

CITY OF WESTMINSTER			
PLANNING APPLICATIONS COMMITTEE	Date 4 November 2014	Classification For General Release	
Report of Operational Director Development Planning		Wards involved Vincent Square	
Subject of Report	11 Vincent Square, London, SW1P 2LX		
Proposal	Erection of a single storey extension at rear first floor level to dwellinghouse.		
Agent	Lawrence Webb Ltd		
On behalf of	Mr Michal Berkner		
Registered Number	14/07873/FULL	TP / PP No	TP/6547
Date of Application	11.08.2014	Date amended/ completed	11.08.2014
Category of Application	Other		
Historic Building Grade	Unlisted		
Conservation Area	Vincent Square		
Development Plan Context - London Plan July 2011 - Westminster's City Plan: Strategic Policies 2013 - Unitary Development Plan (UDP) January 2007	Within London Plan Central Activities Zone Outside Central Activities Zone		
Stress Area	Outside Stress Area		
Current Licensing Position	Not Applicable		

1. RECOMMENDATION

Refuse permission – design and location and massing of rear first floor extension unacceptable in principle.





11 VINCENT SQUARE, SW1

2. SUMMARY

No. 11 Vincent Square is a single family dwellinghouse located within the Vincent Square Conservation Area. The building was constructed in the later part of the 19th century and is part of a terrace identified as 'unlisted buildings of merit' by the conservation area audit. The property comprises basement, ground, and two upper floors.

Permission is sought for the erection of a single storey extension at rear first floor level. The application also includes alterations at ground floor level including the removal of two windows and installation of a timber glazed double door which are permitted development. Similar schemes were refused on 14 January 2014 and 17 April 2014 on design grounds. The current proposal differs in terms of the use of materials (brick instead of timber) and height (250mm higher) than the April 2014 refused scheme.

The key issues in this case are:

- The acceptability of the single storey extension of the rear wing closet in design and conservation terms;
- The impact of the extension on residential amenity.

Whilst the changes proposed in comparison to the two previous refused schemes are noted, they do not overcome the in principle objection to an extension in this location on the building. The proposal is still not considered acceptable in design and conservation terms and it is therefore recommended for refusal on design grounds.

3. CONSULTATIONS

WARD COUNCILLORS

Councillor Summers has requested that the application is determined by Committee.

WESTMINSTER SOCIETY

No objection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS

No. Consulted: 2; Total No. of Replies: 3.

Three letters of support from neighbours.

ADVERTISEMENT/SITE NOTICE: Yes

4. BACKGROUND INFORMATION

4.1 The Application Site

No. 11 Vincent Square is a single family dwellinghouse located within the Vincent Square Conservation Area. The building was constructed in the later part of the 19th century and is part of a terrace identified as 'unlisted buildings of merit' by the conservation area audit. The property comprises basement, ground, and two upper floors.

4.2 Relevant History

Planning permission was granted on 30 September 2013 for the construction of an extension at lower ground floor level to rear courtyard with a terrace above, increase in height of rear boundary wall, installation of two windows to flank wall of closet wing, modification to existing rear elevation window at ground floor level.

Planning permission was refused on design grounds (massing and location) on 14 January 2014 for the erection of a single storey extension at rear first floor level.

Planning permission was refused on design grounds (massing, location and materials) on 17 April 2014 for the erection of a timber clad rear extension at ground floor half landing level.

5. THE PROPOSAL

Permission is sought for the erection of a single storey extension at rear first floor level. On 14 January and 17 April 2014 similar proposals were refused on design grounds. The differences compared to the previous schemes are in terms of material and fenestration. In terms of size, the current proposal would be 225mm lower than the scheme refused on the 14 January 2014, but 250mm higher than the scheme refused on 17 April 2014.

6. DETAILED CONSIDERATIONS

6.1 Land Use

The proposal will increase the size of the dwellinghouse and is acceptable in land use terms.

6.2 Townscape and Design

Extension

Three letters of support from adjoining owners submitted with the planning application state that the proposed extension is more in keeping with the terrace and will improve its appearance and the character of the conservation area.

