

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 7 th February 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	31 Ennismore Mews, London, SW7 1AP		
Proposal	Erection of mansard roof extension.		
Agent	Mr Raymond Casey		
On behalf of	Mr Tarik Abu Samra		
Registered Number	16/09470/FULL	Date amended/ completed	6 October 2016
Date Application Received	3 October 2016		
Historic Building Grade	Unlisted		
Conservation Area	Knightsbridge		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

Permission is sought for the erection of a mansard roof extension in connection with the existing single family dwelling house. Similar works were approved in December 1998 and a subsequent revised scheme in January 2000.

The key issues are:

- * The impact of the proposal on the appearance of the building and upon the character and appearance of the Knightsbridge Conservation Area;
- * The impact on neighbouring resident's amenity.

The proposed development is considered to be acceptable in land use, design and amenity terms and would accord with policies within the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies (November 2016). As such, it is recommended that conditional planning permission is granted

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



5. CONSULTATIONS

KNIGHTSBRIDGEASSOCIATION:

The proposed mansard extension will make the house unacceptably high.

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 27

Total No. of replies: 4 (1 on behalf of 5 residential properties)

No. of objections: 4

No. in support: 0

Objections have been received from and on behalf of residents within Ennismore Mews and Ennismore Gardens on the following grounds:

Design:

- The proposal will harm the character and appearance of the Knightsbridge Conservation Area and will conflict with policies set out in the London Plan, NPPF, Westminster's City Plan, UDP and the Knightsbridge Conservation Area Audit.
- An additional storey would appear out of place and would upset the original proportions of the host building.
- Its positions on a prominent corner site will be open to many views.
- The flat roof element on the east side of the mansard would create an unbalanced, asymmetrical and incongruous appearance to the south elevation detrimental to the traditional design of this corner property.

Amenity:

- Unacceptable overlooking and loss of privacy from the six south facing windows to habitable rooms within 29a Ennismore Mews opposite.
- Loss of light to properties within Ennismore Mews and Ennismore Gardens.
- Loss of outlook and amenity by reason of overbearing and oppressive visual impact.
- Impact on outlook from existing roof terraces at 63 and 65 Ennismore Gardens.
- Increase in noise from the property which has poor sound insulation.

Other:

- Lack of adequate planning justification and documentation. No Heritage Statement has been submitted.
- Loss of property values to surrounding properties.
- Lack of consultation.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

31 Ennismore Mews is an unlisted building within the Knightsbridge Conservation Area. The building is located at the Northern end of Ennismore Mews and backs onto Properties in Ennismore Gardens. It is a single family dwelling house comprising two storeys.

6.2 Recent Relevant History

98/03034/FULL

Mansard extension at second floor roof level (revised to omit terrace and provide set-backs to roof extension)

Application Permitted 3 December 1998

99/10894/FULL

Raising of rear parapet wall for staircase enclosure at second floor level; alterations to fenestration at first floor level. (Variation to scheme approved 3.12.98 (RN983034).

Application Permitted 25 January 2000

7. THE PROPOSAL

Planning permission is sought for a mansard roof extension at second floor level, in connection with the existing single family dwelling house. The proposed mansard is proposed to be set back from the east/side elevation by approx. 3.1m. Windows are proposed on the front/south elevation only.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The extension would enlarge the existing dwelling house. In land use terms the creation of a larger single family dwelling house is considered to be acceptable in accordance with Policy H3 of the UDP and Policy S14 of the City Plan.

8.2 Townscape and Design

Planning permission was granted for a mansard roof extension on the property in 1998, and alterations to this permission were subsequently granted in January 2000. These permissions were never implemented, however, the Knightsbridge Conservation Area Audit has identified this property as a building with a mansard or other roof extension (possibly due to the previous permissions in place).

The application site remains one of the few properties along the mews which does not have a mansard. The principle of a mansard on this property is therefore considered acceptable in design and conservation terms.

