

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 29 May 2018	Classification For General Release	
Report of Director of Planning		Ward(s) involved Lancaster Gate	
Subject of Report	19 Craven Hill, London, W2 3EN		
Proposal	Amalgamation of four flats to form a single dwellinghouse.		
Agent	Mr Paul Booth		
On behalf of	Mr Adnan Imam		
Registered Number	18/01915/FULL	Date amended/ completed	9 March 2018
Date Application Received	7 March 2018		
Historic Building Grade	Grade II		
Conservation Area	Bayswater		

1. RECOMMENDATION

Refuse permission – failure to optimise unit numbers.

2. SUMMARY

The application site comprises a four storey terraced property situated on the west side of Craven Hill. The building is listed Grade II and is located within the Bayswater Conservation Area. The property currently contains four separate residential flats.

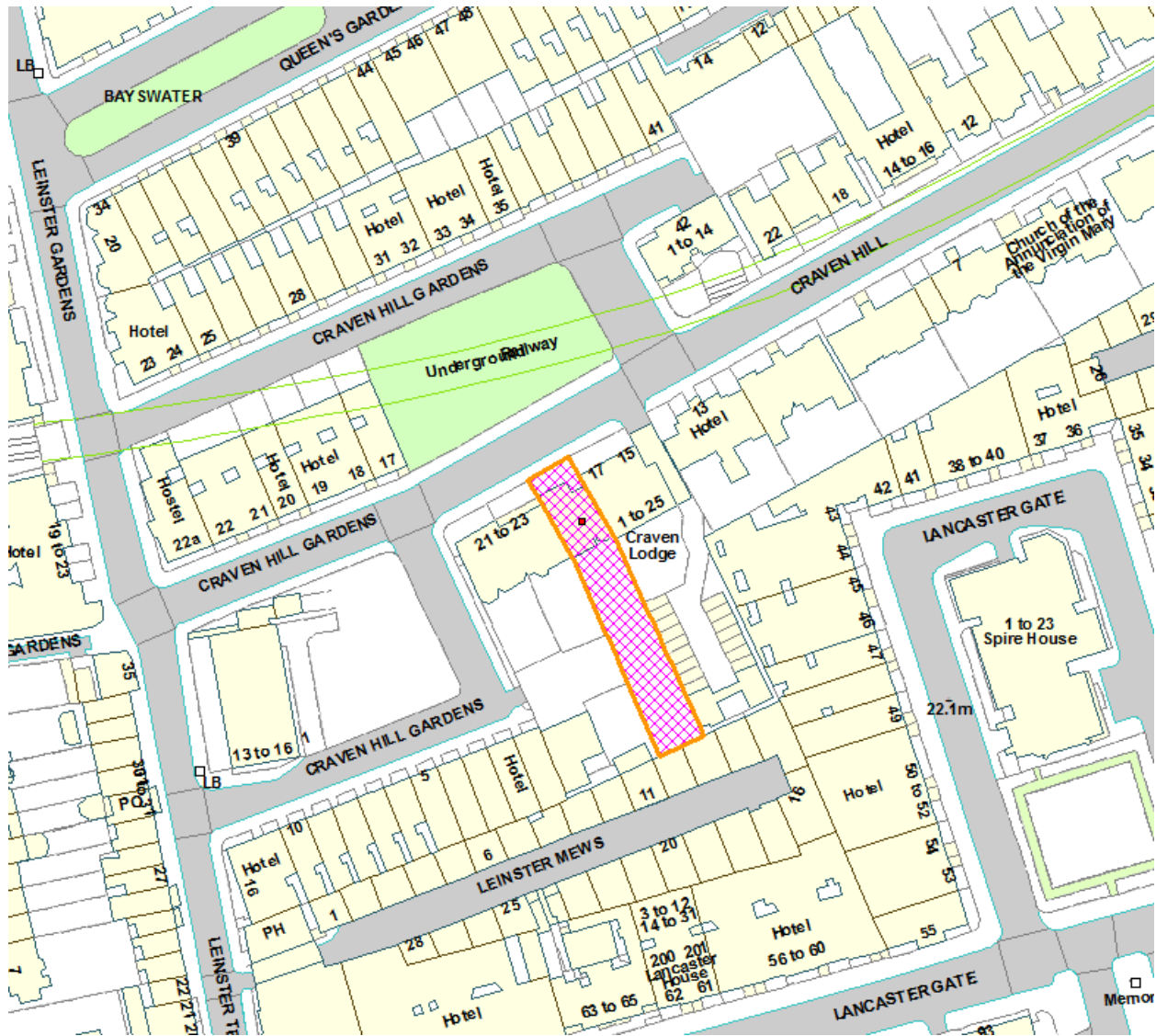
Permission is sought for the amalgamation of four existing flats into a single dwellinghouse. An objection has been received from South East Bayswater Resident's Association with regards to the loss of good-sized flats in order to create a large 10-bedroom house.

