

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 1 August 2017	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Knightsbridge And Belgravia	
<b>Subject of Report</b>	<b>Princes Gate Court, Exhibition Road, London, SW7 2QJ</b>		
<b>Proposal</b>	Alterations and extensions at sixth and seventh floor levels including the installation of front, side and rear dormer windows in connection with the conversion of the roof space to create additional residential floorspace for six existing flats.		
<b>Agent</b>	Stiles Harold Williams		
<b>On behalf of</b>	Princes Gate Court Residents Ltd		
<b>Registered Number</b>	15/03741/FULL	<b>Date amended/ completed</b>	2 June 2015
<b>Date Application Received</b>	29 April 2015		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Knightsbridge		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

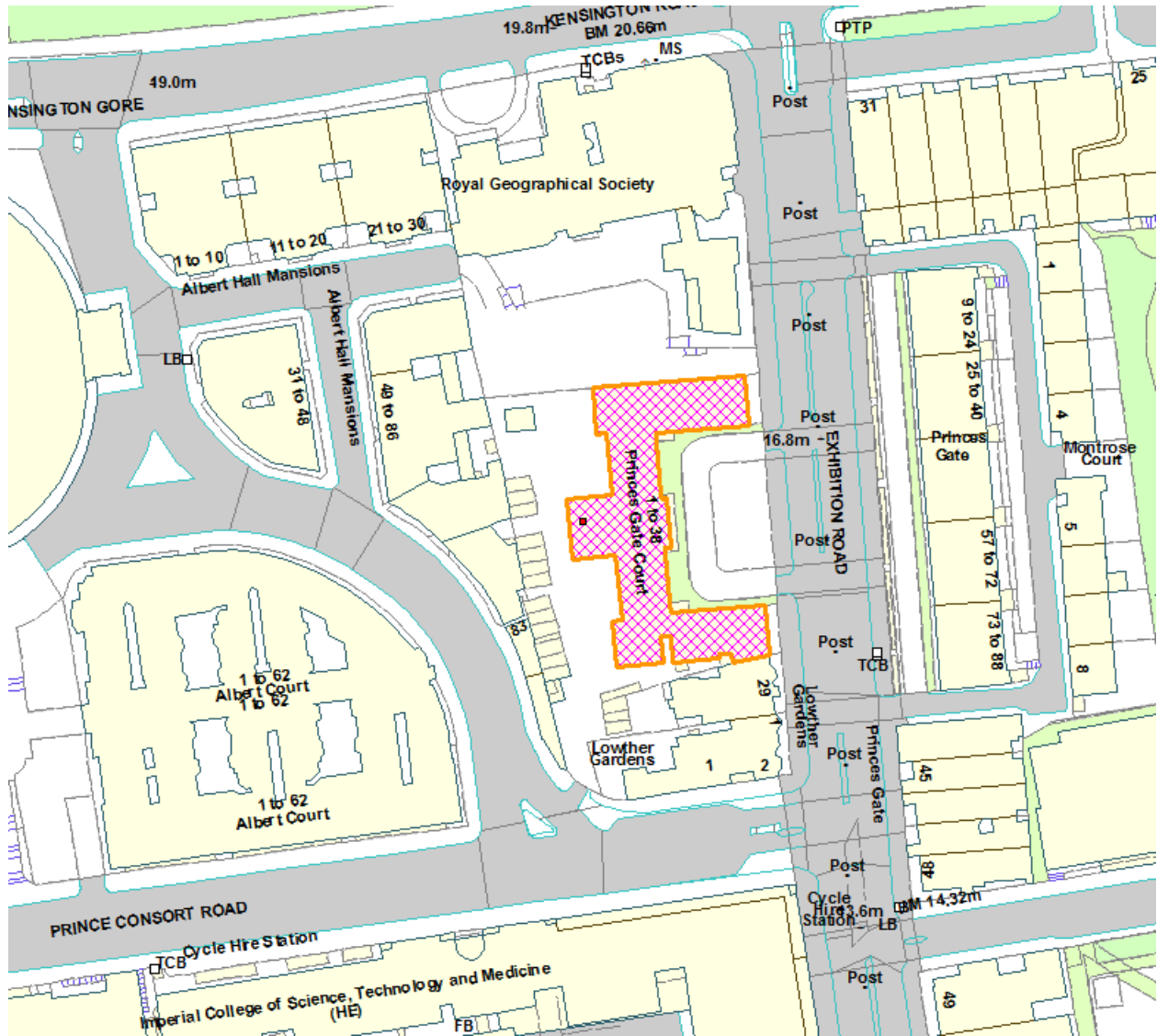
Planning permission is sought for alterations and extensions at sixth and seventh floor levels including the installation of front, side and rear dormer windows in connection with the conversion of the roof space to create additional residential floorspace for six existing flats.

The key issues in this case are:

- \* The acceptability of the proposals in land use terms;
- \* The impact of the proposals on the character and appearance of the building and the Knightsbridge Conservation Area;
- \* The impact of the proposals on the amenity of neighbouring residents.

The proposed development is considered to be acceptable in land use, design, amenity, and transportation terms and would comply with relevant policies in the Unitary Development Plan (UDP) and Westminster's City Plan: Strategic Policies.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



Front view

## 5. CONSULTATIONS

### KNIGHTSBRIDGE ASSOCIATION:

No objection.

### HIGHWAYS PLANNING MANAGER:

Undesirable on transportation terms but could be considered acceptable subject to conditions requiring details of waste.

### ENVIRONMENTAL HEALTH:

Raise concern that the plans do not show the internal layout of the new flats.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 194; Total No. of replies: 5 (incl. 2 replies from 1 neighbour).

Objections from neighbours within the block on one or more of the following grounds:

#### Design

- The alterations would adversely affect the look of the building.

#### Use

- One bed flats are out of keeping with the block which primarily consists of larger family sized units.
- Occupiers of one bed flats such as young single people and students are likely to cause noise and disturbance to existing residents by virtue of their lifestyle choices.

