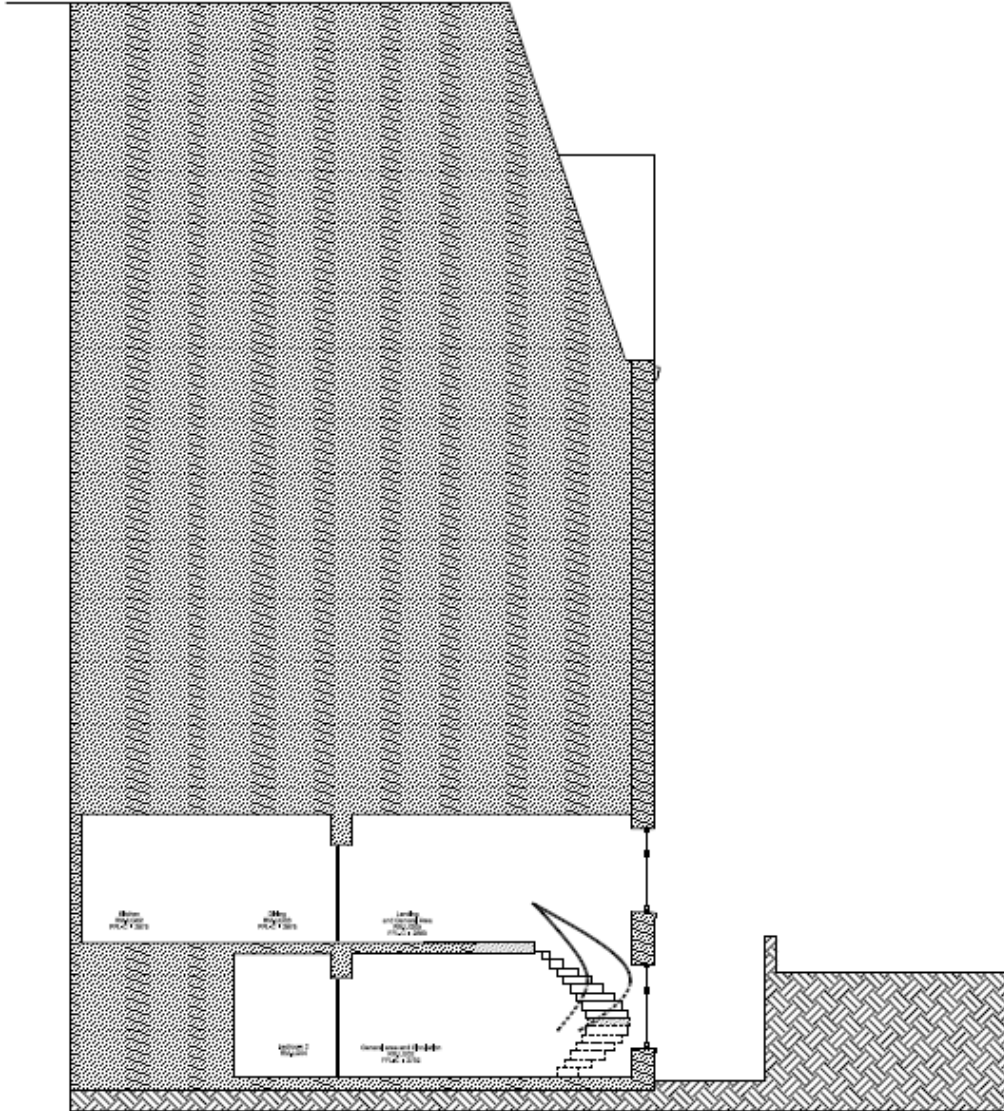
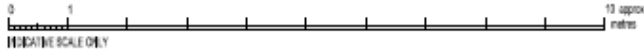
PROPOSED LOWER GROUND + UPPER GROUND FLOOR PLANS

Scale	0:01	0:01	0:01	3292	PLA.01	-
1:100 @ A3	01/12/2016					

00/01

Written dimensions on these drawings shall take precedence over applied dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the project and they must be notified of any variations from the dimensions and conditions shown by these drawings prior to commencement of any work. All contractors are deemed to have made themselves aware of the conditions prior to entering into any contract. This drawing is the property of Peter Carlton Harland, Copyright is reserved by Peter Carlton Harland and the drawing is issued on condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of Peter Carlton Harland.

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PROPOSED SECTION X-X

**HMA**

Top Floor UK House 82 Heath Road Twickenham TW1 4BW  
 T: 07870 436 462 e-mail: harland@hml.com

Scale: Mr. & Mrs. Callaghan  
 2 + 22 Lauderdale Worleons, Lauderdale Road, WS1

PROPOSED SECTION X-X

Scale	Date	Drawn	Checked	Project No.	Drawing No.	Revised
1:10 @ A3	01/10/2016			3292	PLA.05	

06/16

**DRAFT DECISION LETTER**

**Address:** 2 Lauderdale Mansions , Lauderdale Road, London, W9 1NE

**Proposal:** Internal works to convert two flats (1x 3 bed, 1 x 4 bed) at lower ground and upper ground floors into one maisonette (1x 5 bed)

**Reference:** 16/11614/FULL

**Plan No's:** Site location plan, EXTG.01, EXTG.02, EXTG.03, EXTG.06 PLA.02, PLA.03, PLA.04, PLA.05, Design and Access Statement

**Case Officer:** Max Jones

**Direct Tel. No.** 020 7641 1861

**Recommended Condition(s) and Reason(s)**

- 1 Reason:  
Your development would lead to a reduction in the number of residential units which would not meet S14 of Westminster's City Plan: Strategic Policies adopted November 2013 which seeks to optimise housing delivery. We do not consider that the circumstances of your case justify an exception to our policy.

**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 (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. 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.