The mansard will be clad in slate and the dormers clad in lead. Following officer advice, the proposals have been revised so that the mansard complies with Westminster's 'Roofs' Design Guide, and to contain the access stair to the newly formed second floor within the

body of the mansard. In terms of architectural composition, the offset nature of the mansard, set back from the east elevation is regrettable, however, this follows that previously approved on this property.

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.

Objections have been received from adjoining residents in Ennismore Mews and Ennismore Gardens on the grounds that the proposed mansard would result in a loss of light, privacy, outlook and cause an increased sense of enclosure.

The applicant has carried out a sunlight and daylight assessment using the Building Research Establishment (BRE) guide "Site Layout Planning for Daylight and Sunlight: a guide to good practice (2011)".

The BRE guidelines suggest that a 27% Vertical Sky Component (VSC) is indicative of a 'good level' of daylight. The BRE guidelines state that daylight levels may be adversely affected if the VSC measured at the centre of an existing main window is less than 27% and less than 0.8 times its former value. Should windows achieve sufficient levels of VSC they are seen as compliant in terms of daylight. The report mistakenly identifies 31a Ennismore Mews as part of 65 Ennismore Gardens, however all the windows tested, at 28, 29a, 29b and 30 Ennismore Mews and 59, 60, 63, 65 and 66 Ennismore Gardens, are fully compliant with BRE guidance in terms of daylight.

In respect of sunlight, the BRE guide suggests that a dwelling will appear reasonably well sunlit provided that at least one main window wall faces within 90% of due south and it receives at least a quarter of annual probable sunlight hours (APSH), including 5% of APSH during the winter months. All relevant windows which face within 90 degrees of due south have been tested and found to be fully compliant with BRE guidance.

The proposed mansard will be approximately 2.2m above the existing parapet, only 1.1m above the highest point of the existing shallow pitch roof, and it has also been set back approximately 3m from the eastern elevation. It is not therefore considered that the application could reasonably be refused on the grounds of increased sense of enclosure/loss out outlook.

Six windows are proposed on the front/south elevation of the mansard which will line up with the windows below. No windows are proposed on the side or rear elevations and a terrace originally proposed to the east elevation has been deleted from the scheme. Accordingly the application is considered acceptable in amenity terms.

8.4 Transportation/Parking

The enlargement of the dwelling would not have a material impact on traffic generation or on-street parking pressure in the area.

8.5 Economic Considerations

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

8.6 Access

Not relevant.

8.7 Other UDP/Westminster Policy Considerations

None relevant.

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

An objection has been received from a neighbouring resident on the grounds of poor sound insulation between the properties. The proposed mansard will have to comply with current building regulations.

9. BACKGROUND PAPERS

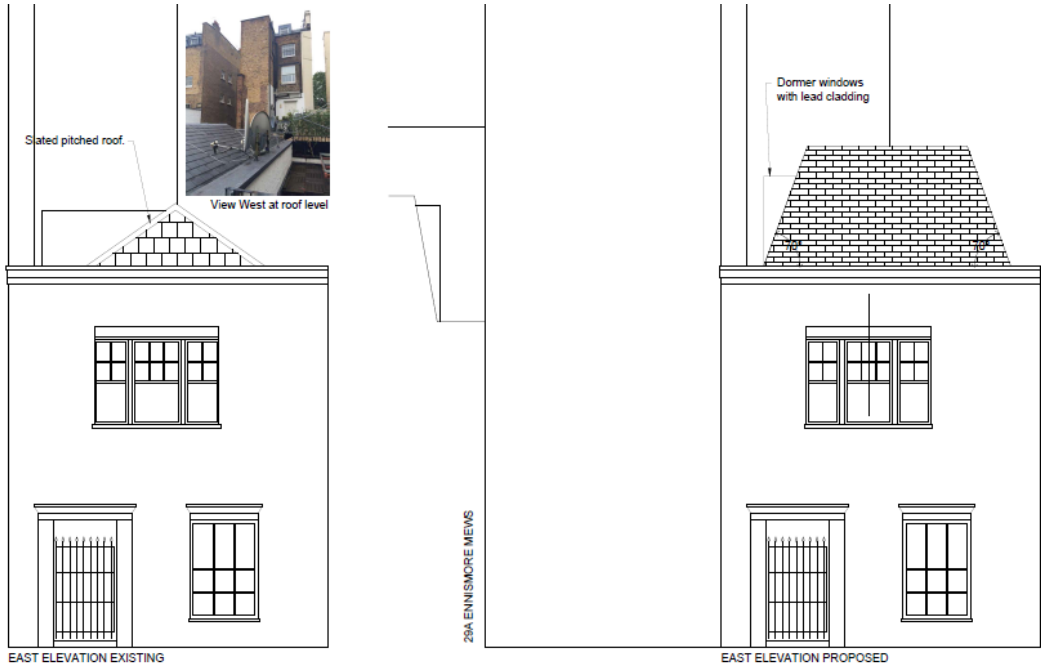
1. Application form
2. Response from Knightsbridge Association, dated 19 October 2016
3. Letter from occupier of 28 Ennismore Mews, dated 31 October 2016
4. Letter from occupier of 29B Ennismore Mews, London, dated 1 November 2016
5. Letters on behalf of the occupier of 29a Ennismore Mews, dated 19 October and 14 November 2016
6. Letter on behalf of the occupiers of 31a Ennismore Mews, 63 Ennismore Gardens and 65 Ennismore Gardens (Flats 2, 3, 4), dated 14 November 2016