#### Parking

- Increase pressure to existing off-street parking spaces;

#### Other

- Noise and disturbance from building works.
- The roof space should be converted into a resident's gym.
- Additional floorspace at roof level should be used to enlarge existing flats rather than provide new one bed flats.
- One bed flats will change the nature and type of resident within the block, where the majority of residents are either families or elderly.
- The new flats are not accessible to wheelchairs.
- Prolonged building works may pose security risk/ make existing flats vulnerable to theft.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

### 6.1 The Application Site

Princes Gate Court is an attractive red brick mansion block with stone dressing, identified in the Knightsbridge Conservation Area audit as an unlisted building of merit. It occupies a prominent position on Exhibition Road, with the main frontage set back from the street and two wings projecting forward. It has a pitched roofslope punctured by dormer windows.

### 6.2 Recent Relevant History

#### 15/00206/FULL

Installation of external air conditioning unit at roof level adjacent to the lift motor room.  
Application Permitted 24 March 2015

#### 13/05878/FULL

Glazed roofs to the north and south stairwells.  
Application Refused 30 August 2013

#### 12/03128/FULL

Installation of railings, vehicular and pedestrian gates to the front elevation of the property.  
Application Permitted 14 September 2012

## 7. THE PROPOSAL

Planning permission is sought for alterations and extensions at sixth and seventh floor levels including the installation of front, side and rear dormer windows in connection with the conversion of the roof space to create additional residential floorspace for six existing flats.

The application originally proposed to create three one bed flats and additional residential floorspace for five existing flats. The proposals were subsequently amended following concerns that new flats at 7<sup>th</sup> floor level would not provide an adequate living environment and would not be DDA compliant.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The proposals would provide 368 sqm of additional residential floorspace (GIA) for six existing flats. This would create larger duplex flats set over sixth and seventh floor levels, as follows:

- 6<sup>th</sup> and 7<sup>th</sup> floor extensions to Flats 24a and 24e (main block);
- 7<sup>th</sup> floor extensions to Flats 37 and 12a (main block), Flat 38 (north wing block) and Flat 11a (south wing block).

The creation of new residential floorspace is in accordance with policy S14 of the City Plan and policy H3 of the UDP.

It is not considered that permission could reasonably be withheld on these grounds given that the flats would be capable of being configured to provide an acceptable living environment.

The original proposals received objections concerned with the creation of smaller new units. The proposals have since been revised to no longer include the creation of new units.

## **8.2 Townscape and Design**

Princes Gate Court is an attractive red brick mansion block with stone dressing, identified in the Knightsbridge Conservation Area audit as an unlisted building of merit. It occupies a prominent position on Exhibition Road, with the main frontage set back from the street and two wings projecting forward. It has a pitched roofslope punctured by dormer windows.

The works seek to install a second row of dormer windows into the roof space and erect an extension to the rear wing of the building at sixth and seventh floor levels. The building has an impressive appearance and contributes to the character and appearance of the conservation area. Whilst roof extensions are generally contentious, in this case the existing roof void is to be used and no extensions proposed to the main body of the roof. The existing roof is such that the dormers can be easily accommodated between the existing dormers and roof ridge. The proposed dormers are to be of matching design to the existing, although slightly smaller in scale. In this case the works are not considered to cause harm to the character of the building or the conservation area.

With regards to the rear extension, the proposal would extend over a currently unused section of flat roof and would remove an existing unsightly plant enclosure. The proposals are in keeping with the overall character of the building and through the removal of the existing plant area would help to improve the appearance of the rear elevation.

In summary the works are considered acceptable in design terms, subject to conditions, including conditions to ensure the development is completed in its entirety and to prevent any mechanical plant being installed on the extended rear of the building.

## **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, overlooking and encourage development which enhances the residential environment of surrounding properties.

The alterations and extensions are not considered to cause any significant harm in terms of sense of enclosure, loss of light, or overlooking given their location and distance from neighbouring residential windows.

## **8.4 Transportation/Parking**

The creation of larger units is considered to have a significant impact on on-street parking pressures. The site has 28 existing off-street car parking spaces, which are used by residents of the building on a first come first served basis. The applicant confirms that there is also an existing cycle store within the building. The site also has good public

transport links as it is in close proximity to South Kensington London Underground as well as several bus routes.

### **8.5 Access**

The main access arrangements for the existing building would remain unchanged. An existing lift would provide access to all floors except for the new seventh floor level created within the roof void.

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

#### **Refuse /Recycling**

Waste and recycling storage is not indicated on the submitted plans. However given the existing use of the building as a residential mansion block it is accepted that the facilities for waste and recycling are likely to exist.

### **8.7 London Plan**

This application raises no strategic issues.

### **8.8 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.

### **8.9 Planning Obligations**

The scheme does not generate any requirements for planning obligations.

The estimated CIL payment is: £202,800

### **8.10 Environmental Impact Assessment**

The scheme is of insufficient scale to require the submission of an Environmental Statement.

### **8.11 Other Issues**

None relevant.

## **9. BACKGROUND PAPERS**

1. Application form
2. Response from Knightsbridge Association dated 8 July 2015
3. Response from Environmental Health dated 9 July 2015
4. Response from Highways Planning Manager dated 27 July 2015
5. Letter from occupier of 31 Princes Gate Court, Exhibition Road, dated 3 August 2015
6. Letter from occupier of 29 Princes Gate Court, Exhibition Road, dated 19 July 2015
7. Letter from occupier of 7 Princes Gate Court, Exhibition Road, dated 19 July 2015