The key issue in this case is:

- Whether the proposed amalgamation of the flats is acceptable in land use terms, with particular regard to policy S14 of Westminster's City Plan (November 2016) ("the City Plan") which seeks to optimise housing delivery.

The proposed development fails to optimise the number of residential units on-site and is therefore contrary to policy S14 of the City Plan. It is therefore recommended that permission is refused for the reasons set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front Elevation

5. CONSULTATIONS

SOUTH EAST BAYSWATER RESIDENTS ASSOCIATION

Object to the loss of flats; has made reference to an article in March 2018 issue of the Westminster Report, in which Councillor Beddoe is quoted as saying "The council is committed to creating more homes in the city and we have been clear that if you build in Westminster, you must build affordable.", in relation to new build housing and provision of affordable housing.

BAYSWATER RESIDENTS ASSOCIATION

No response to date

HIGHWAYS PLANNING

No objections subject to the provision of cycle parking and waste storage

WASTE PROJECT OFFICER

No provision for the storage of waste and recyclable material - recommend a condition is attached.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 32

Total No. of replies: 0

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

The application site comprises a four storey terraced property situated on the west side of Craven Hill. The building is listed Grade II and is located within the Bayswater Conservation Area. The property is currently used as four separate residential units, comprising of a four-bedroom maisonette located at lower ground and ground floor; 2x three-bedroom flats located on the first and second floors and a two-bedroom flat on the third floor.

6.2 Recent Relevant History

01/05664/FULL

Change of use from office Class (B1) to one four bedroom self-contained flat (C3) at basement and ground floor level with associated internal alterations.

Granted 11.12.2001

01/05665/LBC

Internal alterations in connection with use of basement and ground floor as one self-contained flat (C3) use.

Granted 11.12.2001

7. THE PROPOSAL

The application seeks permission to amalgamate the existing four flats into a single-dwellinghouse. No external alterations are proposed as part of this application. Internal alterations comprise of the removal of three kitchens located on first, second and third floor levels. These rooms (currently kitchens) are proposed to be used as a children's playroom, a bedroom and a dressing room

8. DETAILED CONSIDERATIONS

8.1 Land Use

Policy S14 of the City Plan states that all residential uses, floorspace and land will be protected. Proposals that would result in a reduction in the number of residential units will not be acceptable, except where, inter alia;

- a converted house is being returned to a family-sized dwelling or dwellings; or
- two flats are being joined to create a family-sized dwelling.

Westminster's Unitary Development Plan defines a 'family sized' dwelling as one with three or more bedrooms.

The existing building contains 1 x 2 bedroom flat, 2 x 3 bedroom flats and 1 x 4 bedroom maisonette. These would be joined to create a single 10-bedroom house. The relevant floor areas are set out below:

	Existing Floor Area	Proposed Floor Area
Existing Ground and Lower Ground Floor Flat (4 bed)	240sqm	-
Existing First Floor Flat (3 bed)	110sqm	-
Existing Second Floor Flat (3 bed)	110sqm	-
Existing Third Floor Flat (2 bed)	95sqm	-
Proposed Dwellinghouse	-	555 sqm

In this instance, the proposed development does not meet the two relevant exceptions noted in policy S14. Whilst this property is a converted house, it already contains three family sized dwellings. It is therefore not being returned to a family sized dwelling or dwellings and therefore does not meet the first exception noted above. The proposal also does not result in a net increase in family sized dwellings from the amalgamation of non-family sized dwellings. It instead results in a net loss of two family sized units and a non-family sized unit to create one family sized unit. Accordingly, the second relevant exception has not been met and the proposal is contrary to policy S14 of the City Plan.

