

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 17 September 2019	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Knightsbridge And Belgravia	
Subject of Report	Kingston House South, Flats 40 To 90, Ennismore Gardens, London, SW7 1NG		
Proposal	Alterations to main entrance including installation of new external ramp and new doors, repaving of entrance area, cladding of canopy and associated alterations.		
Agent	Falconer Chester Hall		
On behalf of	Bishop and Associates		
Registered Number	19/03882/FULL	Date amended/ completed	21 May 2019
Date Application Received	21 May 2019		
Historic Building Grade	n/a		
Conservation Area	n/a		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

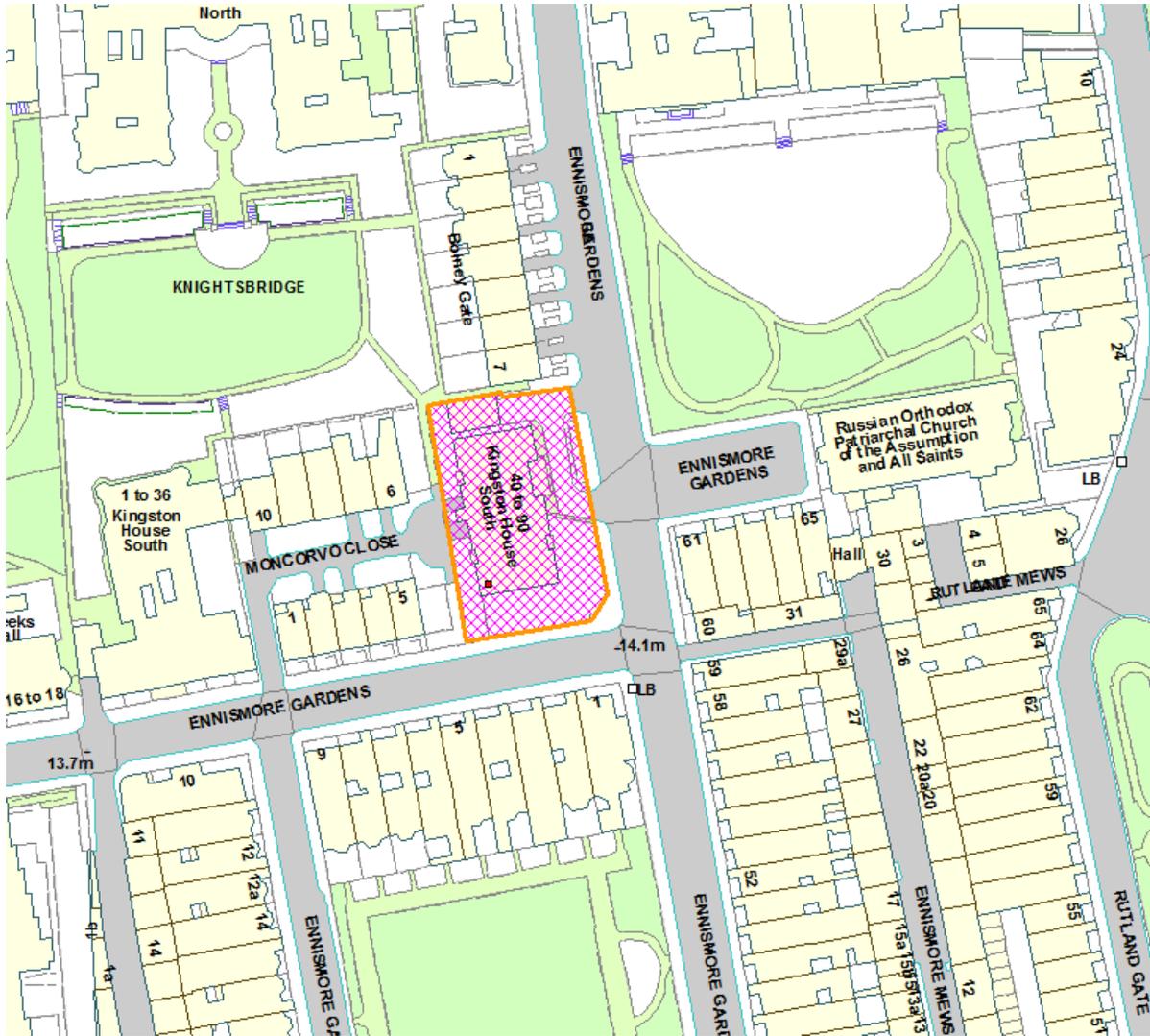
Kingston House South comprises two unlisted buildings outside of a conservation area. The buildings comprise residential flats, and flats 40 to 90 are within the eastern building located on the corner of Ennismore Gardens. The applicant seeks permission to alter the main entrance, including the installation of a new external ramp and new doors, repaving of the entrance area, cladding of the canopy and associated alterations.

