

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b>	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Warwick	
<b>Subject of Report</b>	<b>First Floor And Second Floor Flat, 66 Cambridge Street, London, SW1V 4QQ,</b>		
<b>Proposal</b>	Erection of extensions to rear closet wing at first and second floor levels and addition of mansard roof extension to create new third floor level, in connection with the provision of a 1 bed flat at first floor level and a 2 bed maisonette over second and third floor levels.		
<b>Agent</b>	Dream Investments Ltd. Alpa Consultants		
<b>On behalf of</b>	Dream Investments Ltd. Alpa Consultants		
<b>Registered Number</b>	17/07238/FULL	<b>Date amended/ completed</b>	30 August 2017
<b>Date Application Received</b>	13 August 2017		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Pimlico		

## RECOMMENDATION

Grant conditional permission.

### 1. SUMMARY

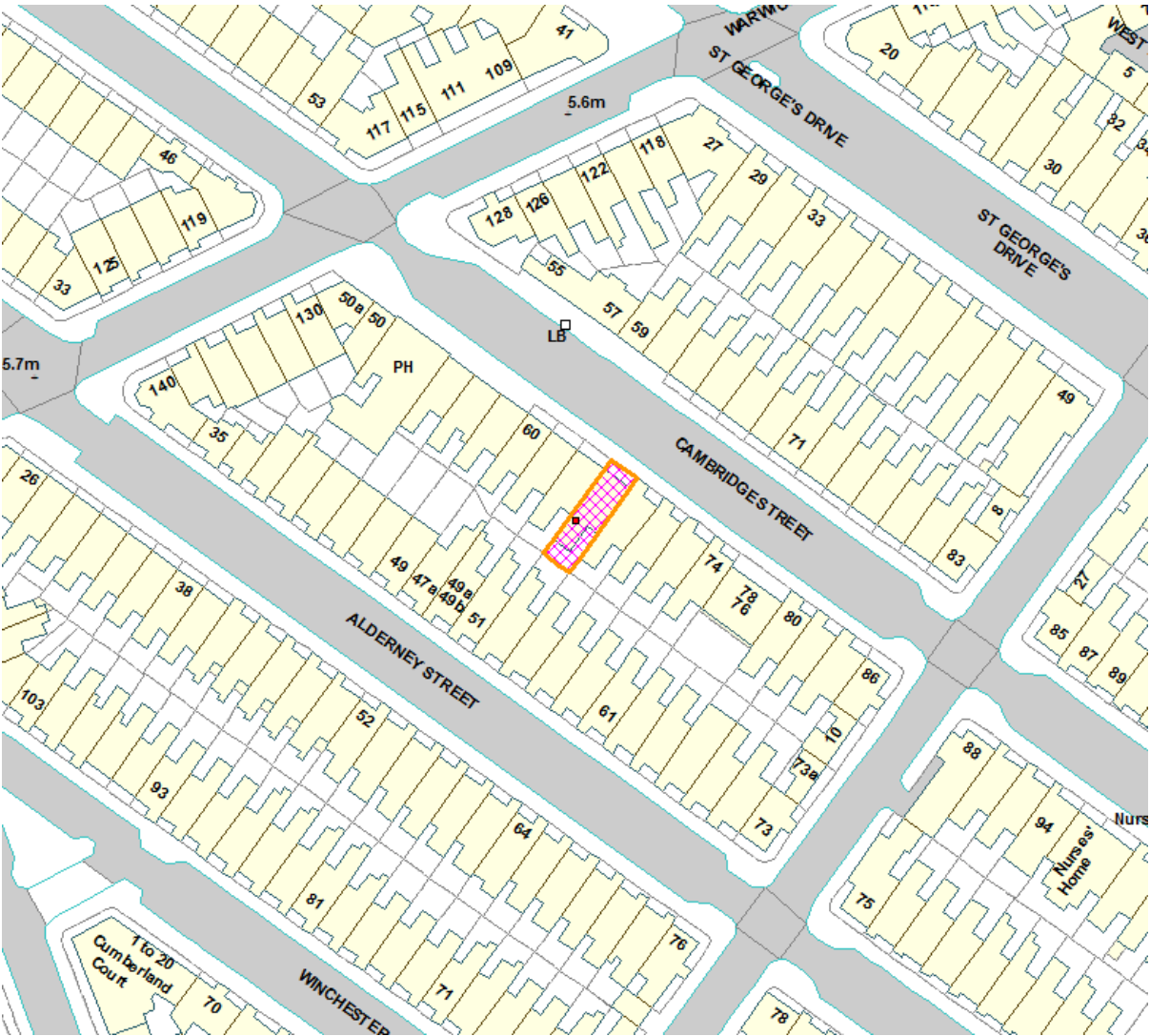
66 Cambridge is a four storey property currently divided into 2 flats. Planning permission is sought for extensions to the rear closet wing at first and second floor levels, and the addition of mansard roof extension to create a new third floor level, in connection with the provision of a 1-bed flat at first floor level and a 2-bed maisonette over second and third floor levels.