Notwithstanding the above, the proposed dwellinghouse greatly exceeds the minimum floorspace standards set out in DCLG's Nationally Described Space Standard (2015). To take one example from these standards, the minimum floorspace for a 3 -bedroom, 6-person single storey dwelling is 95sqm. In this case, the existing floorspace for the 2-bedroom flat measures 95sqm, which would meet the minimum standard for a 3-

bedroom flat. For a 4-bedroom, 8 person, two-storey dwelling, a minimum of 124sqm is required. In this case, the existing floor space of the 4-bedroom maisonette situated on the lower ground and ground floor level measures 240sqm. This is almost double the size of the minimum standard for a 4-bedroom dwelling that could accommodate up to 8 people. This illustrates that all four residential units substantially exceed minimum standards for new-build residential units, and would have the capacity to accommodate four families. The proposal would result in the loss of three units, in order to provide a large 10-bedroom dwelling which is considered to be contrary to the aims of policy S14 which is to optimise housing delivery.

The applicant contends that the Council's own policies support the conversion of properties back to their original use. As set out above however, this is an incorrect interpretation of policy S14, which does not support the loss of family sized dwellings to return a converted house back to its original use.

The applicant has also highlighted that the adjacent addresses at 21 and 23 Craven Hill are both dwellinghouses. However, the planning history for the adjacent properties for no. 21 and 23 reveals that permission was granted for use of that building as three residential units in 1999 (ref: 99/02650/FULL). Officers consider that that application is materially different to the current application and also pre-dates the current development plan. It is therefore not directly comparable to the current application.

This property is also a Grade II listed building and the applicant has requested that officers consider applicant's plans to renovate the building. However, the current application is for planning permission, and there has been no accompanying listed building consent application submitted. The internal works proposed under this application are minimal, being comprised of the removal of kitchens only with no changes proposed to plan form or internal finishes etc. Accordingly, the applicant's aspirations for the property are not a material consideration in this instance.

8.2 Townscape and Design

There are no external changes proposed to the building. Internal alterations comprise of the removal of three kitchens to existing flats located on the first, second and third floors and their use as a kids playroom, bedroom and dressing room. This does not pose any design or heritage issues relating to the listing of the building, as these works do not affect the special architectural or historic character of the building. In this case, therefore, the applicants have not submitted an associated application for listed building consent. However, had this application been recommended for approval, an informative would have been recommended to advise the applicant that should any proposed alterations change, then listed building consent may be required.

8.3 Residential Amenity

The relevant policies are ENV 13 of Westminster's Unitary Development Plan and S29 of Westminster's City Plan. As no external alterations are proposed and the use of the building is to remain as residential, it is considered that the proposal would not result in any harmful impact on neighbouring amenity.

8.4 Transportation/Parking

The Highways Planning Officer has no objection to the proposal in terms of car parking as there will be reduction in the number of residential units. However, the London Plan requires 2 cycle parking spaces for residential units that have two or more bedrooms.

As there is no increase in the number of residential units the impact on cycle parking would not be significant and it would be unreasonable to require the provision of cycle parking in these circumstances.

The Waste Project Officer has requested details of waste and recycling materials storage. However, and as the proposal is the amalgamation of existing flats to a house, there would be existing provision of waste and recycling. It is therefore unreasonable to request further details by condition.

8.5 Economic Considerations

No economic considerations are applicable for a development of this size

8.6 Access

The proposals would not alter the existing access arrangements to this residential property.

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

The development does not require an Environmental Impact Assessment.

