

<b>CITY OF WESTMINSTER</b>			
<b>PLANNING APPLICATIONS SUB COMMITTEE</b>	<b>Date</b> 9 November 2021	<b>Classification</b> For General Release	
<b>Addendum Report of</b> Director of Place Shaping and Town Planning		<b>Ward(s) involved</b> Warwick	
<b>Subject of Report</b>	<b>48 - 58 Hugh Street, London, SW1V 4ER</b>		
<b>Proposal</b>	Erection of mansard roof extensions on Nos 48-58 Hugh Street to create additional residential accommodation in connection with each property.		
<b>Agent</b>	Mr James Smith		
<b>On behalf of</b>	Zaheed Nizar		
<b>Registered Number</b>	18/03060/FULL	<b>Date amended/ completed</b>	16 April 2018
<b>Date Application Received</b>	16 April 2018		
<b>Historic Building Grade</b>	Unlisted		
<b>Conservation Area</b>	Pimlico		

## 1. RECOMMENDATION

Refuse permission - design, height, location and loss of original roofscape would be visually intrusive and harmful to the appearance and architectural integrity of this group of buildings and to the character and appearance of the Pimlico Conservation Area.

## 2. SUMMARY

The application was reported to the Planning Applications Sub-Committee on 24 July 2018 with an officer recommendation to refuse permission on the grounds that the design, height, location and loss of the original roofscape of the proposed mansard extensions, would be visually intrusive and harm the appearance and architectural unity of this group of buildings and would fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area.

The Planning Applications Committee were of the view that a full line of mansard roof extensions across the whole terrace would be a completed composition and therefore, in this particular case, would not harm the appearance of this terrace and would preserve the character and appearance of the Conservation Area.

Committee resolved to grant conditional permission subject to the satisfactory completion of a S106 legal agreement to ensure that all the mansards are built as a single construction project. Detailed conditions to be delegated to officers.

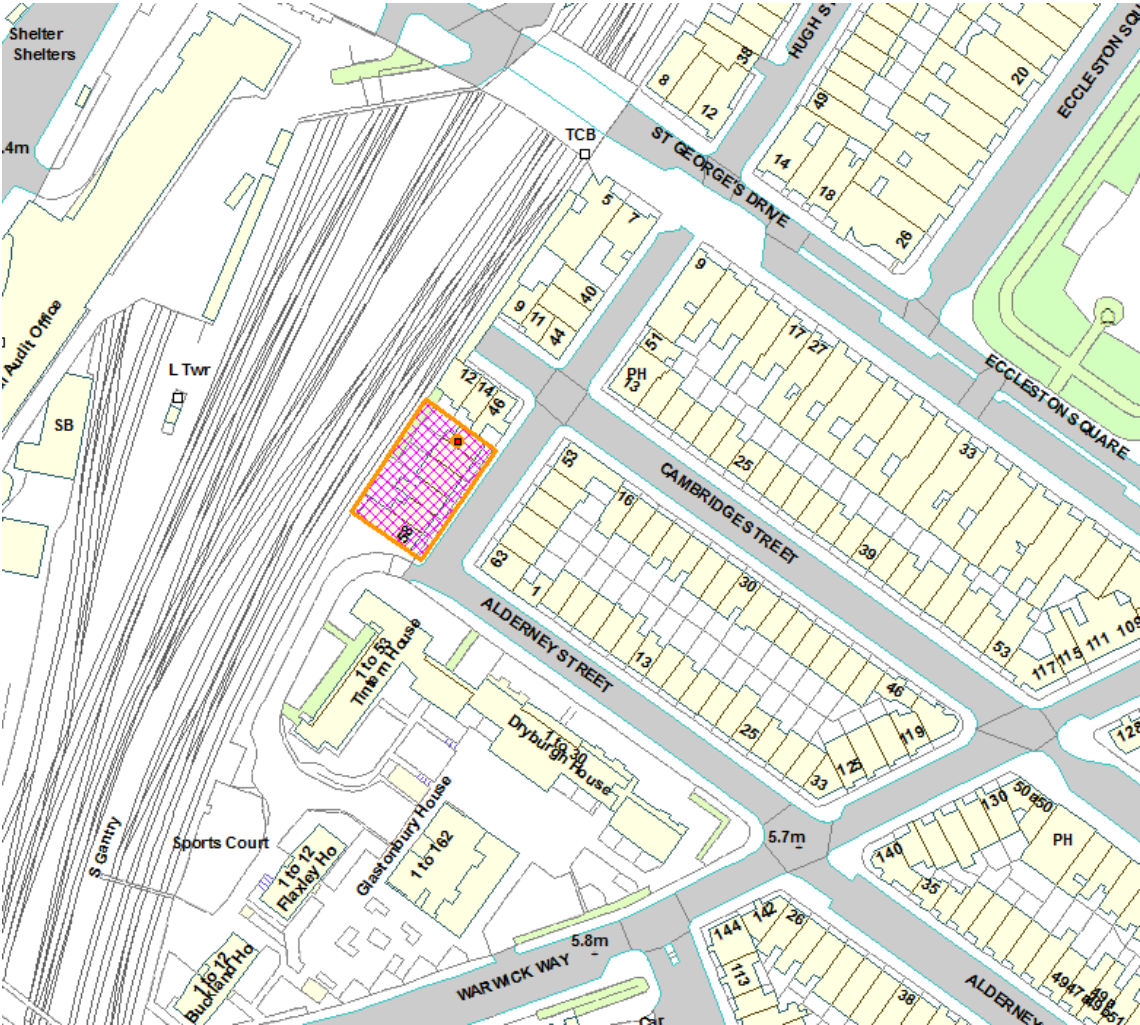
The City Council's Legal Services Team were instructed in August 2018 to produce a first draft of the legal agreement. Work on the agreement progressed in 2019 but slowed during 2020 due to the Covid pandemic. However, the agreement seemed close to completion in September 2020 but then stalled due to what the applicant referred to as 'an outstanding matter' on one of the properties involved.