The key issues in this case are:

- the impact of the proposed development on the character and appearance of the building and the setting of the Knightsbridge Conservation Area and nearby listed buildings; and
- the impact on the amenity of neighbouring residents.

For the reasons set out in this report, the proposed development is considered to accord with relevant policies within the Unitary Development Plan adopted in January 2007 (the UDP) and Westminster's City Plan adopted in November 2016 (the City Plan) and the Knightsbridge Neighbourhood Plan adopted December 2018 (the KNP). As such, it is recommended that planning permission is granted, subject to the conditions set out in the draft decision letter.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front Elevation



Main Entrance



5. CONSULTATIONS

KNIGHTSBRIDGE ASSOCIATION:

No objection.

KNIGHTSBRIDGE NEIGHBOURHOOD FORUM:

Any response to be reported verbally.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 53

Total No. of replies: 2 (Objections)

Objections from two residents, who reside within the application building, on all the following summarised grounds:

Design:

- The cladding for the canopy and alterations to the stairs, pillars and other changes would harm the character and appearance of the building and area;
- The repaving would remove planting;

Residential Amenity:

- The ramp would impinge on the privacy of the adjacent flat and is a security risk;

Pedestrian Safety:

- The ramp would reduce the space for pedestrians, and there is an existing ramp to a side entrance;

Other:

- New doors are not required as the existing are sufficiently wide;
- The ramp would block a smoke outlet; and
- Motorcyclists will use the ramp.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

6. BACKGROUND INFORMATION

6.1 The Application Site

Kingston House South comprises two unlisted buildings outside of a conservation area. The buildings comprise residential flats, and flats 40 to 90 are within the eastern building located on a corner of Ennismore Gardens.

The site is within the setting of the Knightsbridge Conservation Area, which is opposite to the south and east, the setting of the grade II listed townhouses on the south and east side of Ennismore Gardens and the setting of the grade II* listed Russian Orthodox Church.

The building's main entrance is simple in design with steps and doors, above which is a concrete canopy. To the front of the main entrance, within the building's curtilage, is a

small drive way for vehicles. To the side of the building is the entrance to an underground car park.

6.2 Recent Relevant History

On 14 December 2005, the City Council granted permission for replacement glazing to the common stairwell on front elevation.

7. THE PROPOSAL

The applicant seeks permission to alter the main entrance, including the installation of a new external ramp and new doors, repaving of the entrance area, cladding of the canopy and associated alterations.

Since submission the applicant amended their drawings, confirming they will re-provide the smoke outlet and to clarify that the planting to the front of the site, by the public highway, would not be removed.

8. DETAILED CONSIDERATIONS

8.1 Land Use

The residential use of the site would remain unchanged. Therefore, the application raises no land use implications.

8.2 Townscape and Design

Policies DES 1 and DES 5 of the UDP and policy S28 of the City Plan are the most relevant design policies. These aim to ensure the highest standards of design in alterations and extensions in all parts of the city. As the site is within setting of the Knightsbridge Conservation Area and the listed buildings on Ennismore Gardens, UDP policies DES 9 (conservation areas) and DES 10 (listed buildings) are also relevant. These aim to ensure the preservation or enhancement of the City's conservation areas and listed buildings. Policy KBR1 of the KNP relates to character, design and materials and states development should respond creatively to the enhancement of the area and that high-quality materials should be used.

