

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 15 <sup>th</sup> May 2018	<b>Classification</b> For General Release	
<b>Report of</b> Director of Planning		<b>Ward(s) involved</b> Little Venice	
<b>Subject of Report</b>	11 Pindock Mews, London, W9 2PY,		
<b>Proposal</b>	Alterations to existing pitched roof to create roof extension including installation of two dormer windows to the front elevation and two dormer windows to the rear elevation.		
<b>Agent</b>	Mr Benjamin Bagshawe		
<b>On behalf of</b>	Ms Lily Lawson		
<b>Registered Number</b>	17/09346/FULL	<b>Date amended/ completed</b>	13 December 2017
<b>Date Application Received</b>	20 October 2017		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Maida Vale		

## 1. RECOMMENDATION

Grant conditional permission.

## 2. SUMMARY

The application site is a mid-terrace mews property located on the north east side of Pindock Mews. The building is not listed but lies within the Maida Vale Conservation Area. The property is a single family dwelling.

Permission is sought for a roof extension including the installation of two dormer windows to the front elevation and two dormer windows to the rear elevation. The design of the proposal has been amended during the course of consideration from an originally proposed mansard roof to the installation of front and rear dormers to a retained main roof slope with so that it reflects the surrounding roof extensions.

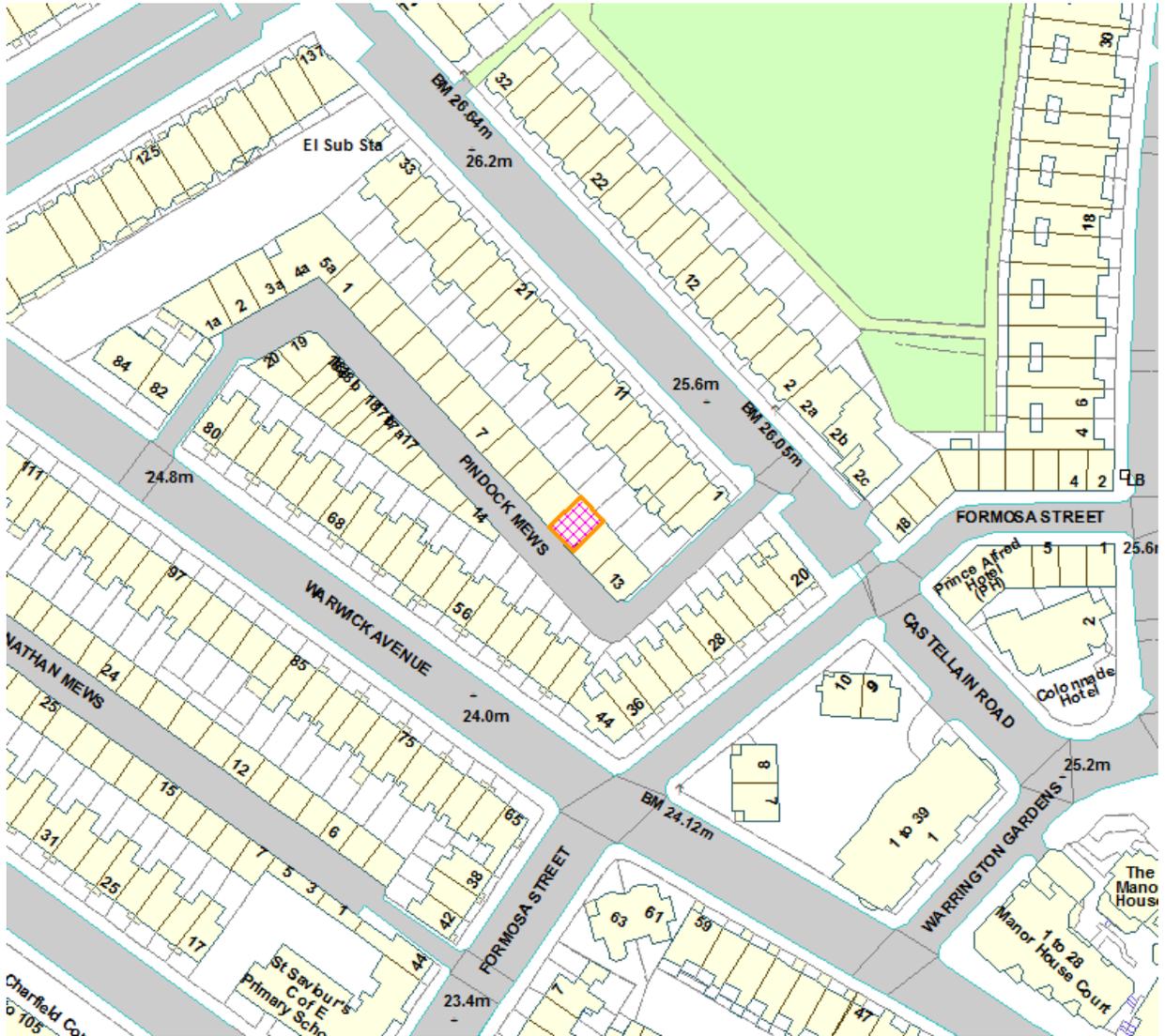
The key issues in this case are:

- The impact on the appearance of the building and the character and appearance of the Maida Vale Conservation Area.
- The impact on the amenity of neighbouring residents.

Three objections have been received principally on design and amenity grounds.

Following amendment to the design of the roof extension and subject to the recommended conditions set out in the draft decision letter, the proposed development is considered to accord with the relevant policies Unitary Development Plan adopted in January 2007 (UDP) and Westminster's City Plan adopted in November 2016 (the City Plan). Therefore, it is recommended that planning permission is granted.

### 3. LOCATION PLAN



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4. PHOTOGRAPHS



Front Elevation



**Rear Elevation (as viewed from property to rear)**

## 5. CONSULTATIONS

### HIGHWAYS PLANNING MANAGER:

No objection subject to condition securing garage parking space and that no doors should open over the highway.

### PADDINGTON WATERWAYS & MAIDA VALE SOCIETY:

No objection. Left hand dormer should align with the window below.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED:

No. Consulted: 27

Total No. of replies: 3

No. of objections: 3

3 objections received on the following grounds

#### Design

- Development not in accordance with those either side of it;
- Proposed second floor level much bigger than existing;
- Parapet height, step back of roof from parapet wall and roof pitch should all match 10 Pindock Mews;
- Rear windows should be restricted to size for 12 Pindock Mews;
- Existing windows should be changed to match 13, 12 and 10 Pindock Mews;
- One drawing shows unacceptable roof pitch to rear - out of line with surrounding properties;
- Roof line should not be higher than the properties either side.

#### Amenity

- Loss of privacy;
- Loss of light;
- Obscure glazing must be conditioned for all rear windows;
- Proposed windows at rear ground floor should be at same height or higher than existing to maintain privacy.

#### Other issues

- Description incorrect -proposal is effectively a complete rebuild;
- Errors in drawings - rear windows shown on existing drawings are larger than they actually are, existing dormers not shown where they are and existing chimney to party wall with number 12 not shown on existing drawings;
- Inconsistency between drawings;
- Request condition preventing any piping, guttering or noise emissions to rear wall;
- Site location plan shows wrong building;
- Devalue property in the area.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## 6. BACKGROUND INFORMATION

## 6.1 The Application Site

The application site is a mid-terrace mews property. The building is not listed but lies within the Maida Vale Conservation Area.

## 6.2 Recent Relevant History

### 04/05476/FULL

Demolition of existing roof and two rear dormer and erection of a mansard roof extension at second floor level with three dormer windows to both front and rear elevations.

Application Refused                      14 September 2004

## 7. THE PROPOSAL

The proposal is for a roof extension including the installation of two dormer windows to the front elevation and two dormer windows to the rear elevation. The design of the proposal has been amended during the course of consideration from an originally proposed mansard roof to the installation of front and rear dormers in a new roof structure so that it reflects the surrounding roof extensions. Changes have also been made to the detailed design of the dormer windows and to the chimney stacks. Consultation has been carried out since these changes were made.

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

The proposed extension to the dwelling accords with City Plan Policy S14 and Unitary Development Plan Policy H3 which encourage the provision of additional residential floorspace and units.