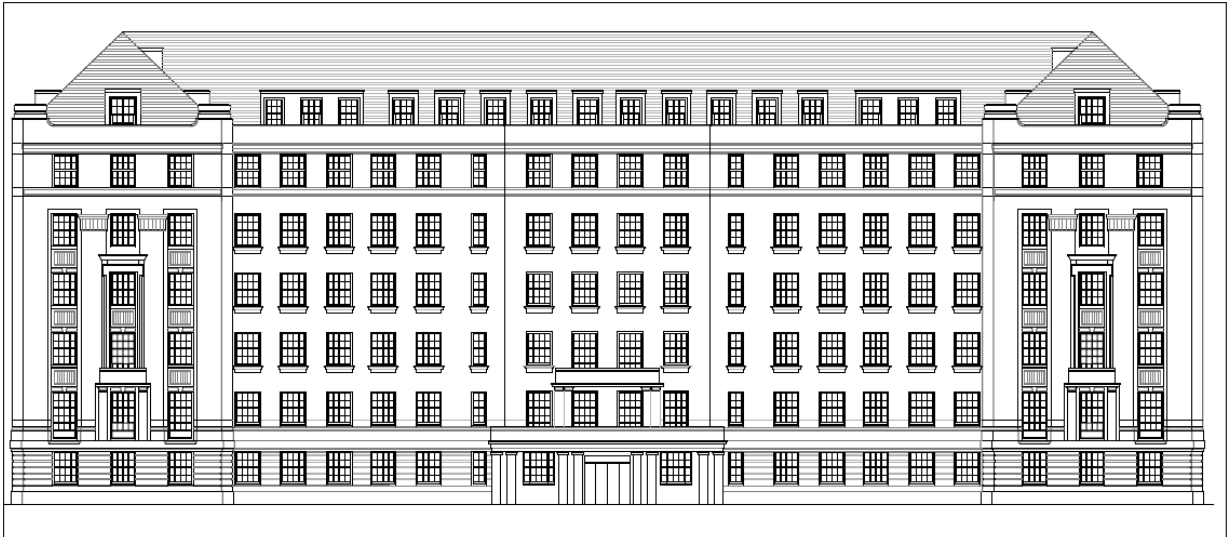
8. Letter from occupier of 37 Princes Gate Court, London, dated 19 July 2015
9. Letter from occupier of 37 Princes Gate Court, London, dated 19 July 2015

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

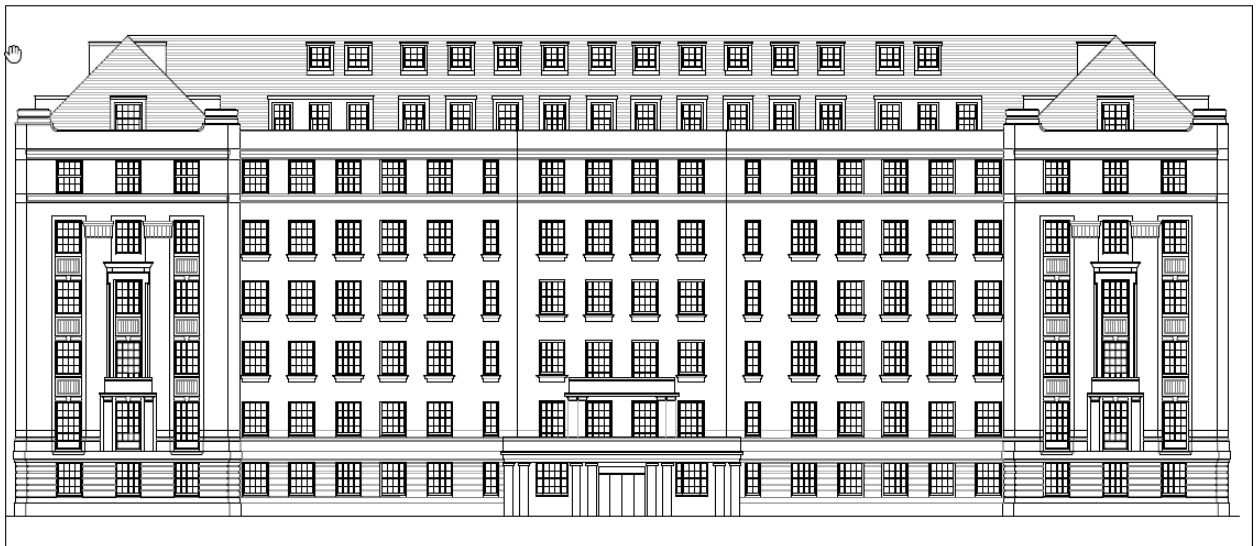
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: MATT MASON BY EMAIL AT <a href="mailto:mmason@westminster.gov.uk">mmason@westminster.gov.uk</a>
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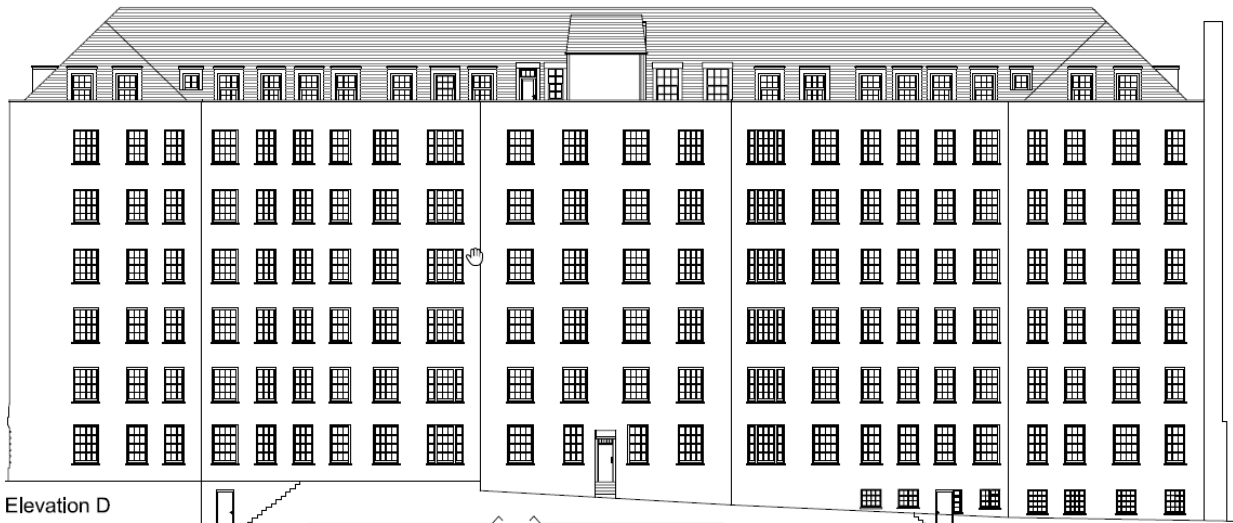
10. KEY DRAWINGS