No. 11 Vincent Square forms part of a terrace which is identified as 'unlisted buildings of merit' in the Vincent Square Conservation Area Audit. The property is one of four similar terrace properties (Nos. 9-12). To its south, No. 13 creates a bookend to the terrace and includes a larger rear addition than the other properties. To the north of the four properties are two lower and less grand buildings (Nos. 7 and 8) which form a break in the terrace and separate it from Nos. 5 and 6. The application site and its immediate neighbours all include traditional rear closet wings with further projecting extensions at ground floor level with roof terraces above. This arrangement forms the character of the rear of the terraces.

The proposed extension would replace an existing roof terrace which is enclosed with a timber fence. The planning history of the property shows that the fence has never been approved. Nevertheless the applicant has submitted a statutory declaration in support of their claim that the fence was installed a few decades ago.

The rear elevation of the property is visible from Vincent Street and the private car parking of Dean Abbott House, 70 Vincent Street. The proposed extension would have an adverse impact on this uniformity and would also impinge on the vertical emphasis of the traditional narrow closet wing. Moreover, despite the presence of the boarded fence, the proposed extension would be a permanent structure of greater mass, visible from Vincent Street. It is therefore considered that the impact of the extension is far greater than that currently caused by the existing fence.

In terms of detailed design, the use of brickwork to match existing is consistent with the character of the conservation area. The extension includes one window to the north facing side elevation and rooflights which do not raise design concerns.

Due to the existing uniformity in the rear building line, the increased massing, the impact on the traditional closet wing and as the rear is clearly visible, it is considered that the proposed extension is unacceptable in principle. The works would have a negative impact on the

character and appearance of the conservation area and the character of the host building itself and as such would be contrary to Policies S25 and S28 of the City Plan and DES1 and DES5 of the UDP.

Ground floor alterations

The proposal includes the removal of two windows at ground floor level and the installation of one timber glazed double door which are permitted development.

6.3 Amenity

Policies S29 of the City Plan and ENV13 of the UDP seek to protect the amenity of existing residents from the effects of new development.

One letter of support from an adjoining owner submitted with the planning application points out that the proposed extension will improve their privacy while using their terrace. There have been no objections to the current proposal on amenity grounds.

The window in the flank elevation of the proposed extension (adjacent to No. 10) would be fitted with a restricted opening and obscure glazing to avoid overlooking. This could have been secured by condition had the extension been considered acceptable in design terms.

The proposed extension would be sufficiently distant from neighbouring residential windows so as not to cause an unacceptable loss of light, increased sense of enclosure, or loss of privacy. As such, the proposal is considered acceptable in amenity terms.

It is not considered on this occasion that the alterations will materially impact upon the amenity of neighbouring properties in terms of loss of light, loss of privacy, increased sense of enclosure and as such, the proposal is considered to accord with Policies S29 and ENV 13.

6.4 Transportation/Parking

Not applicable.

6.5 Economic Considerations

Not applicable.

6.6 Other UDP/Westminster Policy Considerations

Central Government's National Planning Policy Framework (NPPF) came into effect on 27 March 2012. It sets out the Government's planning policies and how they are expected to be applied. The NPPF has replaced almost all of the Government's existing published planning policy statements/guidance as well as the circulars on planning obligations and strategic planning in London. It is a material consideration in determining planning applications.

Until 27 March 2013, the City Council was able to give full weight to relevant policies in the Core Strategy and London Plan, even if there was a limited degree of conflict with the framework. The City Council is now required to give due weight to relevant policies in existing plans "according to their degree of consistency" with the NPPF. Westminster's City Plan: Strategic Policies was adopted by Full Council on 13 November 2013 and is fully compliant with the NPPF. For the UDP, due weight should be given to relevant policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the NPPF, the greater the weight that may be given).

The UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

6.7 London Plan

The proposal does not raise strategic issues.

6.8 Planning Obligations

The proposal does not trigger any requirement for planning obligations.

6.9 Environmental Assessment including Sustainability and Biodiversity Issues

The proposal is of insignificant scale to require an environmental assessment.

6.10 Other Issues

No other issues have been considered.

6.11 Conclusion

The proposed extension is considered unacceptable in principle on design and conservation grounds and is accordingly recommended for refusal.