### 8.2 Townscape and Design

The application site is in a poor state of repair with many historic features. However the property has extended at roof level with the erection of 2 unusual dormers where the cheek of a dormer contains a window.

The proposal involves retention of the front and rear walls but removal of the roof and erection of a roof extension with front and rear dormers. In Pindock Mews a number of properties have extended at roof level and in particular at no. 6 to 10 roofs have been altered involving erection of dormers to the front and rear, raising the main ridge height, raising the rear parapet wall and creating an intermediate step in the front roof slope just behind the front retained cornice parapet wall. In this context the principle of a roof extension is acceptable in design terms.

The design and configuration of the new front dormers are similar to existing front dormers at no. 8, 9 and 10 Pindock Mews, where a single dormer exists alongside a double dormer. At the rear there is an existing unusual dormer with a window in the

cheek is undesirable and the proposals which introduce solid cheeked dormers is welcomed.

Local residents have raised objection on a number of design grounds and highlighting inaccuracies on the drawings. In response to these objections the agent has revised the drawings to show the site in context with the neighbours with annotations on the drawings to show that the proposal would retain the consistent cornice parapet. Also the proposed small step on the roof slope behind the parapet aligns with the same detailed at no. 10. The proposed raised roof ridge matches both no. 10 and 12 Pindock Mews.

Given the context of the proposals and that the roof extension is consistent with the pattern of roof extensions in this part of Pindock Mews, the development works are considered acceptable in design terms with no detrimental impact on the character and appearance of the building not the Maida Vale Conservation Area, thus in accordance with DES 1, DES 6, DES 9 of the adopted UDP 2007, S25 and S28 of the adopted City Plan 2016.

### **8.3 Residential Amenity**

Policy ENV13 of the city of Westminster's adopted Unitary Development Plan seeks to protect residential amenities, daylight and sunlight and environmental quality. The policy states that the City Council will normally resist proposals which result in a material loss of daylight/sunlight and that developments should not result in a significant increase in the sense of enclosure or overlooking, or cause unacceptable overshadowing.

Objections have been received on amenity grounds.

#### **Privacy**

The front dormers would be set within an existing fenestrated elevation looking into the mews and would not result in a significant increase in levels of overlooking.

The applicant has agreed that all windows to the rear elevation including the dormer windows would be obscure glazed and have limited opening to prevent overlooking. It is recommended that a condition would be attached to any permission requiring this and subject to this it is considered that the objections in terms of loss of privacy would be resolved. As noted above, the proposal has been amended so that the rear dormers have solid cheeks rather than glazed as originally proposed.

The proposals are therefore acceptable in terms of overlooking.

#### **Sunlight and Daylight and sense of enclosure**

The proposed change in roof profile would be contained between the existing party walls of the property and therefore would have no significant impact on neighbouring properties in terms of loss of sunlight/daylight or sense of enclosure. The roof ridge would increase in height by approximately 0.7meters to match that of adjacent properties and would not have a significant impact. The proposed front and rear dormers would be set back on the roof slope and away from the party walls and therefore would also have minimal impact. The objection on the grounds of loss of light can therefore not be sustained.

#### **8.4 Transportation/Parking**

The Highways Planning Manager has no objection to the proposal subject to a condition securing the retention of the garage parking space.

#### **8.5 Economic Considerations**

No economic considerations are applicable for a development of this size

#### **8.6 Access**

No alterations to access are proposed.

#### **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**

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

#### **8.10 Environmental Impact Assessment**

No Environmental Impact Assessment is required for this application.

#### **8.11 Other Issues**

Objections have been received regarding inaccuracies with the existing drawings and particularly the size of the existing rear dormers and windows. A site visit and photographs provided show that the rear dormers were shown inaccurately on the originally submitted drawings and these have been amended to reflect this. The photographs and a site visit do appear to show the rear elevation windows are accurately represented and this has been agreed with the objector. No alterations to the size of these window opening is proposed as part of this application. The drawings have also been corrected so that the chimney on the party wall with No. 12 is now shown.

An objector has also requested that a condition be added to prevent any piping, guttering or noise emitting additions be located to the rear wall. It would be unreasonable to prevent such additions via a planning condition as depending on what is installed may not require planning permission or may be acceptable in planning terms. This would not affect any legal permissions that would be necessary to install such features on land not owned by the building owner.