Existing main block front elevation



Proposed main block front elevation



**Existing main block rear elevation**



**Proposed main block rear elevation**



Existing north wing block side inward facing elevation



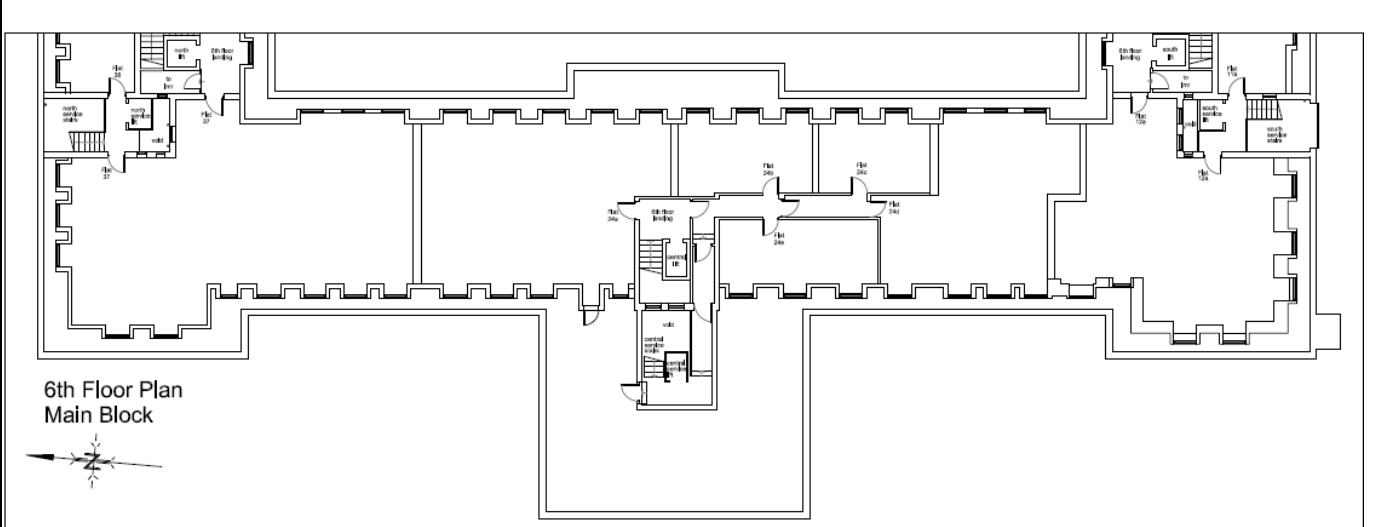
Proposed north wing block side inward facing elevation



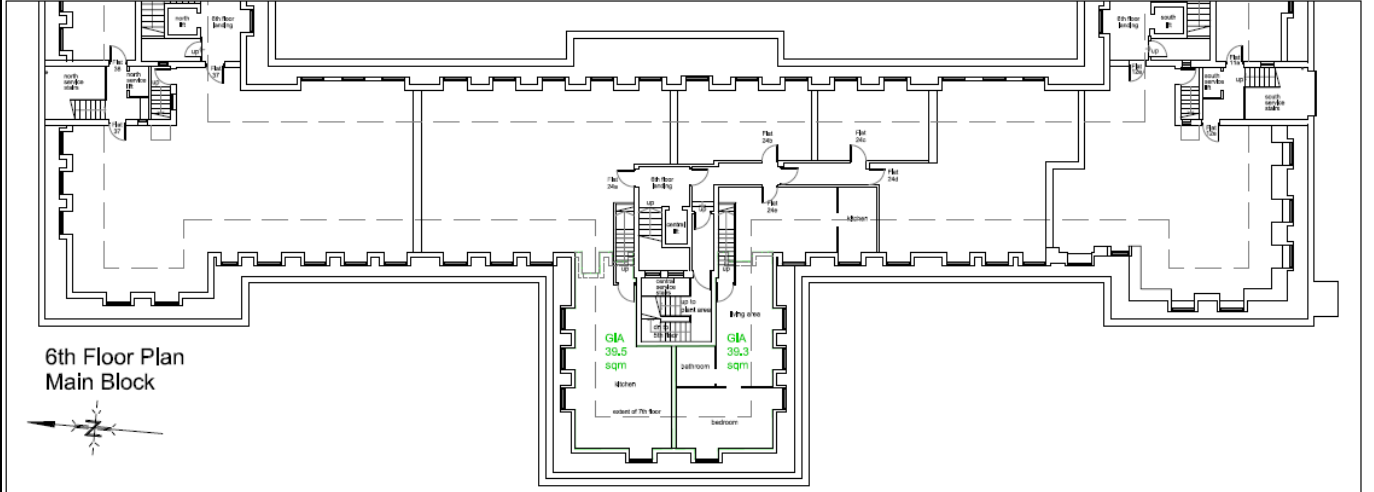
Existing south wing block side inward facing elevation