BACKGROUND PAPERS

1. Application form.
2. Letter from owner of 12 Vincent Square dated 14.07.2014 (provided by applicant).
3. Letter from owner of 13 Vincent Square dated 16.07.2014 (provided by applicant).
4. Letter from owner of 10 Vincent Square dated 21.07.2014 (provided by applicant).

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS PLEASE CONTACT AMANDA JACKSON ON 020 7641 2934 OR BY E-MAIL – ajackson@westminster.gov.uk

DRAFT DECISION LETTER

- Address:** 11 Vincent Square, London, SW1P 2LX
- Proposal:** Erection of a single storey extension at rear first floor level to dwelling house.
- Plan Nos:** Location plan dated August 2014; PA05_AL(0) 001 A; PA05_AL(1) 001 B; PA05_AL(0) 002 A; PA05_AL(1) 002 B; Design and access statement dated August 2014; Letter from owner of 10 Vincent Square dated 21 July 2014; Letter from owner of 12 Vincent Square dated 14 July 2014; Letter from owner of 13 Vincent Square dated 16 July 2014; Statutory declaration of George Nelson Farr dated 1 October 2013.

Case Officer: Aurore Manceau

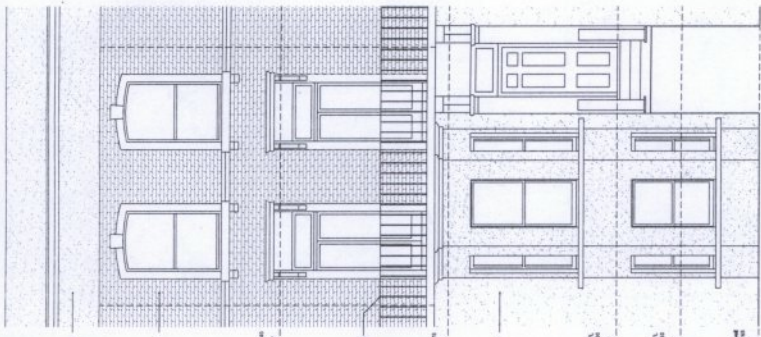
Direct Tel. No. 020 7641 7013

Recommended Reason for Refusal:**Reason:**

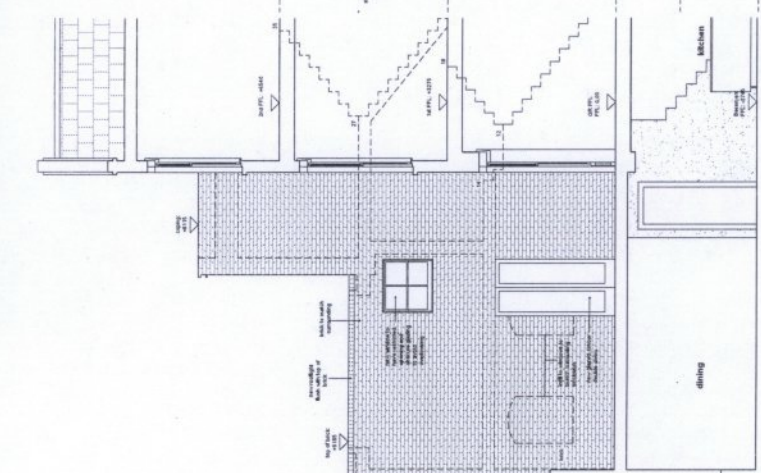
- 1 Because of massing and location the proposed rear extension would harm the appearance of this building and fail to maintain or improve (preserve or enhance) the character and appearance of the Vincent Square Conservation Area. This would not meet S25 and S28 of Westminster's City Plan: Strategic Policies adopted November 2013 and DES 1 and 5 and paras 10.108 to 10.128 of our Unitary Development Plan that we adopted in January 2007. (X16AC)

Informative(s):