Since September 2020 the City Council's Legal Services Team has been given assurances that the matters relating to the successful completion of the legal agreement were being dealt with, but with the passing of several deadlines to resolve the 'outstanding matter', progress toward the completion of the legal agreement has now completely stalled. In addition, the owners of two of the properties (Nos. 56 and 58) who were to be party to the legal agreement, have withdrawn their support for the scheme.

Since the application was last reported to the Planning Applications Sub-Committee, the City Council has adopted its City Plan 2019-2040 (April 2021). Policy 40 Part E (Roof Extensions) states at Point 2 that roof extensions should 'where part of a terrace with an existing roof line unimpaired by roof extensions, take a coordinated approach, adding roof extensions of consistent and appropriate design to each property across the terrace'. This is further reinforced by paragraph 40.11 which states that 'we will consider applications which take a coordinated approach, adding roof extensions of consistent design to a complete terrace with a uniform roof line'. 'In such cases we will require extensions across the whole terrace group to be implemented at one time and this may be secured by a legal agreement'.

Despite the City Council being flexible in its approach due to the unforeseen difficulties posed by the pandemic, now that two of the owners have withdrawn from the scheme, it will not be possible for the proposed mansard extensions to be constructed as a single development and therefore the application is recommended for refusal on the grounds that the mansard extensions would be visually intrusive and would harm the appearance and architectural integrity of this group of buildings and the character and appearance of the Pimlico Conservation Area.