The key issues for consideration are:

- The impact of the proposals on the character and appearance of the building and Pimlico Conservation Area
- The impact on the amenity of neighbouring residential occupiers.

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 applications are recommended for approval.

**2. LOCATION PLAN**



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3. PHOTOGRAPHS



66 Cambridge Street

#### 4. CONSULTATIONS

##### WESTMINSTER SOCIETY

No objection

##### HIGHWAYS PLANNING MANAGER

Objection. No off street car parking provided for the new dwelling.

##### CLEANSING

Details of waste and recycling storage will need to be secured by condition.

##### ADJACENT OWNERS / OCCUPIERS

No Consulted:5

No Replies: 4

One letter of support from the applicant.

Three letters of objection have been received from neighbouring residents raising the following concerns:

##### Amenity

- The proposal will create a loss of daylight/sunlight to residents in No. 64 Cambridge Street
- Loss of privacy.

##### Other

- Structural implications of proposal.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

#### 5. BACKGROUND INFORMATION

##### 5.1 The Application Site

66 Cambridge Street is an unlisted building within the Pimlico Conservation Area. It comprises basement, ground and two upper floors and is divided into two residential flats, one over basement and ground floor and the other at first and second floor level.

##### 6.2 Recent Relevant History

Planning permission was granted for the erection of a single storey rear extension at lower ground floor level (Flat 66A) in April 2016.

#### 6. THE PROPOSAL

Planning permission is sought for the erection of extensions to the rear closet wing at first and second floor levels and the addition of a mansard roof extension to create a new third

floor level, in connection with the provision of a 1-bed flat at first floor level and a 2-bed maisonette over second and third floor levels.

## **7. DETAILED CONSIDERATIONS**

### **7.1 Land Use**

Policy S14 of Westminster's City Plan (November 2016) seeks to optimise housing delivery and states that all residential uses, floorspace and land will be protected. The introduction of an additional residential unit is therefore welcomed in land use terms. The proposed units meet the national space standards in terms of unit size.

### **7.2 Townscape and Design**

This part of the Pimlico Conservation Area has a consistent albeit altered townscape. The overwhelming majority of properties on Cambridge Street and in surrounding streets have mansard roof extensions and altered closet wings.

The current proposals for a mansard roof extension and extensions to the existing closet wing are similar to that on neighbouring properties. In this context it is considered that the proposals will not cause harm to the character or appearance of the conservation area and are acceptable in design terms.

### **7.3 Residential Amenity**

Three letters of objection have been received from neighbouring residents at No. 64 Cambridge Street on the grounds that the proposal will result in a loss of light and privacy to their properties. No.64 is divided into two units, one at lower ground floor level and the other at ground, first and second floor level

It is proposed to extend the existing closet wing by approximately 1.2m in depth at first floor level, which will match that at Nos. 64, 68 and 70 Cambridge Street. At second floor level the existing extension will be raised by approximately 1.2m in height.