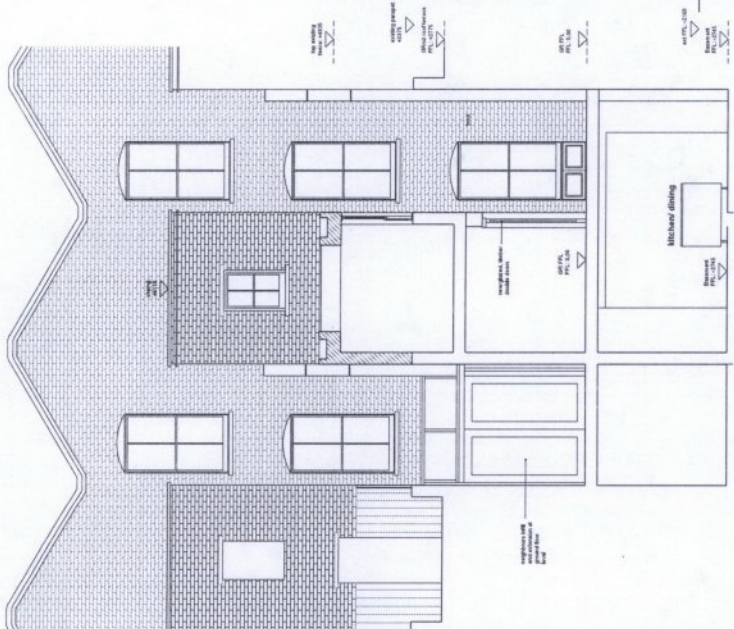
- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan: Strategic Policies adopted November 2013, 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.



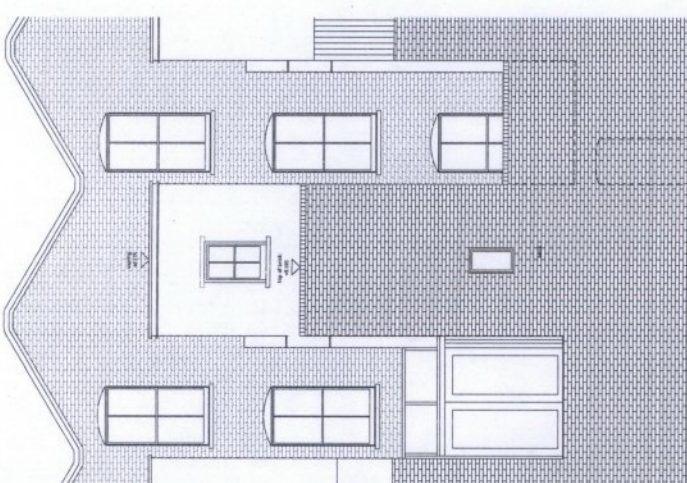
Front elevation



Closet Wing side elevation



Rear Section



Rear elevation

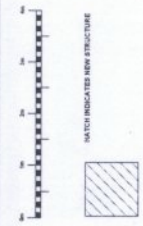
Universal Building
 1111 Market Street
 Philadelphia, PA 19107
 215.562.1111
 www.universalbuilding.com

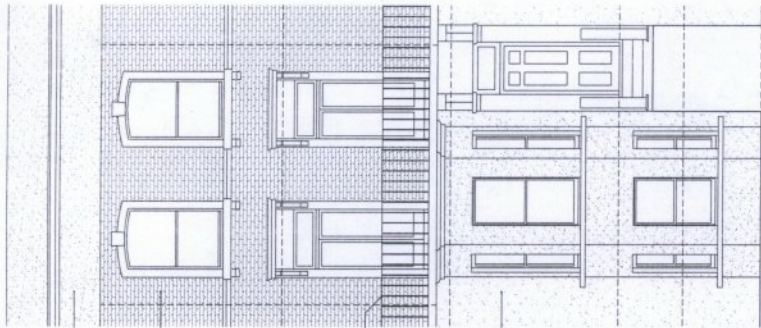
LAWRENCE WEBB
 ARCHITECTS
 1111 Market Street
 Philadelphia, PA 19107
 215.562.1111
 www.lawrencewebb.com

CLIENT: [REDACTED]
 PROJECT: 11 VINCENT SQUARE
 TITLE: PROPOSED ELEVATIONS
 DATE: 08/20/2012
 STATUS: PLANNING
 SCALE: 1/8" = 1'-0"