3. LOCATION PLAN



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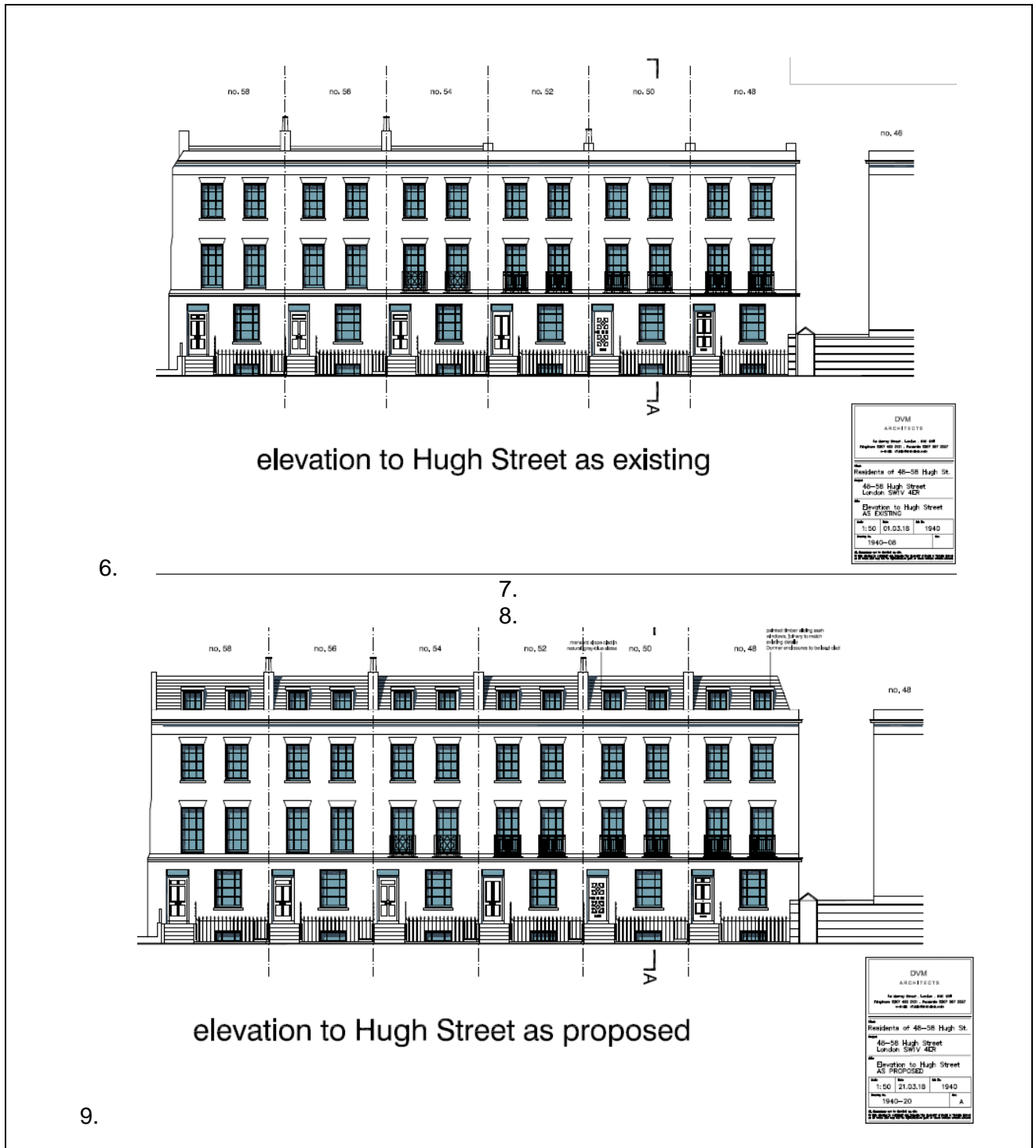
4. PHOTOGRAPHS



(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: AMANDA JACKSON BY EMAIL AT <a href="mailto:ajackson@westminster.gov.uk">ajackson@westminster.gov.uk</a> .
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5. KEY DRAWINGS



6.

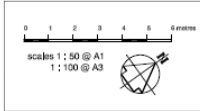
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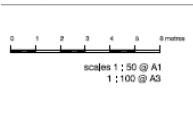
rear elevation as existing



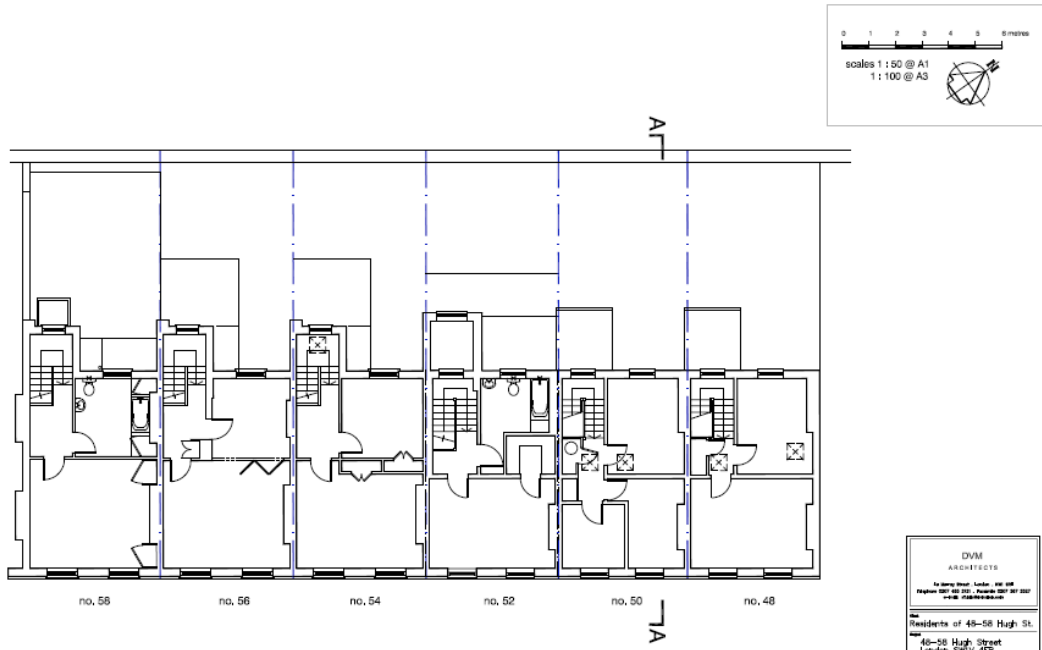
DVM ARCHITECTS	
14 Gandy Street, London, W8 5TH Telephone: 020 7245 0200, Fax: 020 7245 0201 www.dvmarchitects.co.uk	
Residents of 46-58 High St.	
46-58 High Street London SW1V 4ER	
Rear Elevation AS EXISTING	
Scale	1:50
Date	01.03.19
Year	1940
Ref	1940-09