The applicant has submitted a sunlight and daylight assessment using methodologies set out in the Building Research Establishment (BRE) guide "Site Layout Planning for Daylight and Sunlight: a guide to good practice" which concludes that the proposed development will have a low impact of light levels to neighbouring properties. There are windows in the side elevation of the closet wing to No. 64 looking towards the site. At ground floor level the window serves a utility room, which is not considered to be a main habitable room. At first floor level the window serves a kitchen, however, this room is also served by a further window to the rear elevation which will not be affected by the proposal. Given the limited depth of the proposed extensions, and the fact that they match other extensions along the terrace, the proposed extensions are considered acceptable in amenity terms.

There are other mansard roof extensions along the terrace and the proposed mansard is considered to have a satisfactory relationship with surrounding residential properties.

The application includes the provision of a terrace at rear second floor level. The terrace would allow direct views into the rear windows of neighbouring properties, and notwithstanding the fact that the properties at Nos 64 and 68 have a terrace in the same location as that proposed, an amending condition is recommended to remove this element from the scheme to protect the privacy of neighbouring occupiers.

#### **7.4 Transportation/Parking**

Policy TRANS 23 states that where the on-street parking threshold in an area is over 80% then this will result in an unacceptable level of deficiency and increase parking stress in the area. The evidence of the Council's most recent daytime parking survey in 2015 indicates that the parking occupancy of Residents' Bays and Shared Use Bays within a 200 metre radius of the site is 83.1%. Overnight the pressure on Residents' and Shared Use Bays increases still further, to 87.5%, although residents can also park free of charge on metered parking bays or single yellow line in the area during this time.

Parking pressures in the area is therefore already above the stress level. Whilst the introduction of an additional residential unit without off-street parking or on-street parking restraint may increase the stress level, given that the site is well-served by public transport, and the application is for one additional 1-bed unit only, it is not considered that a refusal on highway grounds could be sustained.

Conditions are recommended to secure cycle parking and adequate refuse and recycling storage.

#### **7.5 Economic Considerations**

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

#### **7.6 Access**

Not applicable.

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

The implications of the revisions to the City Plan for the development subject of this report are outlined elsewhere in the report

#### **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**

Planning obligations are not relevant in the determination of this application.