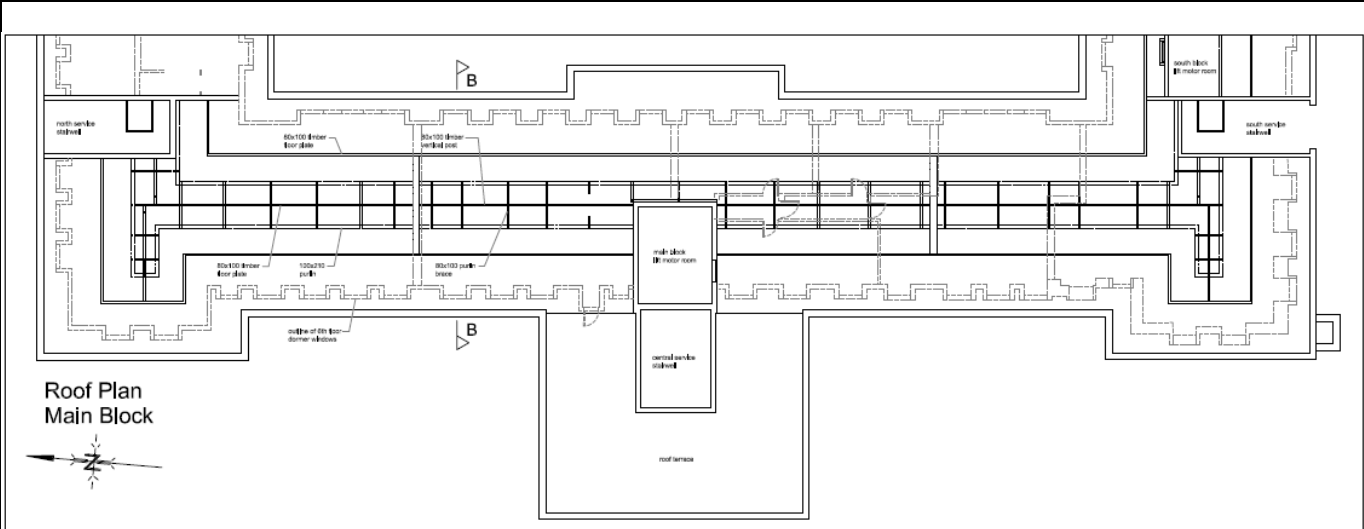
Proposed south wing block side inward facing elevation



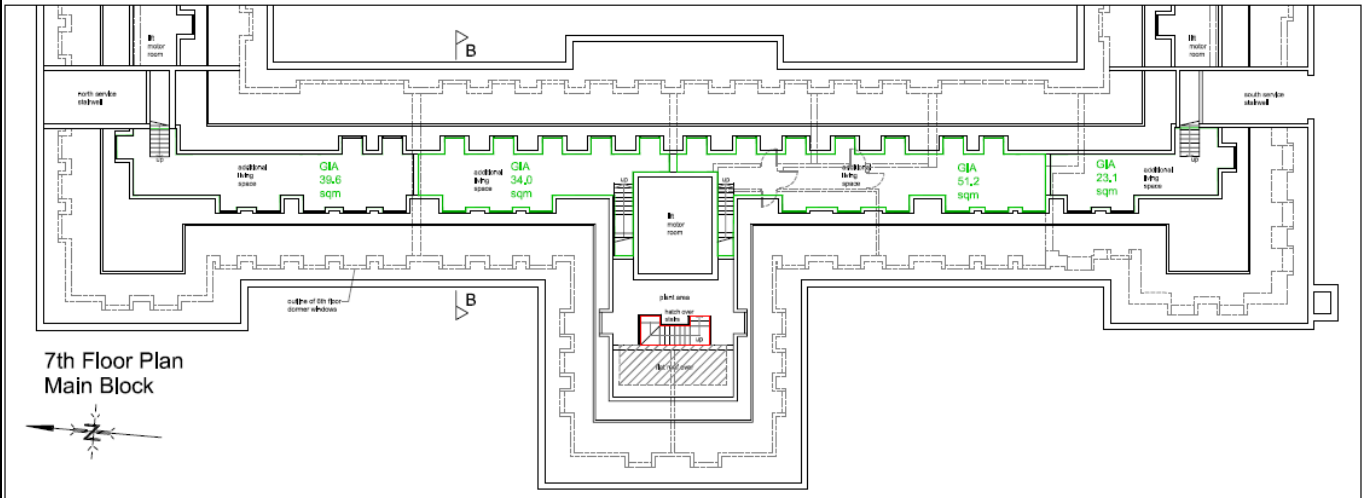
Existing 6<sup>th</sup> floor plan main block



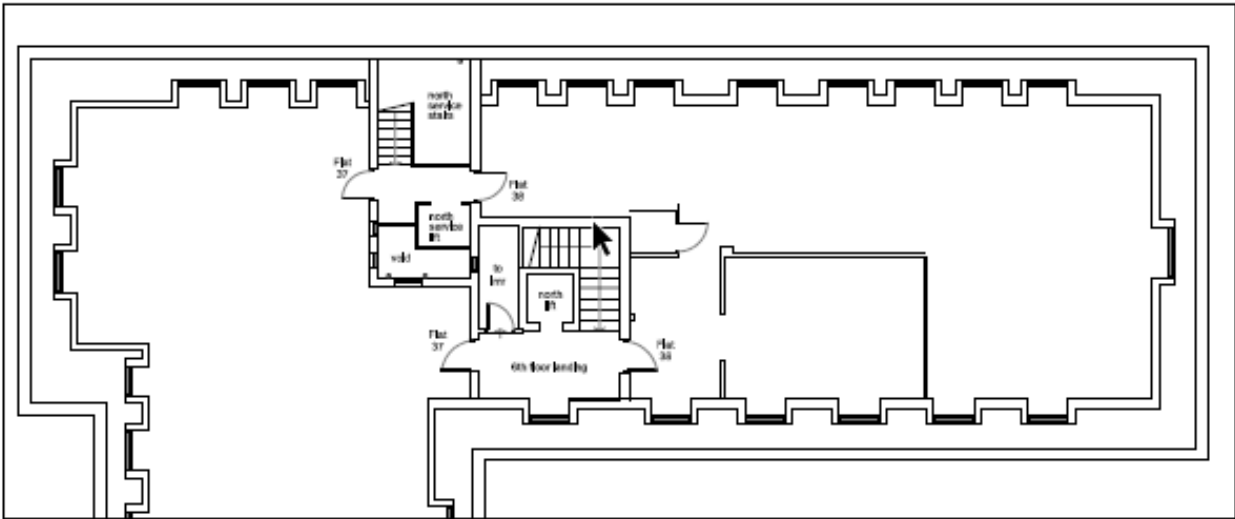
Proposed 6<sup>th</sup> floor plan main block