rear elevation as proposed

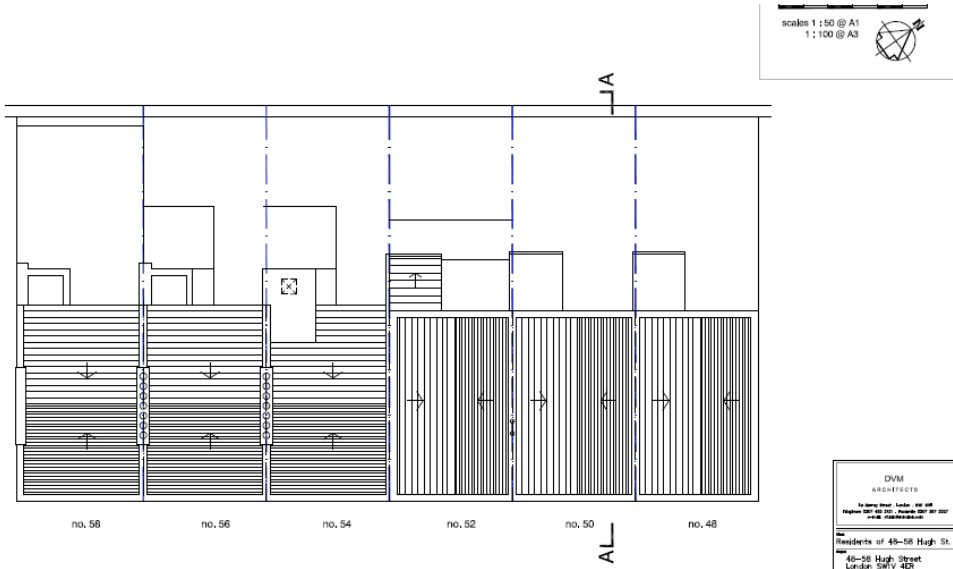


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14 Gandy Street, London, W8 5TH Telephone: 020 7245 0200, Fax: 020 7245 0201 www.dvmarchitects.co.uk	
Residents of 46-58 High St.	
46-58 High Street London SW1V 4ER	
Rear Elevation AS PROPOSED	
Scale	1:50
Date	21.03.19
Year	1940
Ref	1940-21



Second Floor as Existing

DVM ARCHITECTS	
10 Mary Street, London, W1U 2AH Phone: 020 7463 2000 - Facsimile: 020 7463 2007 e-mail: dvm@dvmarch.com	
Residence of 48-58 High St.	
48-58 High Street London SW1V 4ER	
Second Floor AS EXISTING	
Scale:	1:50
Date:	01.03.18
Sheet No.:	1940-06
© DVM ARCHITECTS 2018	

