

CITY OF WESTMINSTER			
PLANNING SUB APPLICATIONS COMMITTEE	Date 23 May 2017	Classification For General Release	
Report of Director of Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	Basement To First Floor Maisonette, 22 Eaton Place, London, SW1X 8AE,		
Proposal	Erection of replacement enlarged extension to the rear of the first floor.		
Agent	Indigo Planning		
On behalf of	Mr Alexander Kolobov		
Registered Number	17/00874/FULL 17/00875/LBC	Date amended/ completed	6 February 2017
Date Application Received	3 February 2017		
Historic Building Grade	Grade II*		
Conservation Area	Belgravia		

1. RECOMMENDATION

1. Grant conditional permission.
2. Grant conditional listed building consent, subject to authorisation from Historic England.
3. Agree the reasons for granting listed building consent as set out in Informative 1 of the draft decision letter.

2. SUMMARY

This application relates to a maisonette over the lower ground, ground, and first floor of a Grade II* listed building located within the Belgravia Conservation Area. Planning permission and listed building consent are sought for the demolition of the existing extension at rear first floor level and replacement with an enlarged extension.

In terms of design, the proposals would notably increase the scale and bulk of the extension at this level compared with the existing extension. The proposed extension follows a previous proposal for an extension of the same size, refused in August 2016 due to its poor design and high level bulk. Whilst of the same size, the current proposal is in brick and better represents the architectural hierarchy of the rear elevations of this terrace, which exhibits stucco to lower levels, and a more vernacular brick above.

The design is well proportioned in itself and relates well to the architectural proportions of the rest of the

elevation, with the brick giving the extension a more recessive and subservient appearance. In combination with the architectural relief of the blind windows this is considered to overcome the problems of bulk which had previously been seen. Subject to conditions to secure the quality of materials and workmanship, it is considered that the proposal would preserve the significance of the listed building, and would comply with relevant local and national design and conservation policies.

The replacement enlarged extension will be located on an existing first floor terrace area. In comparison to the existing rear first floor extension to be demolished, the replacement extension will project approximately 1.8m further and will be approximately 0.8m higher. Two objections have been received from the residents of adjoining flats in No. 24 Eaton Place on the grounds that the proposals would block daylight, cast shadow, impede view, increase sense of enclosure, and result in a loss of privacy to those living in these properties.

The rear windows of the basement and ground floor of No. 24 Eaton Place, including their ground floor conservatory, already have a restricted outlook as they face out onto a fully enclosed light well area. It is not considered that the increase in height and depth of the replacement extension would have a significant impact on the residential amenity of the basement and ground floor flat at No.24 Eaton Place.

The neighbour of the first floor flat of No.24 Eaton Place objects on grounds the replacement extension will adversely affect their existing rear terrace in terms of light and enclosure. The proposed extension is separated from this outdoor terrace by No.24s lightwell area. As such, it is considered to be sufficiently set back from the replacement extension and is not considered to be significantly affected in terms of loss of light or enclosure.

Objections have also been raised on the grounds of noise, disturbance and damage from works, and neighbours cite ongoing problems with contractors carrying out works at property. With regard to the potential for noise and disturbance, it is recognised that construction is currently underway at the site and the City Council could not reasonably refuse planning permission on these grounds. The City Council's standard condition on hours of work is recommended which will limit the hours when noisy works are permitted to Monday to Friday 08.00 to 18.00 and Saturdays 08.00 to 13.00. With regard to issues of damage and ongoing problems with party walls, these are private matters and as such are not material considerations in the determination of this planning application.