The applicant seeks to improve the entrance both visually and for residents, particularly those with reduced mobility. Objectors consider the appearance of the proposals to be inferior to the existing situation.

The alterations are relatively modest and would be appropriate to the building. The materials, while differing from the existing, are suitable to this unlisted building outside of a conservation area. The concrete canopy would be clad in a patinated brass, which would sit well with the red brick of the building. The ramp would be formed with a metal balustrade and the raised section would be clad in marble effect tiles, forming a simple ramp. A new glazed door into the building would be created in connection with the ramp and existing steps would be altered, and this work would not be harmful to appearance of the building.

Objectors have also raised concern that the applicant proposes to remove planting. The applicant clarified that the planting to the front by the road is not to be removed as part of this application, but a small planter to the side of the entrance would be removed. Given this is required to allow for the ramp, its removal not opposed.

Cumulatively, the alterations would be suitable and would not harm the character and appearance of the building, the setting of the Knightsbridge Conservation Area or the listed buildings on Ennismore Gardens.

8.3 Residential Amenity

Policy ENV 13 of the UDP and policy S29 of the City Plan aim to safeguard the amenity of residents from the effects of new development with regard to overlooking, sense of enclosure and loss of daylight and sunlight.

Objectors consider the ramp would impinge on the privacy of the flat adjacent to it and it would pose a security risk.

The ramp would be located outside windows which serve the flat of the live-in concierge, the smaller window serves a kitchen and the larger window a living room (officers understand that these windows do not serve either of the objector's flats). Residents and guests to the building can already walk past and stand by these windows. The ramp may modestly increase the number of residents who ordinarily pass the window, but given this would be only a slight difference, the impact of the ramp in terms of additional privacy loss would be very limited.

It is not considered that the alterations would enable people to force entry into the building, and there would be a limited impact on security. The benefits of a ramp and access improvements are considered to outweigh the minor impacts described above.

8.4 Transportation/ Parking/ Highways

Policy TRANS 3 of the UDP and Policy S41 of the City Plan aim to ensure all developments prioritise pedestrian movement and the creation of a convenient, attractive and safe pedestrian environment (this also applies to wheelchair users). Policies KBR7 and KBR 28 of the KNP states developments should seek to improve pedestrian movements.

The ramp would not be located on public highway, it would be within the forecourt of the building. Objectors consider it would unduly restrict pedestrians using this forecourt.

The applicant has designed the ramp and area in front for those in wheelchairs and other less mobile residents, given a wheelchair user would be able to use this area so would pedestrians. Indeed, the principal benefit of the development is that it would create a more convenient, attractive and safe environment for those who are less mobile, including elderly pedestrians and wheelchair users. For those residents who do not wish to make use of the ramp, stairs will remain. This is in compliance with the aforementioned policies.

8.5 Economic Considerations

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

8.6 Access

It is regrettable that the existing main entrance does not include level access. Currently, those who are less able to use steps must use a secondary entrance accessed via a gate to the side of the building. London Plan policy 7.2 requires the City Council foster an inclusive environment and states the City Council should support developments that can be used safely, easily and with dignity by all regardless of disability and age. The proposed ramp would create a convenient and more welcoming entrance that everyone can use (and removes the existing indignity of having to use a secondary separate entrance). Similarly, the repaving is required as the existing area is unlevel and is causing some difficulty for those who are less mobile. Given the proposed alterations would improve access, they are welcomed.

8.7 Other UDP/Westminster Policy Considerations

None applicable.