8.12 Other Issues

None relevant

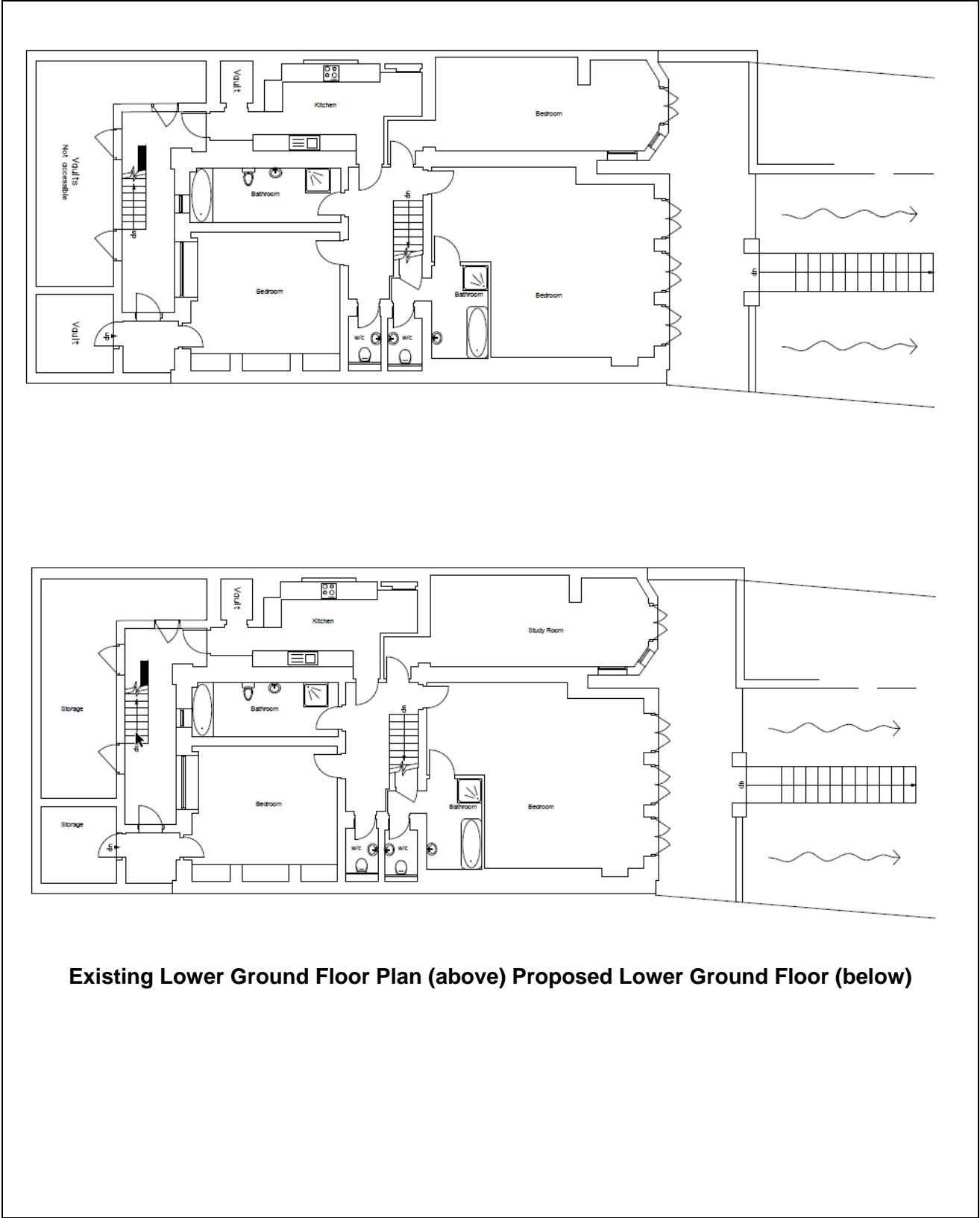
9. BACKGROUND PAPERS

1. Application form
2. Response from Highways Planning - Development Planning, dated 20 March 2018
3. Response from Cleansing - Development Planning, dated 27 March 2018
4. Response from South East Bayswater Residents Association, dated 27 March 2018