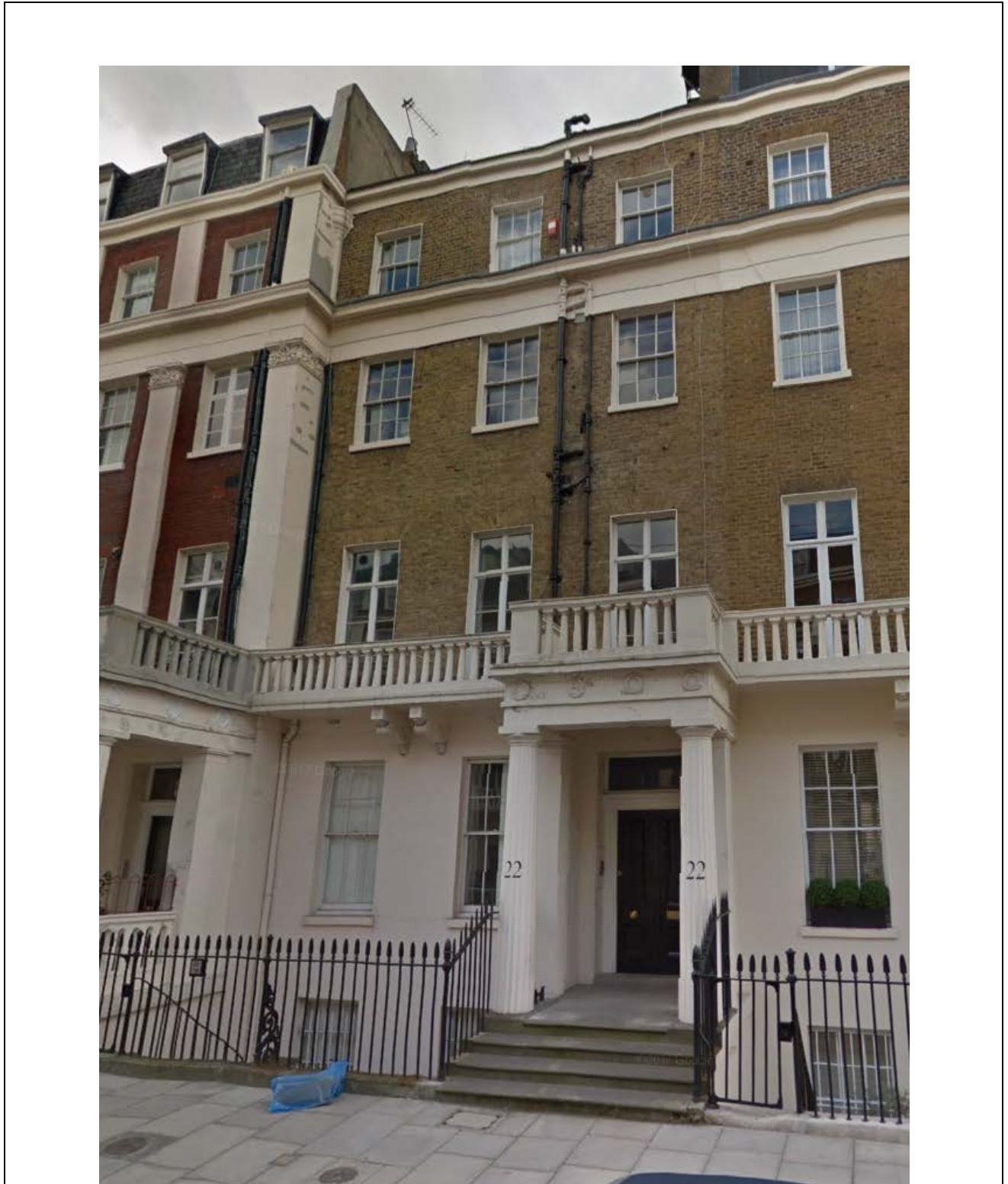
The proposal complies with the relevant land use, amenity and design policies in the Unitary Development Plan (UDP) and City Plan and is recommended for approval.

3. LOCATION PLAN



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4. PHOTOGRAPHS



5. CONSULTATIONS

BELGRAVIA RESIDENTS ASSOCIATION:

Any response to be reported verbally.

HISTORIC ENGLAND:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 13: No. of replies: 2

Two letters of objection from residents of flats in adjoining property on the following grounds:

Design

*No such extension on the terrace of houses along this section of Eaton Place.

Amenity

*Proposal will block daylight, cast shadow and impede view.

*Increased sense of enclosure.

*Impact on privacy.

Construction impact

*Noise and damage from works.

*Ongoing problems with contractors carrying out works at property.

PRESS ADVERTISEMENT / SITE NOTICE:

Yes

6. RELEVANT PLANNING HISTORY

Planning permission and listed building consent refused on 05 August 2016 for the demolition of the existing extension at rear first floor level and replacement with enlarged extension(RNs: 16/05072/FULL & 16/05073/LBC).

Planning permission and listed building consent granted on 18 September 2015 for the demolition and replacement of first floor rear closet wing extension (RNs: 15/06652/FULL & 15/06653/LBC).