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

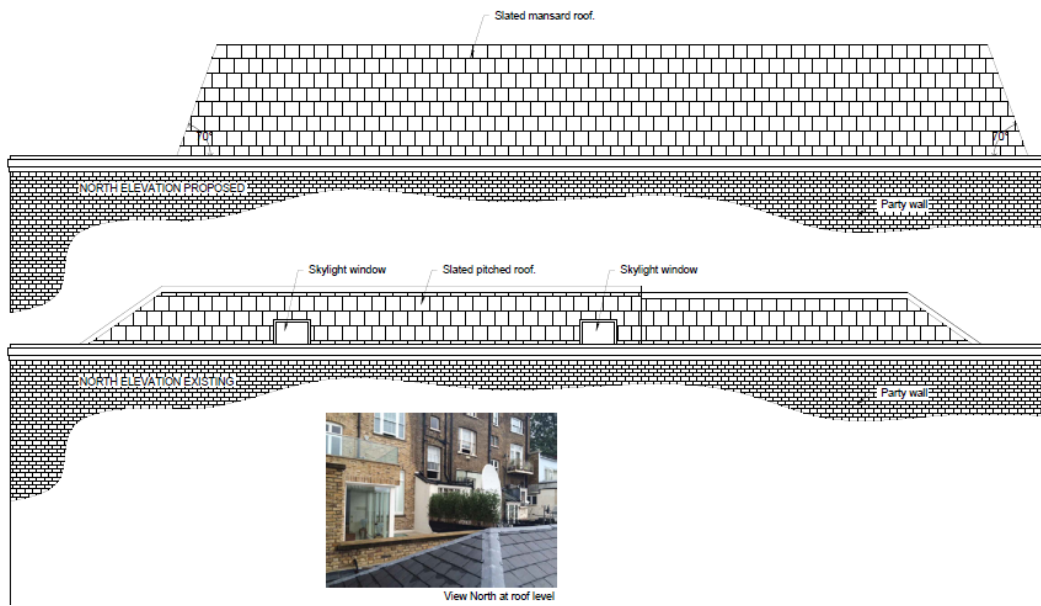
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT JASGHAR@WESTMINSTER.GOV.UK
--

