

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 7 th February 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Churchill	
Subject of Report	62 Bourne Street, London, SW1W 8JD,		
Proposal	Excavation of basement extension with lightwell to rear and erection of extensions at rear ground and first floor levels.		
Agent	Miss Millie Burnham		
On behalf of	Mr Redmond		
Registered Number	16/07755/FULL	Date amended/ completed	14 December 2016
Date Application Received	12 August 2016		
Historic Building Grade	Unlisted		
Conservation Area	Belgravia		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

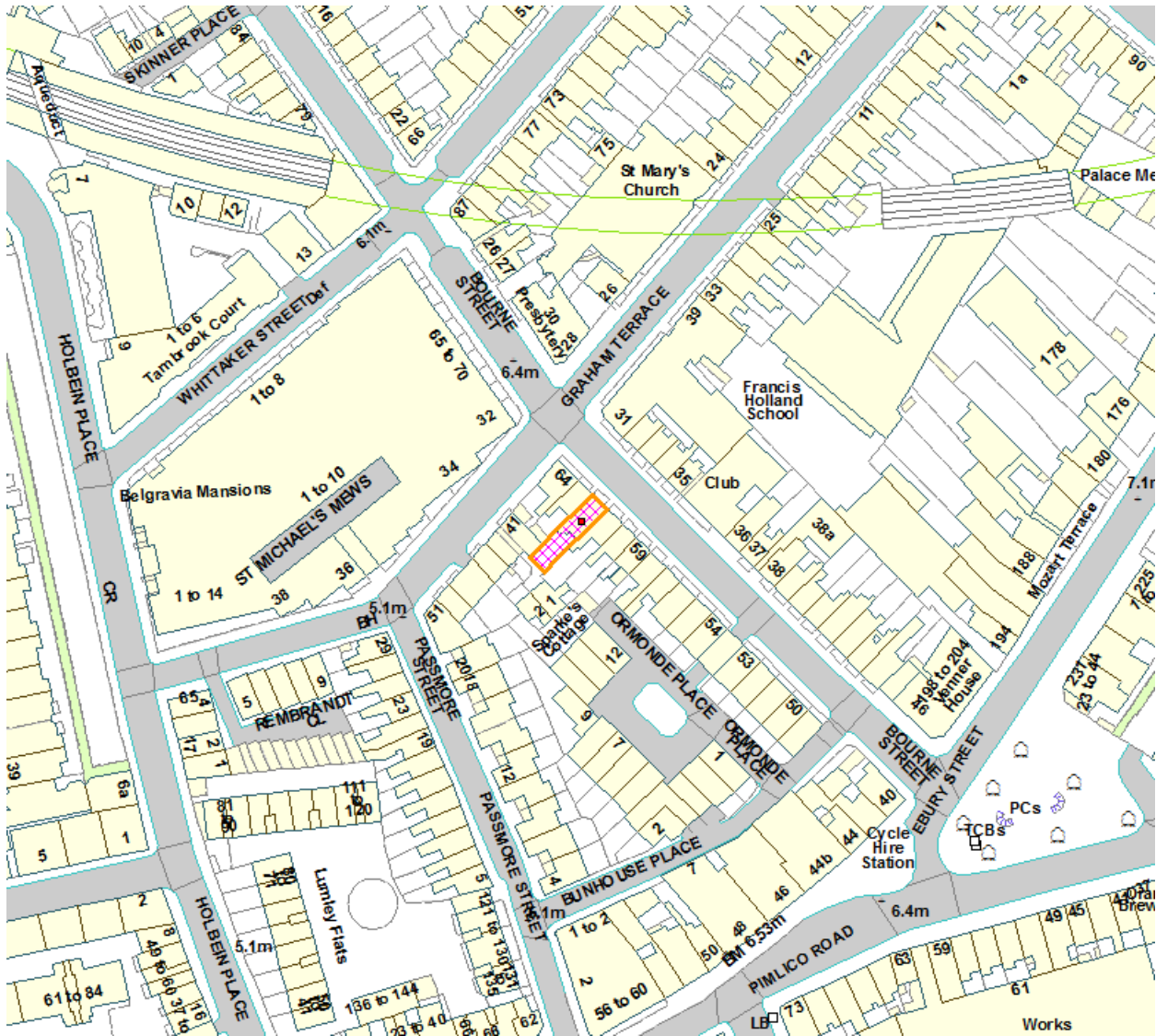
Planning permission for sought for the excavation of a basement extension with a lightwell to the rear and erection of extensions at rear ground and first floor levels.