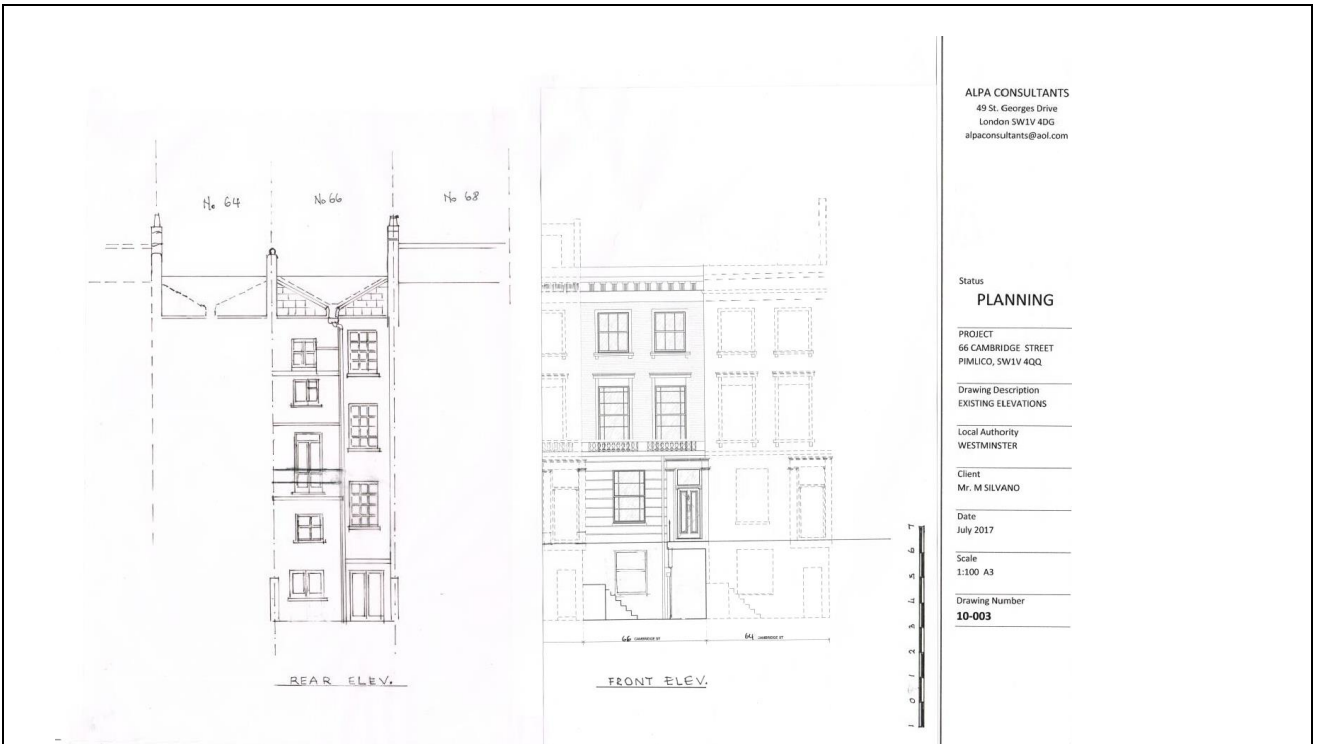
## **8. BACKGROUND PAPERS**

1. Application form
2. Response from Westminster Society, dated 14 September 2017
3. Letter from occupier of 64 Cambridge Street London, dated 11 September 2017
4. Letter from occupier of 64 Cambridge Street, London, dated 11 September 2017
5. Letter from occupier of 64a Cambridge Gardens, London, dated 21 September 2017
6. Letter from occupier of 66 Cambridge Street, London, dated 25 September 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: JULIA ASGHAR BY EMAIL AT [jasghar@westminster.gov.uk](mailto:jasghar@westminster.gov.uk)