10. KEY DRAWINGS

East Elevation Existing and Proposed



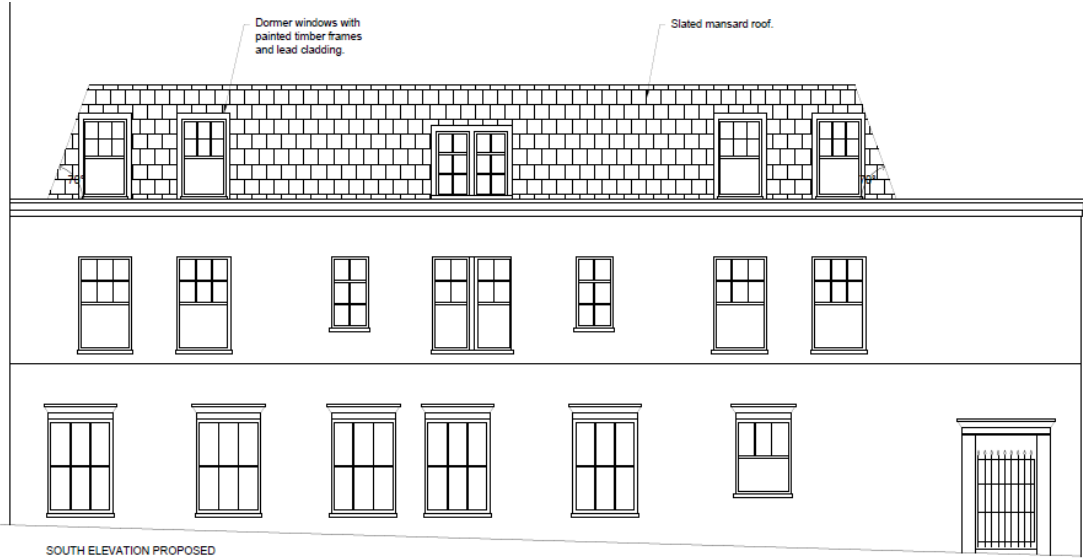
North Elevation Existing and Proposed



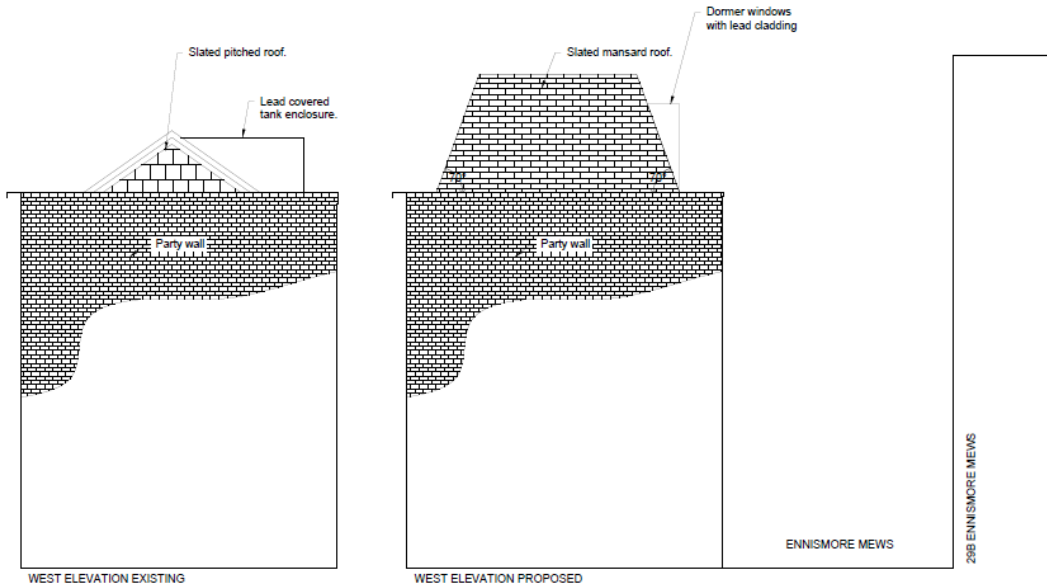
Existing South Elevation