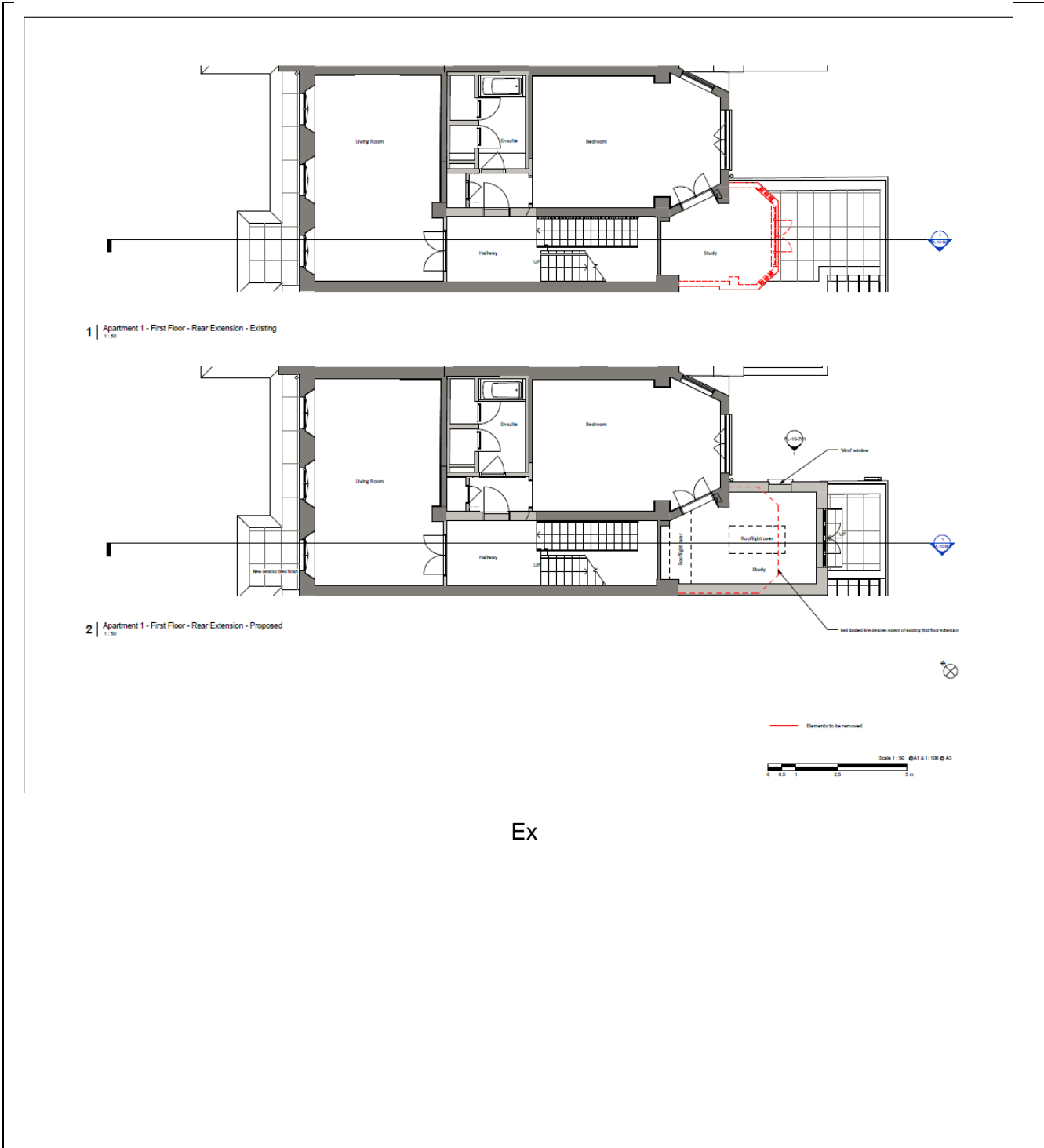
7. BACKGROUND PAPERS

1. Application form
2. Letter from occupier of Basement and Ground Flat, 24 Eaton Place dated 24.02.2017
3. Letter from occupier of First Floor Flat, 24 Eaton Place dated 28.02.2017

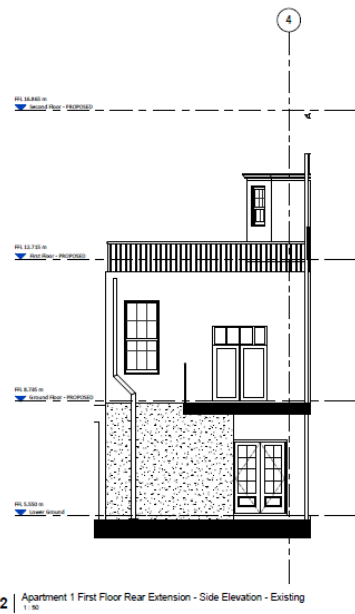
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk.