9. KEY DRAWINGS

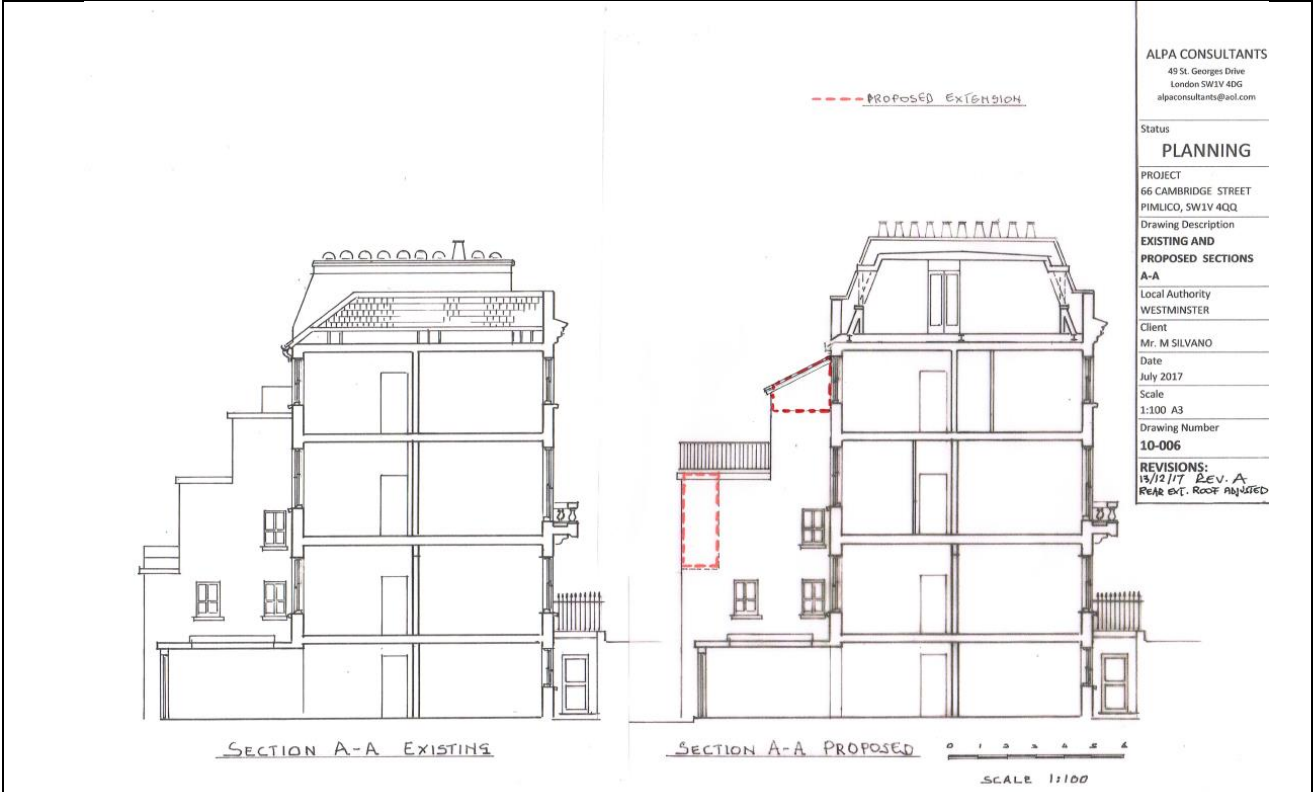


Existing Elevations



Proposed Elevations





ALPA CONSULTANTS  
49 St. Georges Drive  
London SW1V 4DG  
alpaconsultants@aol.com