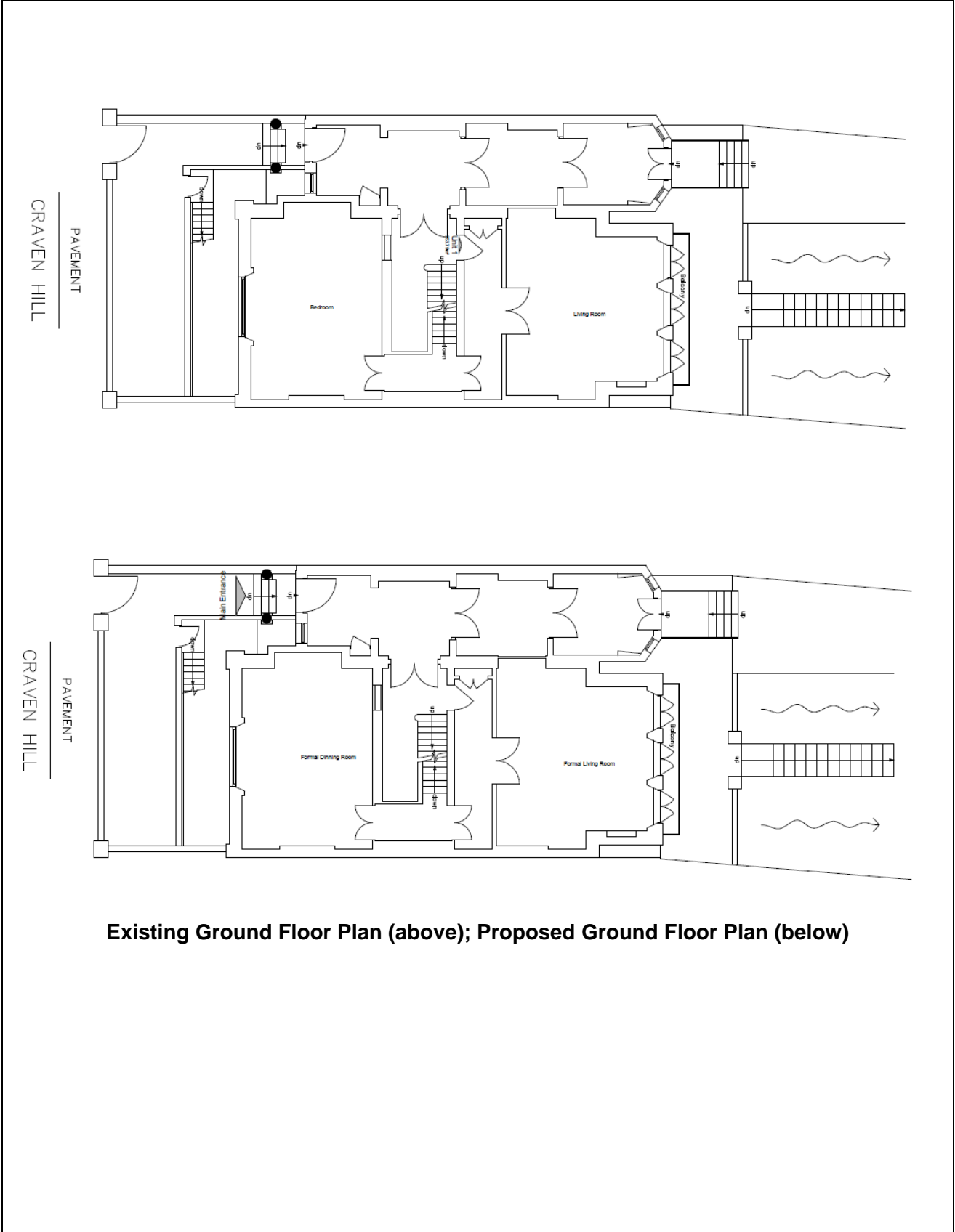
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: NATHAN BARRETT BY EMAIL AT nbarrett@westminster.gov.uk.