The key issues for consideration are:

- * The impact of the proposals on the character of the building and on the character and appearance of the Belgravia Conservation Area.
- * The impact of the proposals on the amenity of neighbouring residents.

The proposals are considered to comply with the Council's policies in relation to design, conservation and amenity as set out in Westminster's City Plan: Strategic Policies (City Plan) and the Unitary Development Plan (UDP) and the application is accordingly recommended for approval.

3. LOCATION PLAN



This production includes mapping data licensed from Ordnance Survey with the permission of the controller of Her Majesty's Stationary Office (C) Crown Copyright and/or database rights 2013. All rights reserved License Number LA 100019597

4. PHOTOGRAPHS



Front view of 62 Bourne Street



Rear elevation of 62 Bourne Street

CONSULTATIONS

Original application:

BELGRAVIA NEIGHBOURHOOD FORUM

Any response to be reported verbally.

BELGRAVIA RESIDENTS ASSOCIATION

Any response to be reported verbally.

BELGRAVIA SOCIETY

Any response to be reported verbally.

BUILDING CONTROL

Structural method statement considered acceptable.

ENVIRONMENTAL HEALTH

No comments.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 15

Total No. of replies: 8

No. of objections: 8

No. in support: 0

Eight letters received from four neighbouring residents raising the following issues:

Design

- *Proposals would not maintain rear building line which exists to rear of Bourne Street.
- *Impact of proposals on adjacent gardens.
- *Proposals would dominate the surrounding area.
- *Loss of charm of being a cottagey and village area.
- *Proposals would remove green aspect currently enjoyed by properties in the area.

Amenity

- *Loss of light
- *Proposals would pen in Nos. 63 and 64 Bourne Street.
- *Proposals would not allow free circulation of air to the rear of the properties.
- *Proposed French windows to media room at basement level will allow noise to reverberate around the surrounding properties.
- *Media room must be soundproofed to eliminate noise as an issue as the area is populated with workers who may have early shifts in the City of London.
- *Proposals would raise issues of privacy as would bring rear windows closer to surrounding properties.

Basement Construction

- * Noise, dust and disturbance issues arising from construction.
- *Risk of flooding as drains and surface water may not be able to escape owing to size of new basement.

Other

*Rear boundaries on block and location plans not correct.

*Only two bedrooms shown on the application despite application property having had an extension in last 3-4 years.

*Proposals exceed 10% infill allowed by permitted development rules.

*Media room use may change.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

Amended application:

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 4

Total No. of replies: 4

No. of objections: 4

No. in support: 0

Four letters received from neighbouring residents raising the same issues as previously raised in addition to the following issues:

Design

Proposed extensions are out of keeping with other buildings in the conservation area.

Amenity

*Any extension beyond the existing building line would have a detrimental impact on light and amenity to adjacent properties.

*Flat roof at first floor level may clandestinely become a roof terrace, which would give rise to privacy concerns.

Other

*Proposals would exceed party wall height at ground floor level which will impact on small outdoor spaces outside Nos. 63 and 64 Bourne Street and will impact on the ability to sell the properties.

*No. 61 is idiosyncratic in extending out further than the building line.

*Proposals would set a precedent.

5. BACKGROUND INFORMATION

5.1 The Application Site

No. 62 Bourne Street is an unlisted building of merit within the Belgravia Conservation Area. It comprises basement, ground and first floor level and is in use as a single family dwelling house.

5.2 Recent Relevant History

No relevant planning history.

6. THE PROPOSAL

Permission is sought for the excavation of a new basement beneath the proposed rear extensions with a lightwell in the rear garden; and erection of extensions at rear ground and first floor levels.

The application has been amended during the course of the application to respond to officer and objector concerns. The amendments include a reduction in the depth of the proposed rearmost first floor extension by approximately 1.65 m and a reduction in the height of the proposed basement to approx. 2.7m floor to ceiling height.

7. DETAILED CONSIDERATIONS

7.1 Land Use

The proposal seeks to extend the existing single family dwelling house which is acceptable in principle in land use terms and in accordance with H3 of the UDP and S14 of Westminster's City Plan

7.2 Townscape and Design

Comprising three storeys the application property is one of a row of modest terrace houses on the west side of Bourne Street. To the rear, the property exhibits a two-storey rear extension, which extends the full width of the property at ground floor level.