Status  
**PLANNING**

PROJECT  
66 CAMBRIDGE STREET  
PIMLICO, SW1V 4QQ

Drawing Description  
**EXISTING AND PROPOSED SECTIONS**

A-A  
Local Authority  
WESTMINSTER

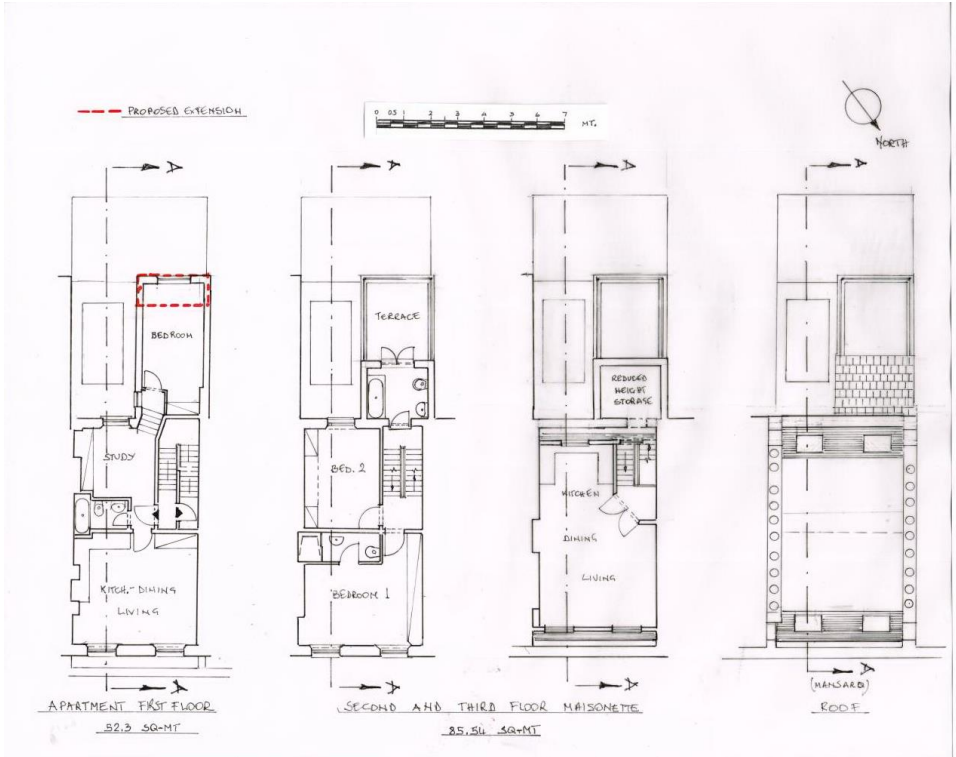
Client  
Mr. M SILVANO

Date  
July 2017

Scale  
1:100 A3  
Drawing Number  
**10-006**

REVISIONS:  
13/12/17 REV. A  
REAR EXT. ROOF ADJUSTED

Existing and proposed section



ALPA CONSULTANT  
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alpaconsultants@aol.com

Status  
**PLANNING**

PROJECT  
66 CAMBRIDGE STREET  
PIMLICO, SW1V 4QQ

Drawing Description  
**PROPOSED PLANS**

Local Authority  
WESTMINSTER

Client  
Mr. M SILVANO

Date  
July 2017

Scale  
1:100 A3  
Drawing Number  
**10-004**

REVISIONS:

Proposed floor plans

**DRAFT DECISION LETTER**

**Address:** First Floor And Second Floor Flat, 66 Cambridge Street, London, SW1V 4QQ,

**Proposal:** Erection of extensions to rear closet wing at first and second floor levels and addition of mansard roof extension to create new third floor level, in connection with the provision of a 1 bed flat at first floor level and a 2 bed maisonette over second and third floor levels.

**Reference:** 17/07238/FULL

**Plan Nos:** 10-001; 10-002; 10-003; 10-005; 10-003; 10-006; 10-004;

**Case Officer:** Seana McCaffrey

**Direct Tel. No.** 020 7641 1091

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

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents in 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 in the interests of proper planning.

- 2 Except for piling, excavation and foundation work, you must carry out any building work which can be heard at the boundary of the site between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 18.00 on Saturdays; 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 in this instance set out in S29 and S32 of Westminster's City Plan (November 2016) and ENVS of our Urban 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 to all details shown on the drawings we have approved or are required by conditions to this permission. (S26AA)

Reason:

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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 Pimlico 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 details of how waste is going to be stored on the site and how materials for recycling will be stored separately. You must not start work on the relevant part of the development until we have approved what you have sent us. You must then provide the stores for waste and materials for recycling according to these details, clearly mark the stores and make them available at all times to everyone using the property. (C14EC)

**Reason:**

To protect the environment and provide suitable storage for waste as set out in S44 of Westminster's City Plan (November 2016) and ENV 12 of our Unitary Development Plan that we adopted in January 2007. (R14BD)

- 5 You must apply to us for approval of details of secure cycle storage for the residential use. You must not start any work on this part of the development until we have approved what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation. You must not use the cycle storage for any other purpose.

**Reason:**

To provide cycle parking spaces for people using the development as set out in Policy 6.9 (Table 6.3) of the London Plan 2015.

- 6 You must apply to us for approval of detailed drawings showing the following alteration(s) to the scheme:

The terrace at rear second floor level deleted including the removal of the railings and the proposed door changed to a window.

You must not start on these parts of the work until we have approved what you have sent us. You must then carry out the work according to the approved drawings. (C26UB)

**Reason:**

To protect the privacy and environment of people in neighbouring properties. This is as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (R21BC)

**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

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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.

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.