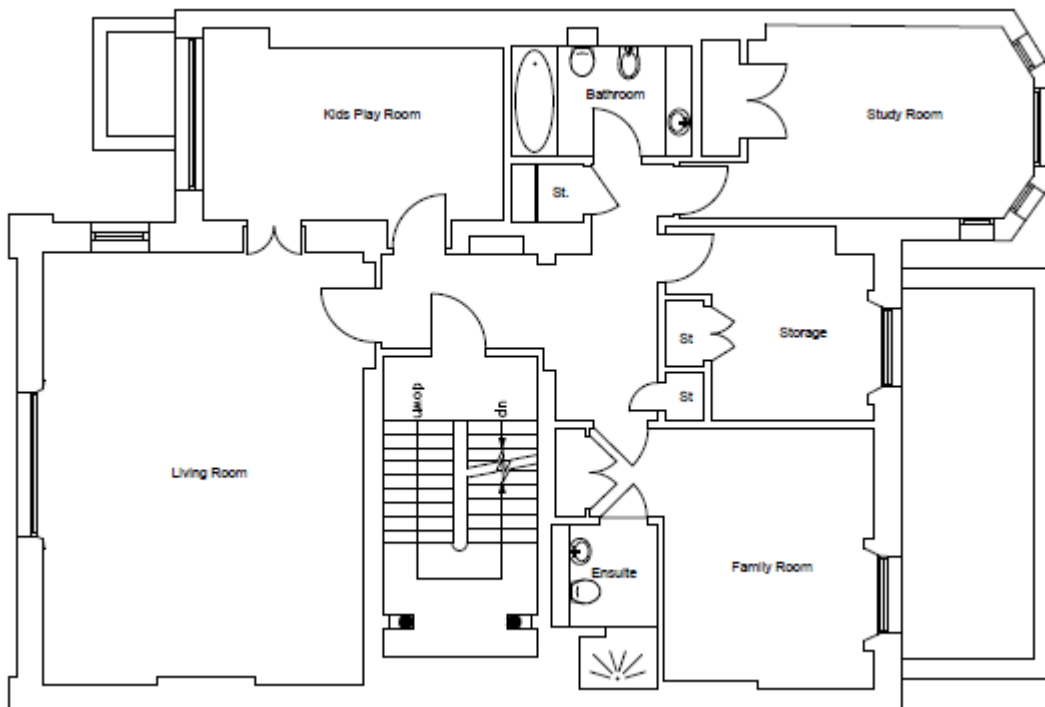
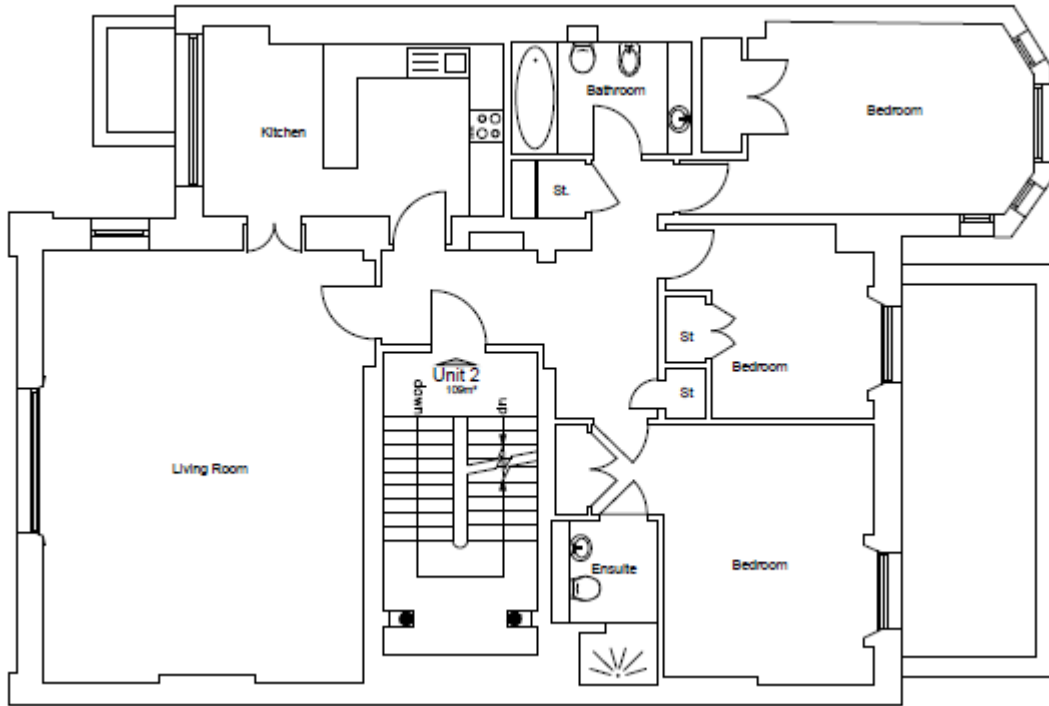
10. KEY DRAWINGS