The excavation of a single storey basement beneath the rear wing, which is proposed to be extended, is not opposed in principle. The application has been revised to reduce the height of the proposed basement to approx. 2.7m floor to ceiling height. External manifestations include a single storey full width light-well against the rear building line, which complies with policy CM28.1 of Westminster's City Plan (November 2016).

The proposals also seek to extend the existing two-storey extension rearward. Whilst regrettable, similar works have been undertaken at No. 61 directly to the south; as such the projection of the rear wing is not considered to undermine the rear building line of the terrace. The application has been revised to reduce the extent of the rear wing at first floor level which now projects approximately 1m beyond existing (2.65m originally proposed).

The erection of a first floor infill extension is also proposed. Similar extensions have been approved in 2013 at No. 61 and in 2009 at No. 60 which have already diluted the traditional rear building line of the terrace. The application has been revised to a flat roof construction to match those approved at adjacent properties.

For these reasons the proposals would comply with relevant national and local design and conservation policies, in particular DES 1, DES 5 and DES 10 of the UDP.

7.3 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.

It is not considered that the creation of a new basement storey under the existing property will materially impact upon the amenity of neighbouring properties in terms of loss of privacy, daylight or sense of enclosure. The proposed lightwell is approximately 1.1m in depth to allow light and air into the proposed basement and it is not considered that it will result in any significant noise reverberation to neighbouring residents.

With regard to the proposed rear extensions at ground and first floor level, objections have been raised from surrounding residents in Bourne Street and Graham Terrace on the grounds of loss of light, privacy and increased sense of enclosure.

The proposed rear extension at ground floor level will extend outwards from the existing rear elevation of the building by approximately 2.65m . The extension is full width and will match the extension at No. 61 approved in 2013 in terms of its depth and height. It will raise the height of the boundary wall with No. 63 by approximately 1.05m. There is currently trellising on top of this boundary wall which is heavily covered with climbing plants and it is not considered that the proposed extension will result in a significant loss of light or sense of enclosure to this property.

The application has been revised to reduce the extent of the rear wing at first floor level so that it now projects approximately 1m past the adjoining rear elevation, rather than by the 2.65m originally proposed (which matched that at No. 61). In this way the applicant has sought to respond to the location of the property as it approaches the corner of Bourne Street with Graham Terrace and this reduced projection is considered acceptable in this location and is not considered to have a sufficiently detrimental impact on surrounding properties in terms of light and sense of enclosure to justify a refusal of permission on these grounds.

A condition is recommended prohibiting the use of the roofs of the extensions as terraces to protect the privacy of neighbouring residents.

As such, the proposals are considered acceptable in amenity terms, in accordance with Policies S29 of the City Plan and ENV13 of the UDP.

7.4 Transportation/Parking

As the enlarged property will continue to be used as a single family dwelling, the proposals are considered acceptable in Highways terms.

7.5 Economic Considerations

This development does not generate a Mayor CIL or WCC CIL payment.

7.6 Access

The access arrangements are unchanged by these proposals.

7.7 Other UDP/Westminster Policy Considerations

Basement Excavation

In line with policy CM28.1 of the City Plan (adopted November 2016), the new basement will have a floor to ceiling height of approx. 2.7m. To provide light, an appropriately proportioned rear light-well sits parallel with the new rear building line created by the single storey rear ground floor extension.

The concrete retaining wall to the lightwell has been set back to leave approximately a 300mm construction free zone from the face of the party fence wall to the outside edge of the concrete retaining wall, thus meeting the requirement of CM28.1 of the City Plan (adopted July 2016) to leave a proportion of undeveloped area surrounding the basement.

7.8 London Plan

This application raises no strategic issues.

7.9 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.

7.10 Planning Obligations

The proposals are of insufficient scale to generate a requirement for any planning obligations.

7.11 Environmental Impact Assessment

The proposals are of an insufficient scale to require an environmental impact assessment.

7.12 Other Issues

Basement

With regard to the construction of the basement itself, the applicant has provided a structural engineer's report explaining the likely methodology of excavation. Any report by a member of the relevant professional institution carries a duty of care which should be sufficient to demonstrate that the matter has been properly considered at this early stage.