8.8 Westminster City Plan

The City Council is currently working on a complete review of its City Plan. Informal consultation on the first draft of Westminster's City Plan 2019-2040 took place between Monday 12 November 2018 and Friday 21 December 2018. Following this informal consultation, the draft plan has been revised and formal consultation is now being carried out under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 between Wednesday 19 June 2019 and Wednesday 31 July 2019. In the case of a draft local plan that has been published for consultation under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012, including a second revision Regulation 19 plan, it remains at a pre-submission stage (i.e. has yet to be submitted to the Secretary of State for Examination in Public) and therefore, having regard to the tests set out in para. 48 of the NPPF, it will generally attract very limited weight at this present time.

8.9 Neighbourhood Plans

The Knightsbridge Neighbourhood Plan includes policies on a range of matters including character, heritage, community uses, retail, offices, housing, cultural uses, transport and the environment. It has been through independent examination and supported at referendum on 18 October 2018, and therefore now forms part of Westminster's statutory development plan. It will be used alongside the council's own planning documents and the Mayor's London Plan in determining planning applications in the Knightsbridge Neighbourhood Area. Where any matters relevant to the application subject of this report are directly affected by the policies contained within the neighbourhood plan, these are discussed elsewhere in this report.

8.10 London Plan

This application raises no strategic issues.

8.11 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.

8.12 Planning Obligations

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

8.13 Environmental Impact Assessment

The application is of insufficient scale to trigger the requirement of an EIA.

8.14 Other Issues

The objectors raise concern that the ramp will cover a smoke outlet. The applicant confirmed this smoke outlet will be re-provided and the applicant has provided updated drawings to show this.

(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: LOUISE FRANCIS BY EMAIL AT LFRANCIS@WESTMINSTER.GOV.UK

9. KEY DRAWINGS

The drawing set includes an existing front elevation at the top, a proposed front elevation below it, and key plans for both. The proposed elevation features a new entrance canopy and glass facade, with a material key defining eight different finishes. A scale bar and north arrow are provided for reference.

Existing (above) and Proposed (below) Front Elevation

MATERIAL KEY

1. Existing brickwork
2. New brickwork
3. New brickwork with stone inserts
4. New brickwork with stone inserts and metal mesh
5. New brickwork with stone inserts and metal mesh and stone
6. New brickwork with stone inserts and metal mesh and stone and metal mesh
7. New brickwork with stone inserts and metal mesh and stone and metal mesh and stone and metal mesh and stone
8. New brickwork with stone inserts and metal mesh and stone and metal mesh and stone

FALCONER CHESTER HALL

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Project Title: Falconer Chester Hall South Endrenam Gardens
 Drawing No: FCH/2018/01
 Client: Falconer and Associates
 Drawn By: Date: Project No:
 CD: 02/05/18 FCH/2018/01
 Scale: 1:500 RAJ Drawing No:
 01-91-002

Project Title: Falconer Chester Hall South Endrenam Gardens
 Drawing No: FCH/2018/01
 Client: Falconer and Associates
 Drawn By: Date: Project No:
 CD: 02/05/18 FCH/2018/01
 Scale: 1:500 RAJ Drawing No:
 02-05-001

DRAFT DECISION LETTER

- Address:** Kingston House South, Flats 40 To 90 , Ennismore Gardens, London, SW7 1NG
- Proposal:** Alterations to front entrance including installation of new external ramp and new doors, repaving of entrance area and re-cladding of canopy and associated alterations.
- Reference:** 19/03882/FULL
- Plan Nos:** Site Plan; Location Plan; 01-91-001 A; 01-91-002; 02-05-001; 02-03-001 A; 02-03-002 B; Design and Access Statement.

Case Officer: Joshua Howitt

Direct Tel. No. 020 7641 2069

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 residents and the area generally as set out in S29 of Westminster's City Plan (November 2016) and STRA 25, TRANS 23, ENV 5 and ENV 6 of our Unitary Development Plan that we adopted in January 2007 and KBR22 of the Knightsbridge Neighbourhood Plan (December 2018). (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 the area. This is as set out in S28 of Westminster's City Plan (November 2016) and DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007 and KBR22 of the Knightsbridge Neighbourhood Plan (December 2018). (R26AD)

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, neighbourhood plan (where relevant), 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.