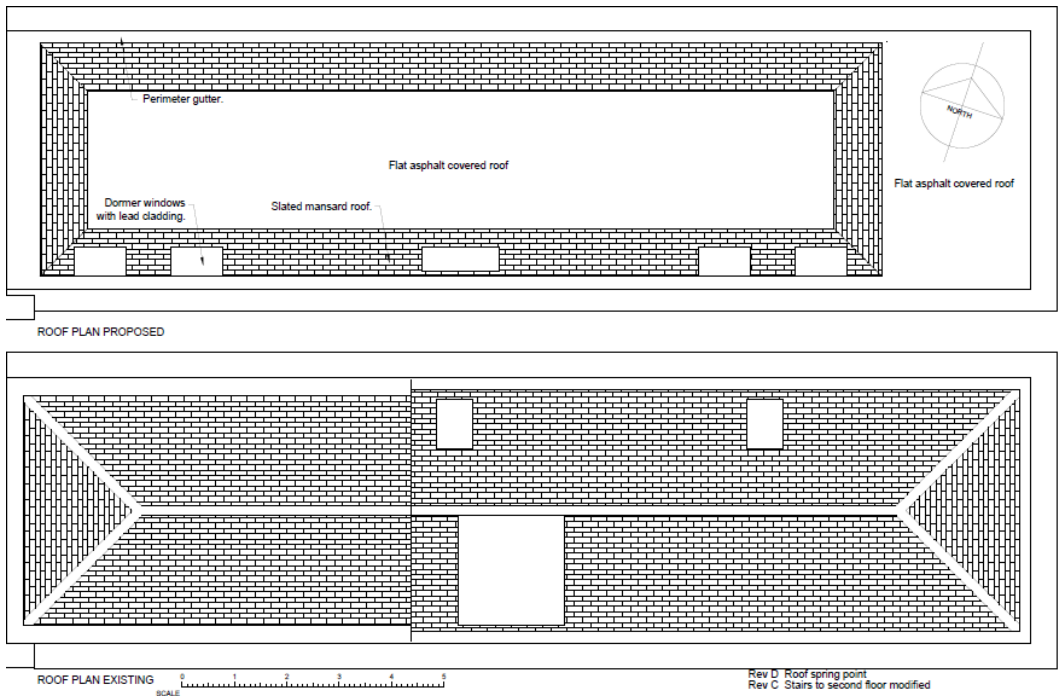
Proposed South Elevation



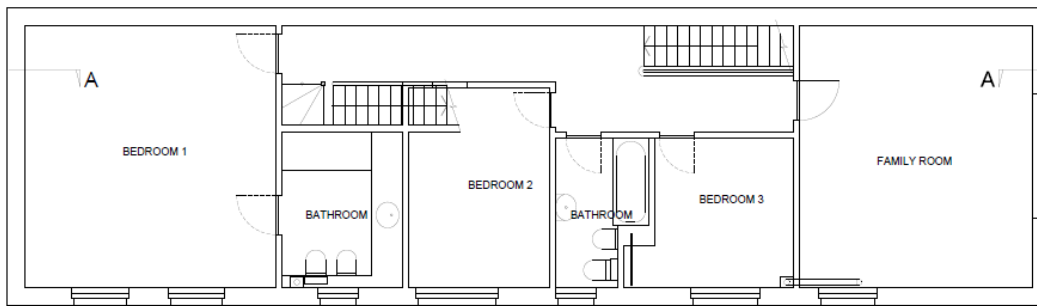
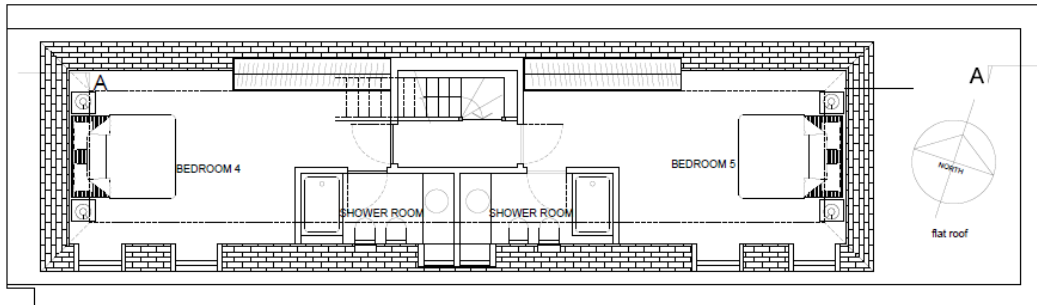
West Elevation Existing and Proposed