The purpose of such a report at the planning application stage is to demonstrate that a subterranean development can be constructed on the particular site having regard to the site, existing structural conditions and geology. It does not prescribe the engineering techniques that must be used during construction which may need to be altered once the excavation has occurred. The structural integrity of the development during the construction is not controlled through the planning system but through Building Regulations and the Party Wall Act.

This report has been considered by our Building Control officers who have advised that the structural approach appears satisfactory. We are not approving this report or conditioning that the works shall necessarily be carried out in accordance with the report. Its purpose is to show, with the integral professional duty of care, that there is no reasonable impediment foreseeable at this stage to the scheme satisfying the Building Regulations in due course. This report will be attached for information purposes to the decision letter.

Construction impact

A condition is recommended requiring the applicant to be bound by the council's Code of Construction Practice in accordance with part A 2 (b) of Policy CM28.1 of the City Plan (adopted November 2016).

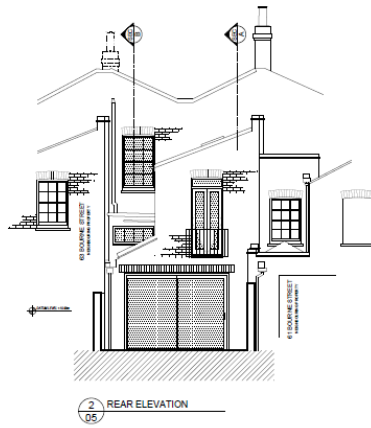
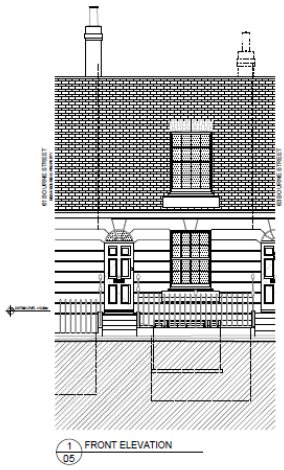
A further condition is recommended to control the hours of construction works; noisy basement excavation work can only be carried out between the hours of 08.00 to 18.00 Monday to Friday.

8. BACKGROUND PAPERS

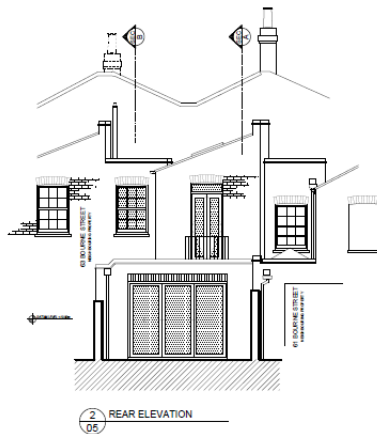
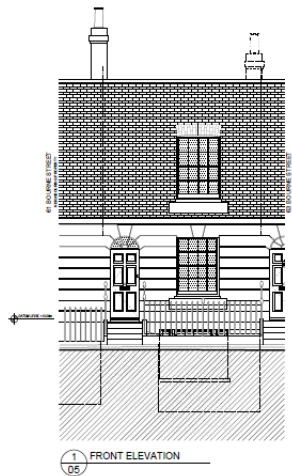
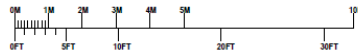
1. Application form
2. Response from Environmental Health dated 8 September 2016
3. Response from Building Control dated 7 September 2016
4. Letters from occupier of 61 Bourne Street dated 8 September 2016, 19 September 2016, 9 January 2017
5. Letters from occupier of 63 Bourne Street, London, dated 2 September 2016, 14 September 2016, 4 October 2016, 12 December 2016
6. Letters from occupier of 64 Bourne Street, London, dated 27 September 2016, 29 September 2016, 2 December 2016
7. Letters from occupier of 41 Graham Terrace dated 3 November 2016, 8 December 2016.

(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: **JULIA ASGHAR** BY EMAIL AT jasghar@westminster.gov.uk.



These plans are based on measured survey undertaken in APRIL 2016. Due care is exercised in surveying but no liability can be accepted for any inaccuracy. The client and third parties should rely on their own information. Notwithstanding this the drawings are a fair representation of the premises for present purposes. Copyright is held by the author; no unauthorised use shall be made of the drawings, given dimensions are in mm.