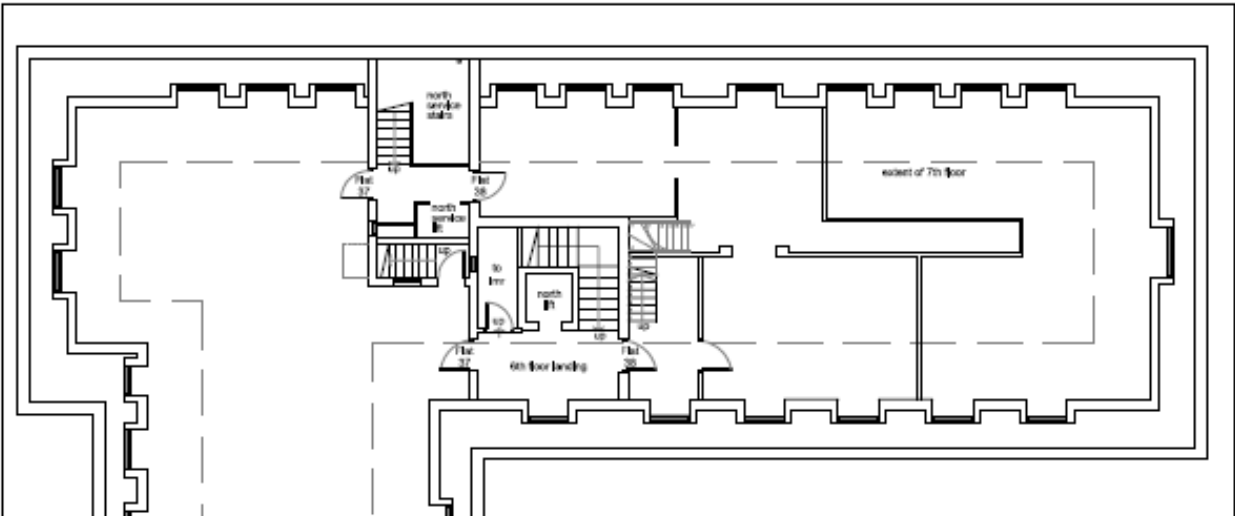
**Existing roof plan main block**



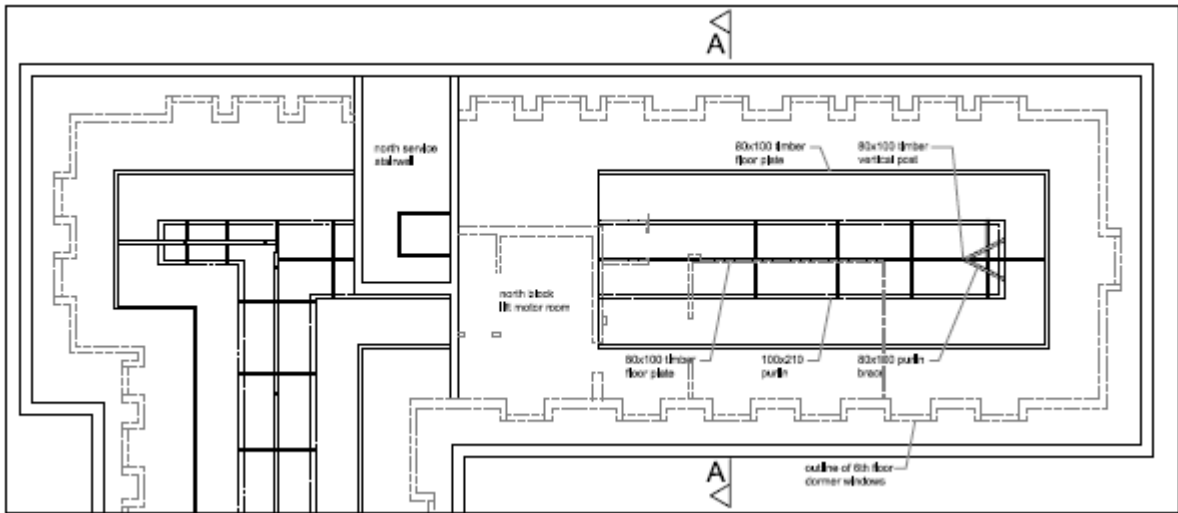
**Proposed 7<sup>th</sup> floor plan main block**



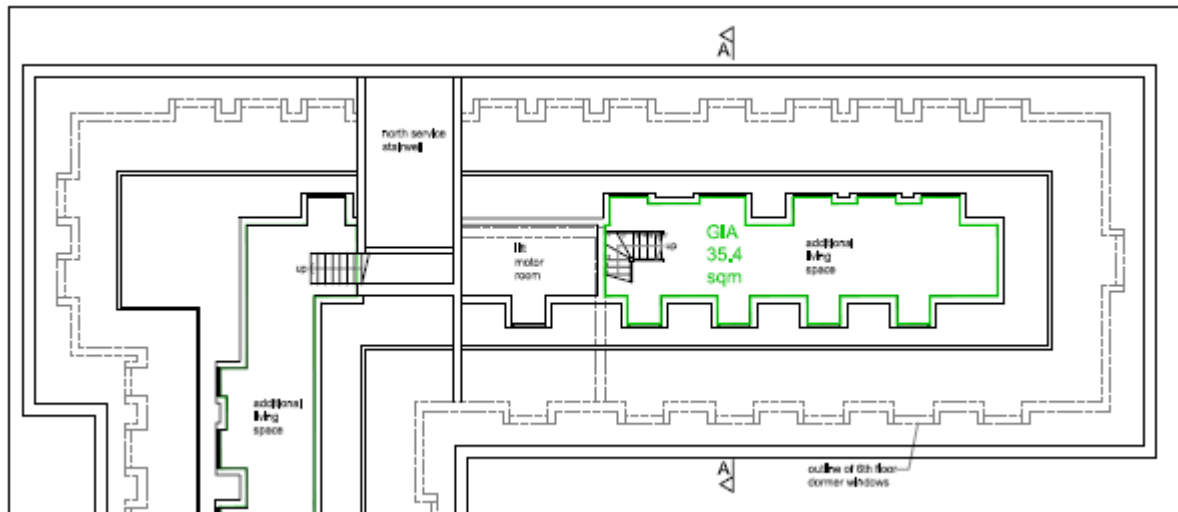
Existing 6<sup>th</sup> floor plan north wing