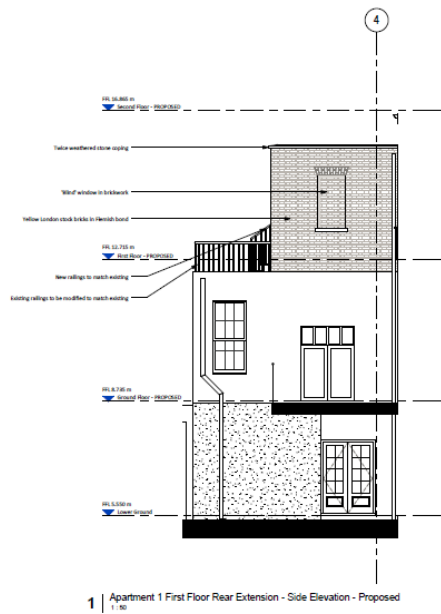
8. KEY DRAWINGS





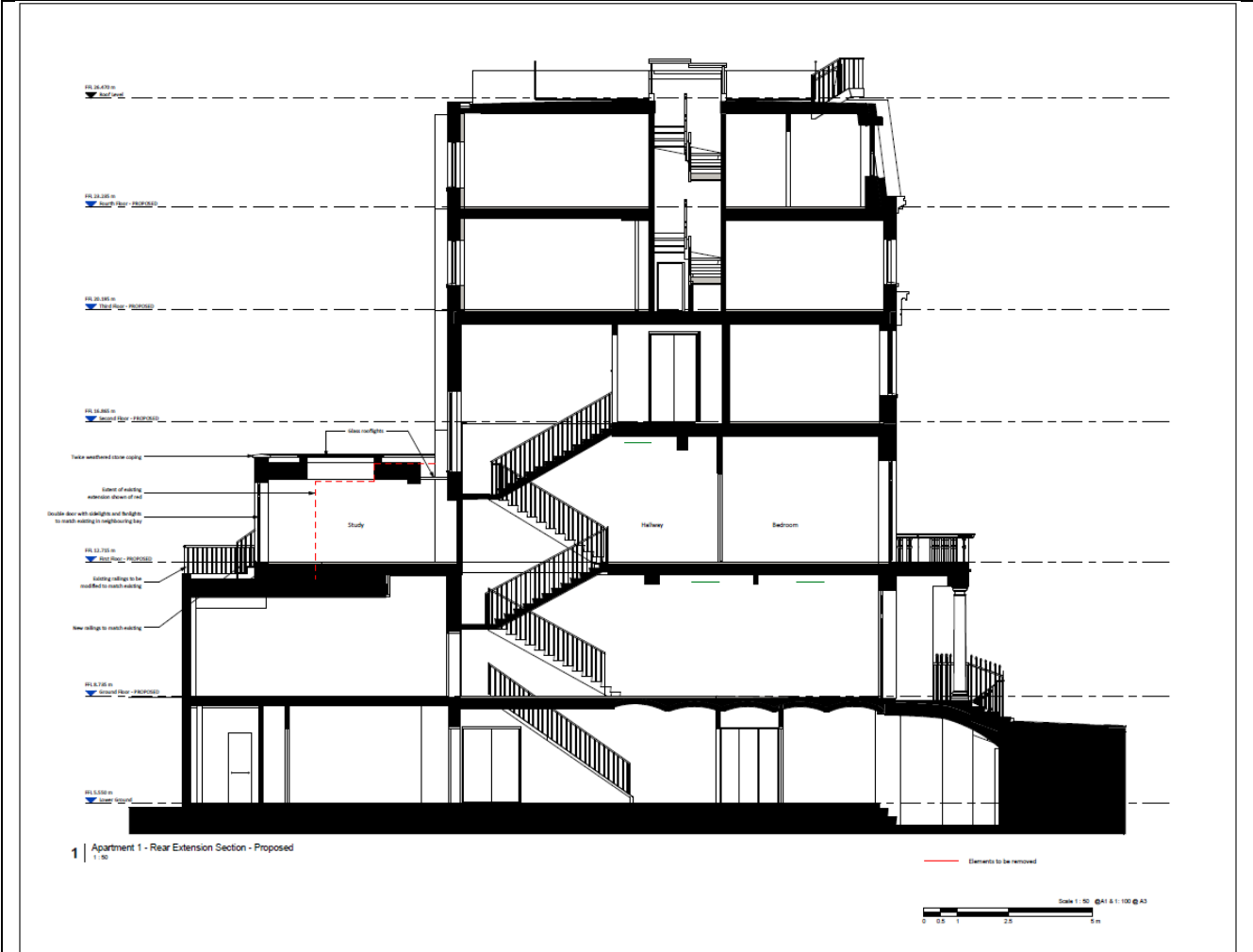


2 | Apartment 1 First Floor Rear Extension - Side Elevation - Existing
1:50



1 | Apartment 1 First Floor Rear Extension - Side Elevation - Proposed
1:50





DRAFT DECISION LETTER

Address: Basement To First Floor Maisonette, 22 Eaton Place, London, SW1X 8AE,

Proposal: Erection of replacement enlarged extension to the rear of the first floor. (Linked Case: 17/00875/LBC).

Reference: 17/00874/FULL

Plan Nos: Site location plan; A-PL-10-501; A-PL-10-600; A-PL-10-601; A-PL-10-700; A-PL-10-701; A-PL-10-800.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

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 protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 4 You must apply to us for approval of a written (and photographic) specification of a sample panel of brickwork (to be prepared on-site for our inspection) which shows the colour, texture, face bond and pointing of the new brickwork, including specials. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the approved sample. (C27DB)

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

- 5 The new railings shall be constructed from metal, painted black and maintained that colour.

Reason:

To protect the special architectural or historic interest of this listed building and to make sure the development contributes to the character and appearance of the Belgravia Conservation Area. This is as set out in S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R26FD)

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.

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Reference: 17/00875/LBC
Plan Nos: Site location plan; A-PL-10-501; A-PL-10-600; A-PL-10-601; A-PL-10-700; A-PL-10-701; A-PL-10-800.

Case Officer: Sebastian Knox

Direct Tel. No. 020 7641 4208

Recommended Condition(s) and Reason(s)

- 1 The works 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 All new work and improvements inside and outside the building must match existing original adjacent work in terms of the choice of materials, method of construction and finished appearance. This applies unless differences are shown on the approved drawings or are required in conditions to this permission. (C27AA)