These plans are based on measured survey undertaken in APRIL 2016. Due care is exercised in surveying but no liability can be accepted for any inaccuracy. The client and third parties should rely on their own information. Notwithstanding this the drawings are a fair representation of the premises for present purposes. Copyright is held by the author; no unauthorised use shall be made of the drawings, given dimensions are in mm.



DNA ARCHITECTURE LTD
11A, OLSBY ROAD
LONDON, SW19 8NG
TEL: 020 8946 2222
MOB: 07900 887 953
WEB: www.dnaarchitecture.co.uk

62 BOURNE STREET
LONDON
SW1W 8JD

MR E REDMOND

EXISTING FRONT & REAR
ELEVATIONS

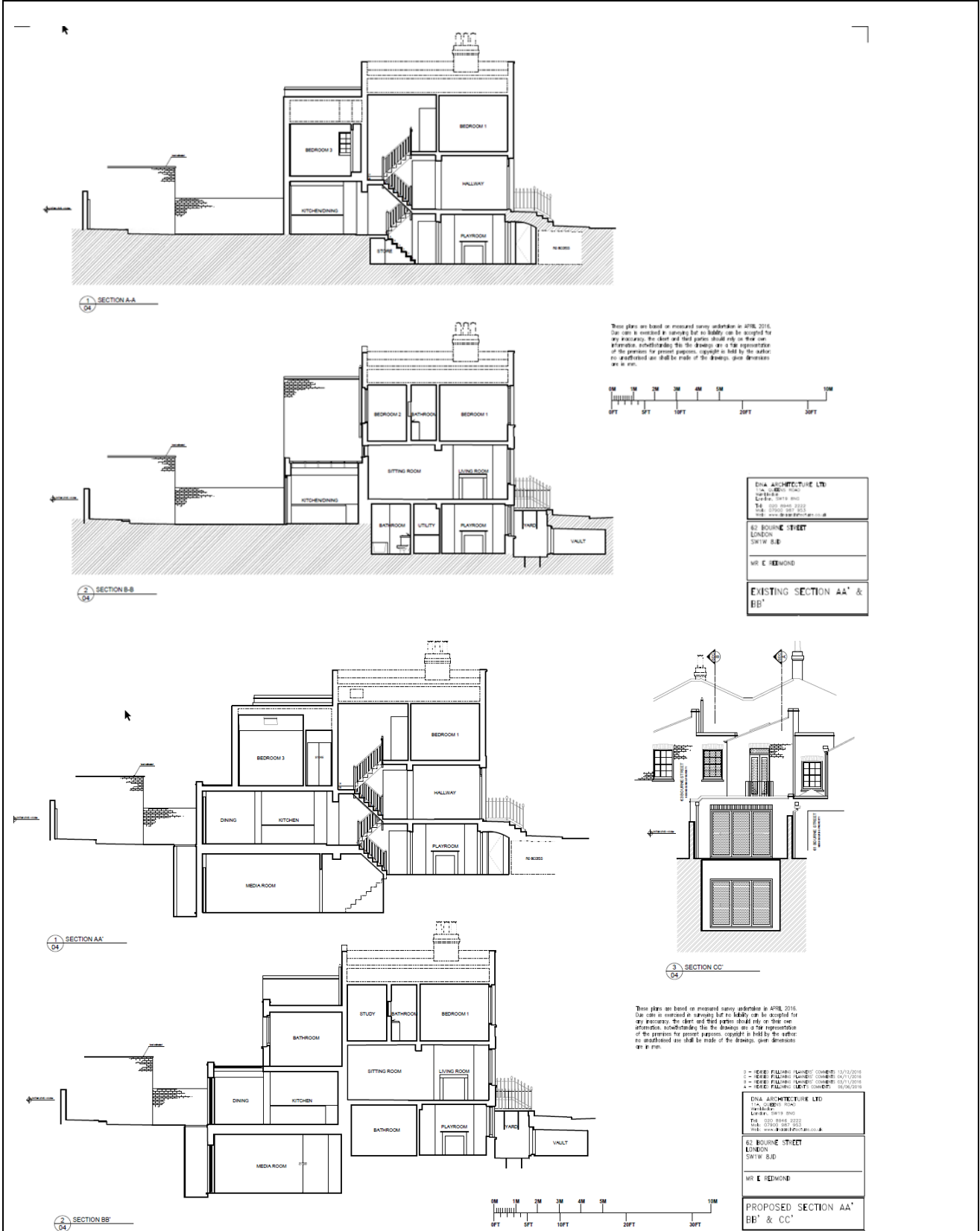
0 - REVISIONS
1 - REVISIONS
2 - REVISIONS
3 - REVISIONS
4 - REVISIONS

DNA ARCHITECTURE LTD
11A, OLSBY ROAD
LONDON, SW19 8NG
TEL: 020 8946 2222
MOB: 07900 887 953
WEB: www.dnaarchitecture.co.uk