An objection was received on the grounds that the site location plan shows the wrong building. The applicant has since submitted an accurate site location plan.

An objection was received on the grounds that the proposal would devalue property in the area. This is not a material planning consideration.

## **9. BACKGROUND PAPERS**

1. Application form
2. Response from Highways Planning dated 28 December 2017
3. Response from Paddington Waterways & Maida Vale Society, dated 19 December 2017
4. Letter from occupier of 5 Castellain Road, London, dated 22 December 2017
5. Letter from occupier of 12 Pindock Mews, London, dated 31 December 2017
6. Letter from occupier of Basement Flat, 155 Sutherland Avenue, dated 1 January 2018

(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: KIMBERLEY DAVIES BY EMAIL AT [kdavies1@westminster.gov.uk](mailto:kdavies1@westminster.gov.uk)

**10. KEY DRAWINGS**

The architectural key drawings are arranged in a 2x3 grid:

- Top Row:**
  - GROUND FLOOR @SCALE 1:100:** Shows a layout with a 'BRNANCE HALL' and a 'GARAGE' area.
  - FIRST FLOOR @SCALE 1:100:** Shows a staircase and various rooms.
  - ROOF PLAN @SCALE 1:100:** Shows the roof structure with two 'ROOF PITCH' areas.
- Bottom Row:**
  - FRONT ELEVATION @SCALE 1:100:** Shows a brick building with a central entrance and windows.
  - REAR ELEVATION @SCALE 1:100:** Shows a brick building with multiple windows.
  - CROSS SECTION A-A @SCALE 1:100:** Shows a vertical cut through the building, revealing the 'GARAGE' and 'BRNANCE HALL' levels. A scale bar below indicates '1:100 Scale' from 0 to 5m.

**Existing Drawings**



Proposed Drawings

**DRAFT DECISION LETTER**

**Address:** 11 Pindock Mews, London, W9 2PY,

**Proposal:** Alterations to existing pitched roof to create roof extension including installation of two dormer windows to the front elevation and two dormer windows to the rear elevation.

**Reference:** 17/09346/FULL

**Plan Nos:** Site location plan; BD611.EX.01A; BD611.PR.01RevG Proposed Layouts and Elevation; BD611.PR.01G Proposed Roof Plan.

**Case Officer:** Richard Langston

**Direct Tel. No.** 020 7641 7923

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

- 1 The development hereby permitted shall be carried out in accordance with the drawings and other documents attached to this decision letter, and any drawings approved subsequently by the City Council's 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 18.00 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 as set out in S29 and S32 of Westminster's City Plan (November 2016) and ENV 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 external 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 Maida Vale 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 The roof extension hereby approved must be clad in natural slates with dormers clad in lead including fascia, roof and cheeks.

## 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 Maida Vale 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 All new windows must be formed of painted timber, where they are sash windows they must comprise of vertically sliding timber sashes.

## 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 Maida Vale 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 garage car parking shall be retained and used for the purpose of parking a car associated with the parent residential property for the lifetime of the development

## Reason:

To provide parking space for people using the development as set out in STRA 25 and TRANS23 of our Unitary Development Plan that we adopted in January 2007.

- 7 The glass that you put in the windows in the rear elevation of the property (including dormers) must not be clear glass, and the windows must not be fully openable. You must apply to us for approval of a sample of the glass (at least 300mm square) and provide a manufacturer's specification or drawing of the restrictors to be fitted to these windows to prevent them being fully openable. You must not start work on the relevant part of the development until we have approved the sample and manufacturer's specification/drawing. You must then fit the type of glass and the restrictors we have approved and must not change it without our permission. The restrictors shall be installed to all of the opening panes of the windows on the rear elevation and shall not allow the windows to be opened more than 40mm. Following installation, the obscure glazing and restrictors shall be permanently retained in accordance with the approved details.

**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 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 The garage doors are 'permitted development', but are very close to the public road. They may block the road when they are open. You will need to be sure that you can open the doors safely without causing any danger to the public or breaking any other law before carrying out this part of the development. (I37BA)