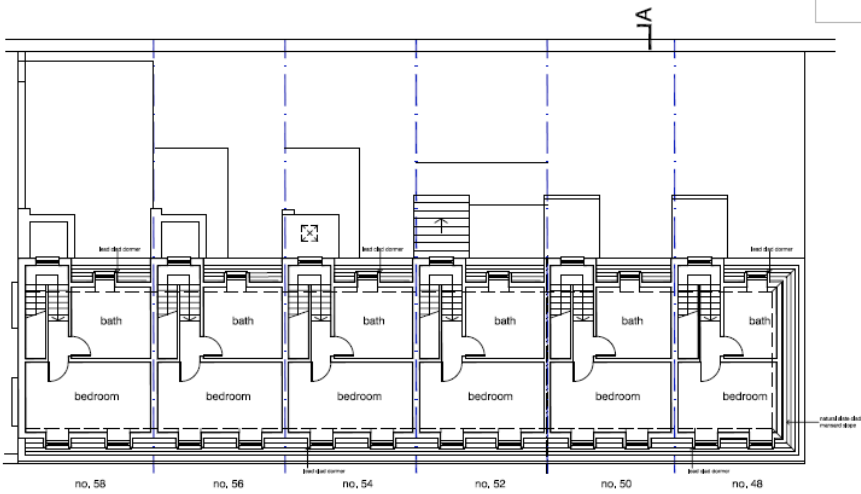


Roof Plan as Existing

DVM ARCHITECTS	
10 Mary Street, London, W1U 2AH Phone: 020 7463 2000 - Facsimile: 020 7463 2007 e-mail: dvm@dvmarch.com	
Residence of 48-58 High St.	
48-58 High Street London SW1V 4ER	
Roof Plan AS EXISTING	
Scale:	1:50
Date:	21.03.18
Sheet No.:	1940-07
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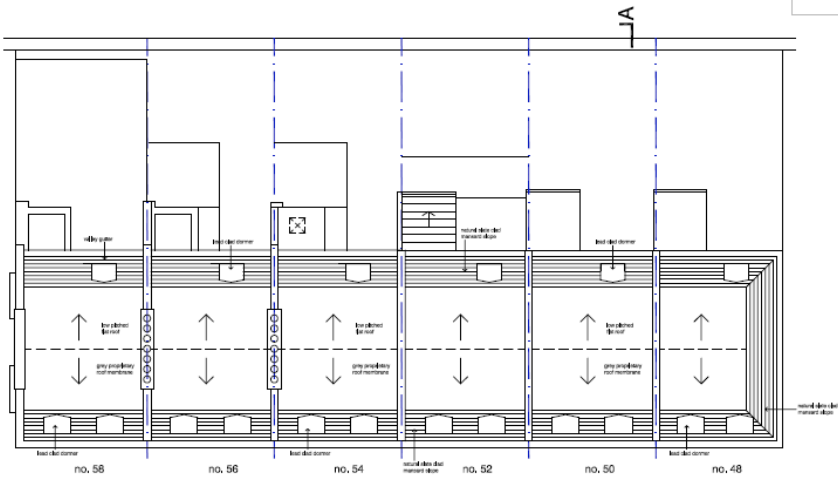
scales 1:50 @ A1  
1:100 @ A3



third floor as proposed

DVM ARCHITECTS	
<small>10 Mary Street, London, SW8 5EB Telephone 020 452 3222, Facsimile 020 452 3227 www.dvmarchitects.com</small>	
Residents of 48-58 High St.	
48-58 High Street London SW1V 4ER	
Third Floor (MANSARD) AS PROPOSED	
DATE	NO.
1:50	12.04.18 1940
1940-18	A

1:100 SW PA3



roof plan as proposed

DVM ARCHITECTS	
<small>10 Mary Street, London, SW8 5EB Telephone 020 452 3222, Facsimile 020 452 3227 www.dvmarchitects.com</small>	
Residents of 48-58 High St.	
48-58 High Street London SW1V 4ER	
Roof Plan AS PROPOSED	
DATE	NO.
1:50	21.03.18 1940
1940-18	A

**DRAFT DECISION LETTER**

- Address:** 48 - 58 Hugh Street, London, SW1V 4ER
- Proposal:** Erection of mansard roof extensions on Nos 48-58 Hugh Street to create additional residential accommodation in connection with each property.
- Reference:** 18/03060/FULL
- Plan Nos:** 1940-01, 1940-02, 1940-03, 1940-04, 1940-05, 1940-06, 1940-07 Rev. A, 1940-08, 1940-09, 1940-10 Rev. A, 1940-11 Rev. A, 1940-12, 1940-14, 1940-15, 1940-16, 1940-17, 1940-18 Rev. A, 1940-19 Rev. A, 1940-20 Rev. A, 1940-21 Rev. A, 1940-22 Rev. A, 1940-23 Rev. A, 1940-24 Rev. A,

For Information only:

Design and Access Statement, Planning and Heritage Statement dated April 2018 (Ref: 12752) and Statement of Community Involvement dated April 2018 (Ref: 12752).

**Case Officer:** Zulekha Hosenally

**Direct Tel. No.** 07866037615

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

Reason:

- 1 Because of their design, height, location and loss of the original roofscape, the proposed mansard extensions would be visibly intrusive and harm the appearance and architectural unity of this group of buildings and would fail to maintain or improve (preserve or enhance) the character and appearance of the Pimlico Conservation Area. This would not meet Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). It would also fail to comply with the guidance set out in the Pimlico Conservation Area Audit (April 2006).

**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 so far as practicable. We have made available detailed advice in the form of our statutory policies in the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, London Plan (March 2021), 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.