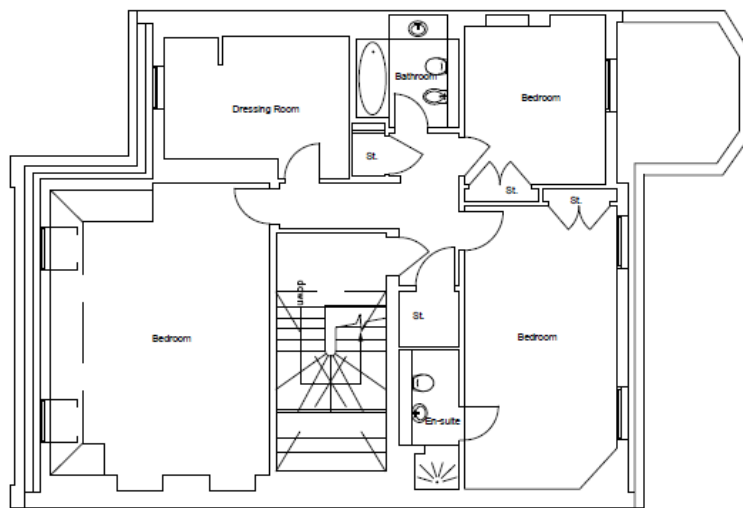
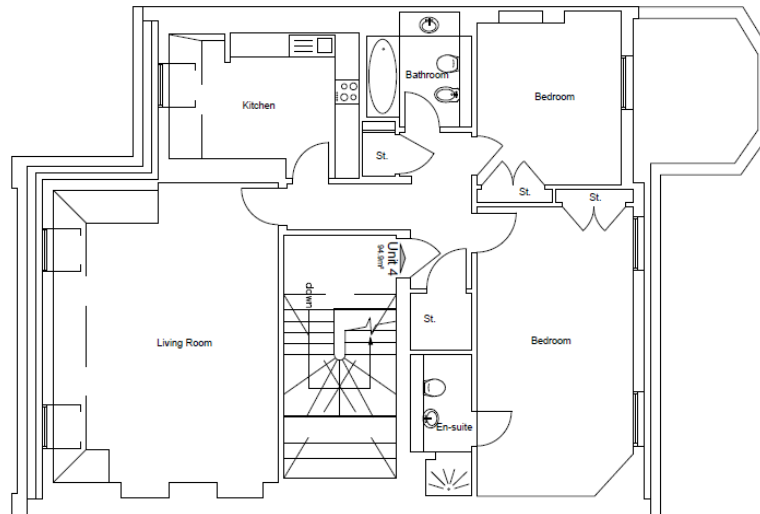
Existing Lower Ground Floor Plan (above) Proposed Lower Ground Floor (below)



Existing Ground Floor Plan (above); Proposed Ground Floor Plan (below)



Existing First/Second Floor Plan (above); Proposed First/Second Floor Plan (below)



Existing Third Floor Plan (above); Proposed Thurd Floor Plan (below)

DRAFT DECISION LETTER

Address: 19 Craven Hill, London, W2 3EN

Proposal: Amalgamation of four flats to form a single dwellinghouse.

Reference: 18/01915/FULL

Plan Nos: 924 EX 0001 Rev A; 924 EX 0101 Rev A; 924 EX B101 Rev A; 924 EX 0201 Rev A; 924 EX 0301 Rev A; 924 DG 0001 Rev A; 924 DG 0101 Rev A; 924 DG 0201 Rev A; 924 DG 0301 Rev A; 924 DG 0S 01 Rev A; Planning Supporting Statement dated February 2018

Case Officer: Avani Raven

Direct Tel. No. 020 7641 2857

Recommended Condition(s) and Reason(s)

Reason:

- 1 Your development would lead to a loss of housing which would not meet S14 of Westminster's City Plan (November 2016). We do not consider that the circumstances of your case justify an exception to our policy. (X04AC)

Informative:

- 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 so far as practicable. 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. However, we have been unable to seek solutions to problems as the principle of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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.