62 BOURNE STREET
LONDON
SW1W 8JD

MR E REDMOND

PROPOSED FRONT &
REAR ELEVATIONS



DRAFT DECISION LETTER

Address: 62 Bourne Street, London, SW1W 8JD,

Proposal: Excavation of basement extension with lightwell to rear and erection of extensions at rear ground and first floor levels.

Plan Nos: 696_01_001; 696_02_001; 696_03_001; 696_04_001; 696_05_001; 696_02_101; 696_03_101 Rev D; 696_04_101 Rev D; 696_05_101 Rev D; (for information only) Proposed Basement Works Structural Methodology dated 21 July 2016, prepared by Vincent and Rymill.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

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 Prior to the commencement of any demolition or construction on site the applicant shall provide evidence that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the Council's Code of Construction Practice. Such evidence must take the form of a completed Appendix A of the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Inspectorate, which constitutes an agreement to

comply with the code and requirements contained therein. (C11CA)

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)

- 4 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)

- 5 You must not use the roof of the extensions for sitting out or for any other purpose. You can however use the roof to escape in an emergency.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out in S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21AC)

- 6 The facing brickwork must match the existing original work in terms of colour, texture, face bond and pointing. This applies unless differences are shown on the approved drawings. (C27CA)

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)

- 7 The new joinery work must exactly match the existing original work unless differences are shown on the drawings we have approved. (C27EA)

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.
- 2 You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.
- 3 You will have to apply separately for a licence for any structure that overhangs the road or pavement. For more advice, please phone our Highways section on 020 7641 2642. (I10AA)
- 4 Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please phone our Highways Licensing Team on 020 7641 2560. (I35AA)
- 5 You must apply for a licence from our Highways Licensing Team if you plan to block the road or pavement during structural work to support the building. Your application will need to show why you cannot support the building from private land. For more advice, please phone 020 7641 2560. (I36AA)
- 6 The construction manager should keep residents and others informed about unavoidable disturbance such as noise, dust and extended working hours, and disruption of traffic. Site neighbours should be given clear information well in advance, preferably in writing, perhaps by issuing regular bulletins about site progress.
- 7 When carrying out building work you must do all you can to reduce noise emission and take suitable steps to prevent nuisance from dust and smoke. Please speak to our Environmental Health Service to make sure that you meet all requirements before you draw up the contracts for

demolition and building work.

Your main contractor should also speak to our Environmental Health Service before starting work. They can do this formally by applying to the following address for consent to work on construction sites under Section 61 of the Control of Pollution Act 1974.

24 Hour Noise Team
Environmental Health Service
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Phone: 020 7641 2000

Our Environmental Health Service may change the hours of working we have set out in this permission if your work is particularly noisy. Deliveries to and from the site should not take place outside the permitted hours unless you have our written approval. (150AA)

- 8 This permission is based on the drawings and reports submitted by you including the structural methodology report. For the avoidance of doubt this report has not been assessed by the City Council and as a consequence we do not endorse or approve it in anyway and have included it for information purposes only. Its effect is to demonstrate that a member of the appropriate institution applying due diligence has confirmed that the works proposed are feasible without risk to neighbouring properties or the building itself. The construction itself will be subject to the building regulations and the construction methodology chosen will need to satisfy these regulations in all respects.
- 9 With reference to condition 3 please refer to the Council's Code of Construction Practice at (<https://www.westminster.gov.uk/code-construction-practice>). You will be required to enter into the relevant Code appropriate to this scale of development and to pay the relevant fees prior to starting work. The Code does require the submission of a full Site Environmental Management Plan or Construction Management Plan as appropriate 40 days prior to commencement of works (including demolition). You are urged therefore to give this your early attention.