Proposed 6<sup>th</sup> floor plan north wing

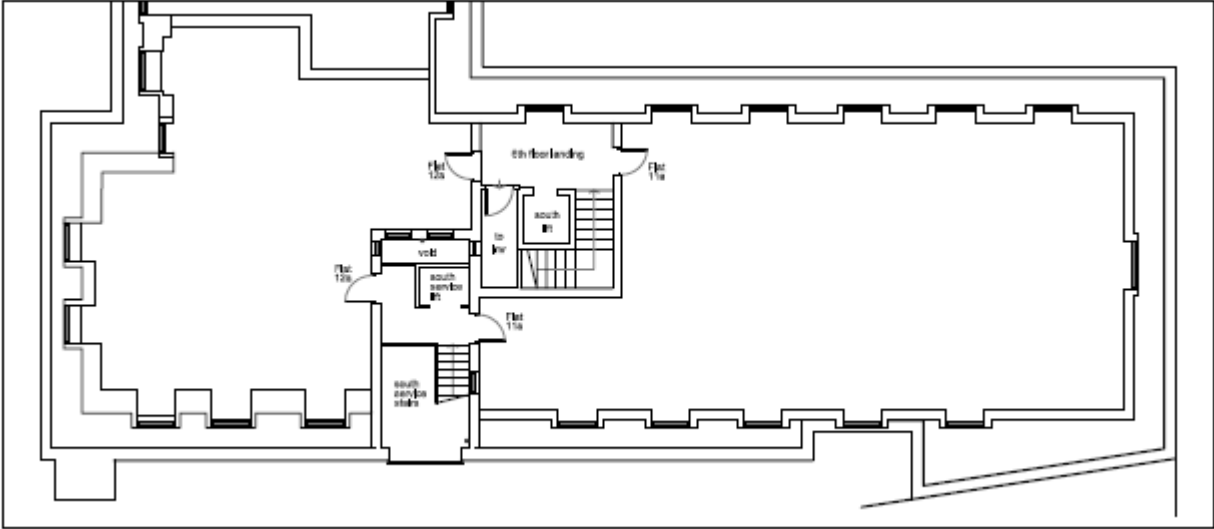


Existing roof floor plan north wing

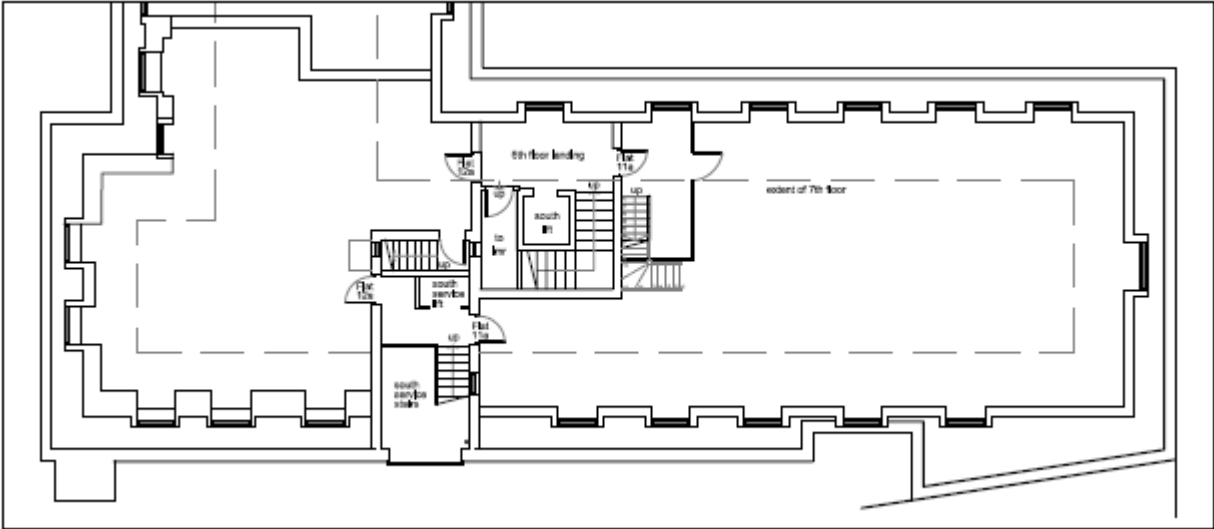


Proposed roof floor plan north wing

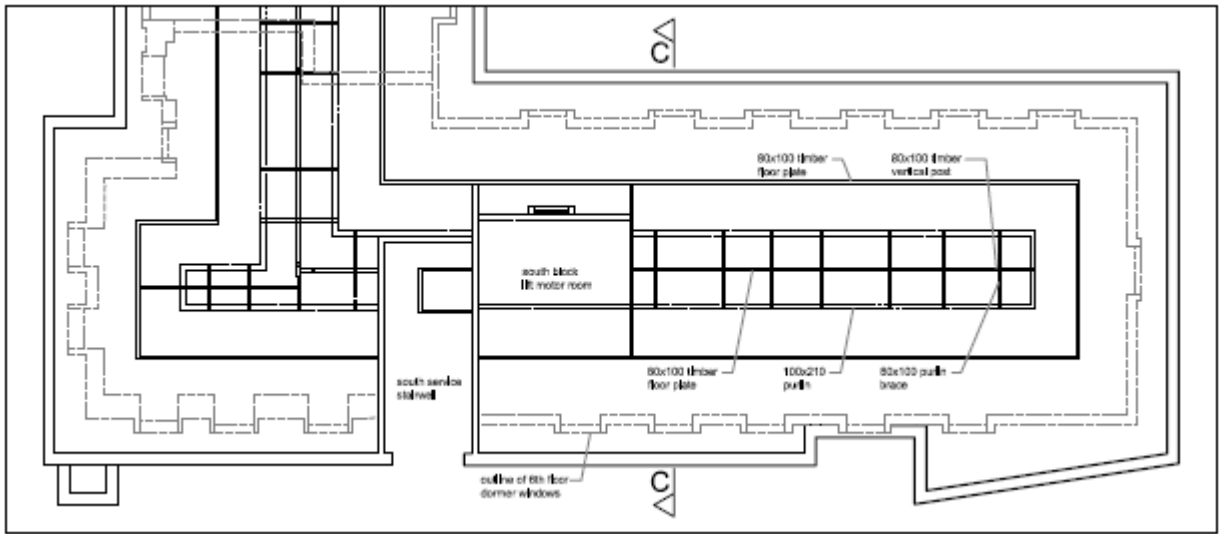




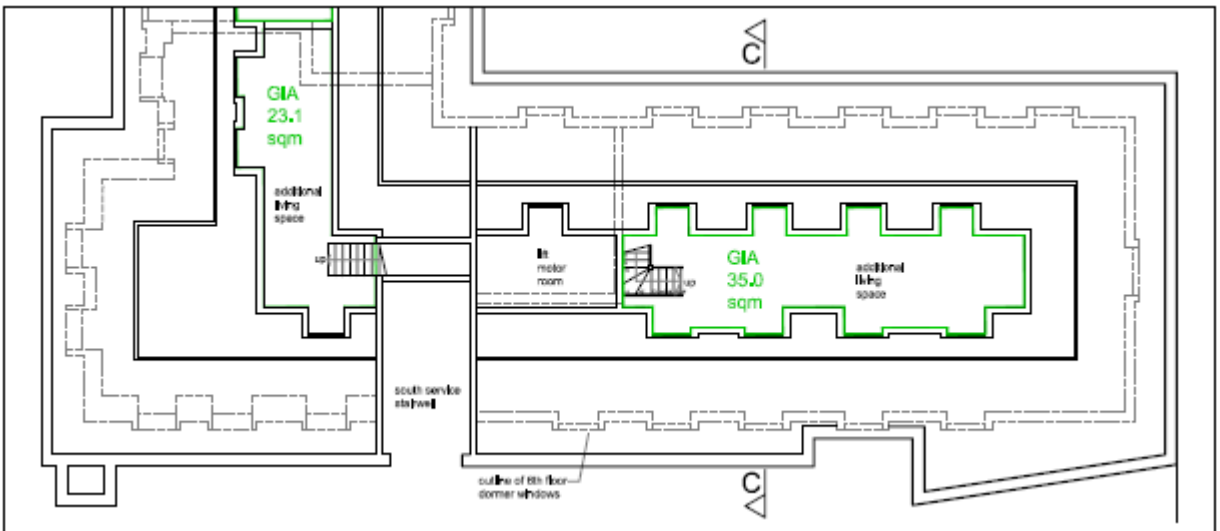
**Existing 6<sup>th</sup> floor plan south wing**



**Proposed 6<sup>th</sup> floor plan south wing**



Existing roof floor plan south wing



Proposed roof floor plan south wing

**DRAFT DECISION LETTER**

**Address:** Princes Gate Court, Exhibition Road, London, SW7 2QJ,

**Proposal:** Alterations and extensions at sixth and seventh floor levels including the installation of front, side and rear dormer windows in connection with the conversion of the roof space to create additional residential floorspace for six existing flats.

**Reference:** 15/03741/FULL

**Plan Nos:** 0714/05/00, 01, 02, 03, 04, 05-1, 05-2, 06, 07, 100, 102, 104, 105-1B, 105-2B, 106B, 107B, 201A, 202A; Design and Access Statement dated April 2015; Planning Statement dated April 2015; Heritage Statement dated April 2015.

**Case Officer:** David Dorward

**Direct Tel. No.** 020 7641 2408

**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 You must carry out any building work which can be heard at the boundary of the site only:, , \* between 08.00 and 18.00 Monday to Friday,, \* between 08.00 and 13.00 on Saturday; and, \* not at all on Sundays, bank holidays and public holidays., , Noisy work must not take place outside these hours. (C11AA)

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 apply to us for approval of roof samples to match existing. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials.

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 put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings. (C26PA)

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)

- 6 The alterations and extensions at sixth and seventh floor levels must be completed as a single construction contract with the works carried out in their entirety.

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)

**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](mailto:siteenquiries@ccscheme.org.uk) or visit [www.ccscheme.org.uk](http://www.ccscheme.org.uk).
  
- 3 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)
  
- 4 This development has been identified as potentially liable for payment of the Mayor of London's Community Infrastructure Levy (CIL). Responsibility for paying the levy runs with the ownership of the land, unless another party has assumed liability. We will issue a CIL Liability Notice to the landowner or the party that has assumed liability with a copy to the planning applicant as soon as practicable setting out the estimated CIL charge., If you have not already done so you must submit an **Assumption of Liability Form** to ensure that the CIL liability notice is issued to the correct party. This form is available on the planning portal at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> , Further details on the Mayor of London's Community Infrastructure Levy can be found on our website at: <http://www.westminster.gov.uk/services/environment/planning/apply/mayoral-cil/> . **You are reminded that payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay.**

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.