Roof Plan Existing and Proposed

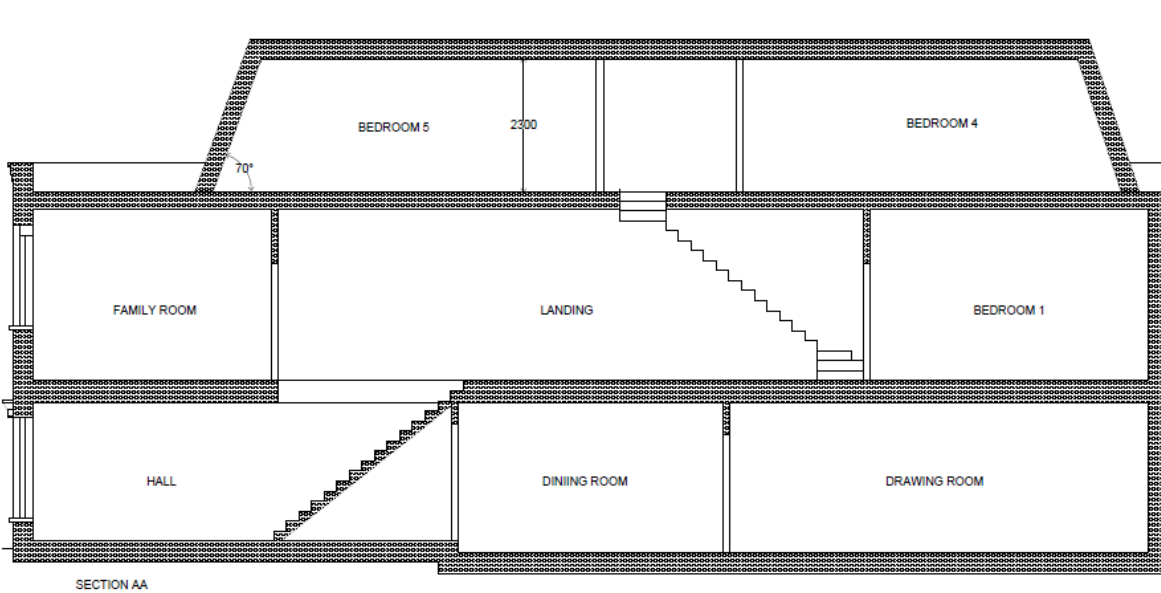


First and Second Floor Plan Proposed

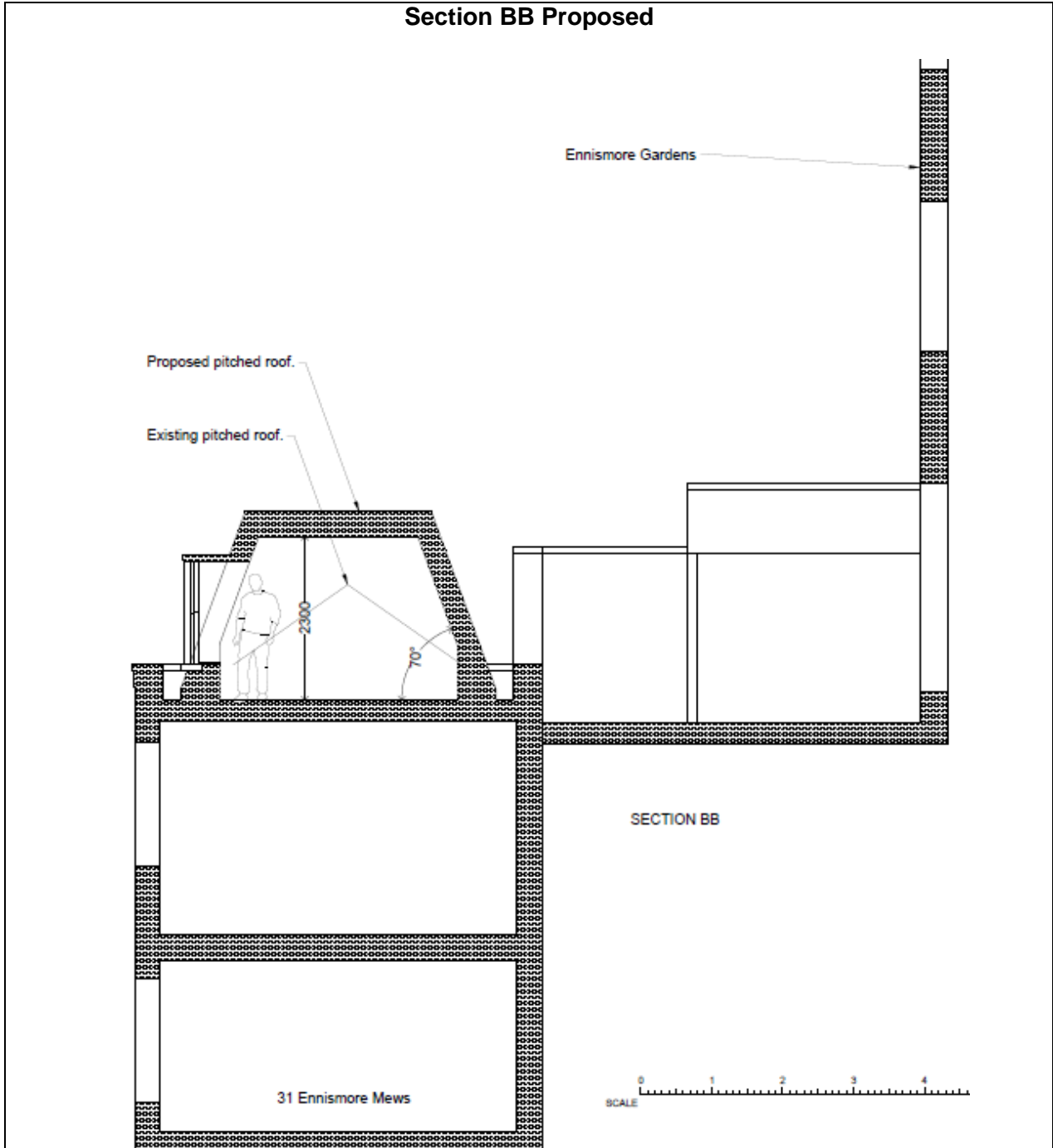


NO CHANGE TO GROUND FLOOR PROPOSED
 Rev D Roof spring point
 Rev A Door to ground floor modified

Section AA Proposed



Section BB Proposed



DRAFT DECISION LETTER

Address: 31 Ennismore Mews, London, SW7 1AP

Proposal: Erection of mansard roof extension at second floor level.

Reference: 16/09470/FULL

Plan Nos: Location Plan; EM.2016.03 Rev.D; EM.2016.04 Rev.D; EM.2016.05 Rev.B;
EM.2016.06 Rev.D; EM.2016.07 Rev.E; EM.2016.08 Rev.D; EM.2016.09 Rev.D;
EM.2016.10 Rev.D; EM.2016.11 Rev.B

For information:

Design and Access Statement dated September 2016; Daylight and Sunlight Report dated 30 September 2016.

Case Officer: Ian Corrie

Direct Tel. No. 020 7641 1448

Recommended Condition(s) and Reason(s)

- 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 Knightsbridge 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 You must submit detailed drawings at a scale of 1:10 and sections at 1:5 of the following parts of the building:
- i) Windows, including dormer construction.

You must not start work on these parts of the development until we have approved what you have sent us. You must then carry out the works according to the approved details.

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 Knightsbridge 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 building for sitting out or for any other purpose. You can however use the roof to escape in an emergency. (C21AA)

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)

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 will need to re-apply for planning permission if another authority or council department asks you to make changes that will affect the outside appearance of the building or the purpose it is used for. (I23AA)