Reason:

To protect the special architectural or historic interest of this building and to make sure the development contributes to the character and appearance 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 paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007. (R27AC)

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Informative(s):

- 1 SUMMARY OF REASONS FOR GRANTING CONDITIONAL LISTED BUILDING CONSENT - In reaching the decision to grant listed building consent with conditions, the City Council has had regard to the relevant policies in the National Planning Policy Framework March 2012, the London Plan March 2016, Westminster's City Plan (November 2016), and the City of Westminster Unitary Development Plan adopted January 2007, as well as relevant supplementary planning guidance, representations received and all other material considerations., , The City Council decided that the proposed works would not harm the character of this building of special architectural or historic interest., , In reaching this decision the following were of particular relevance:, S25 and S28 of Westminster's City Plan: Strategic Policies and DES 10 including paras 10.130 to 10.146 of the Unitary Development Plan, and paragraph 2.3-2.4 of our Supplementary Planning Guidance: Repairs and Alterations to Listed Buildings.
- 2 You will need to contact us again if you want to carry out work on the listed building which is not referred to in your plans. This includes:
- * any extra work which is necessary after further assessments of the building's condition;
 - * stripping out or structural investigations; and
 - * any work needed to meet the building regulations or other forms of statutory control.
- Please quote any 'TP' and 'RN' reference numbers shown on this consent when you send us further documents.
- It is a criminal offence to carry out work on a listed building without our consent. Please remind your client, consultants, contractors and subcontractors of the terms and conditions of this consent. (I59AA)

Item No.
4

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.