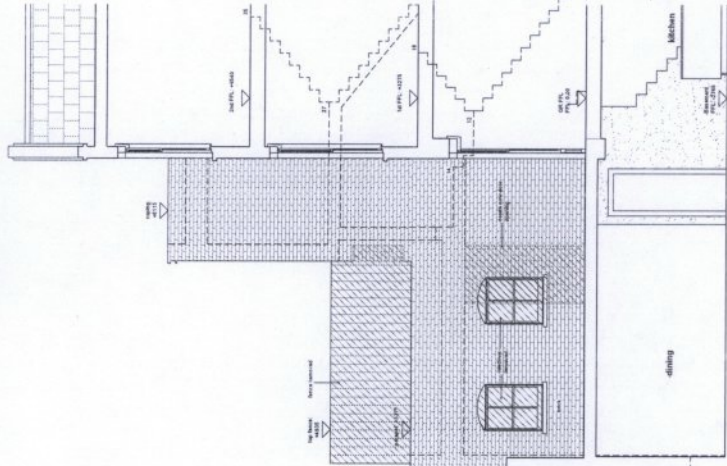
PA05 A 11/10/12 Rev B

NOTES
 Drawn scale from drawing
 All measurements given are indicated on site
 measurements unless otherwise noted. All dimensions
 are in feet and inches unless otherwise noted.
 All discussions between architect and contractor
 and those recorded on site to be brought to architect
 prior to construction. Refer to specification of fabricator for details.

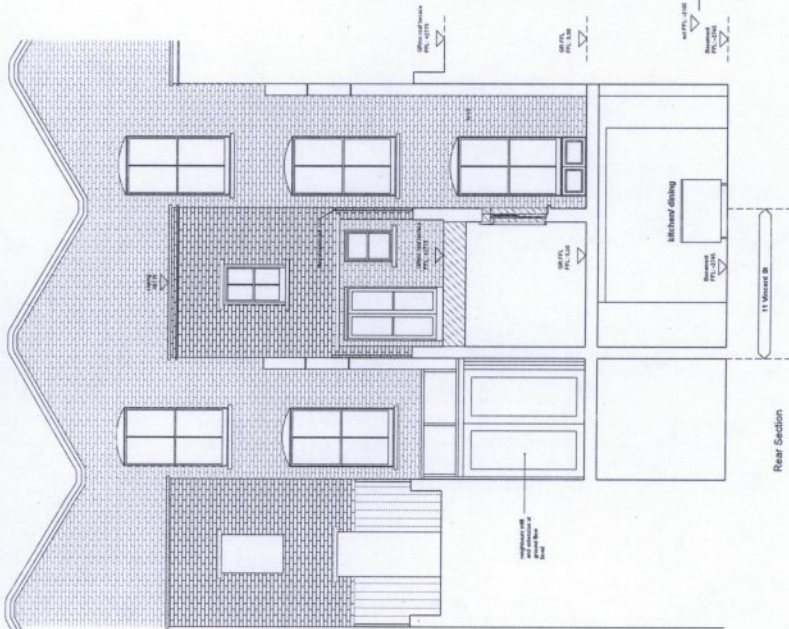




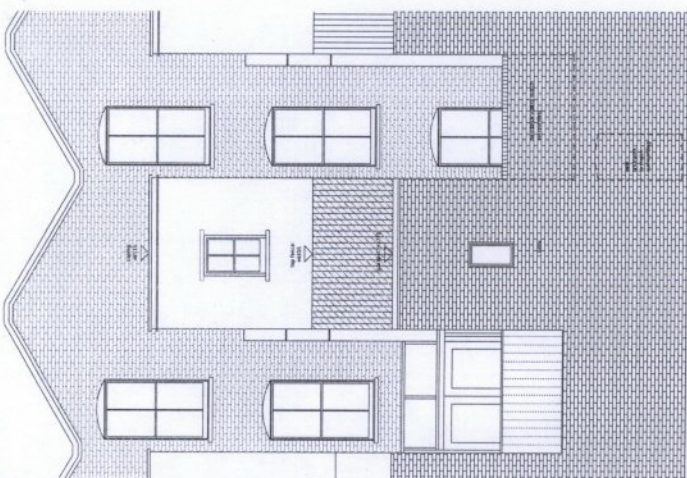
Front elevation



Closet Wing side elevation

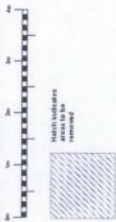


Rear Section



Rear elevation

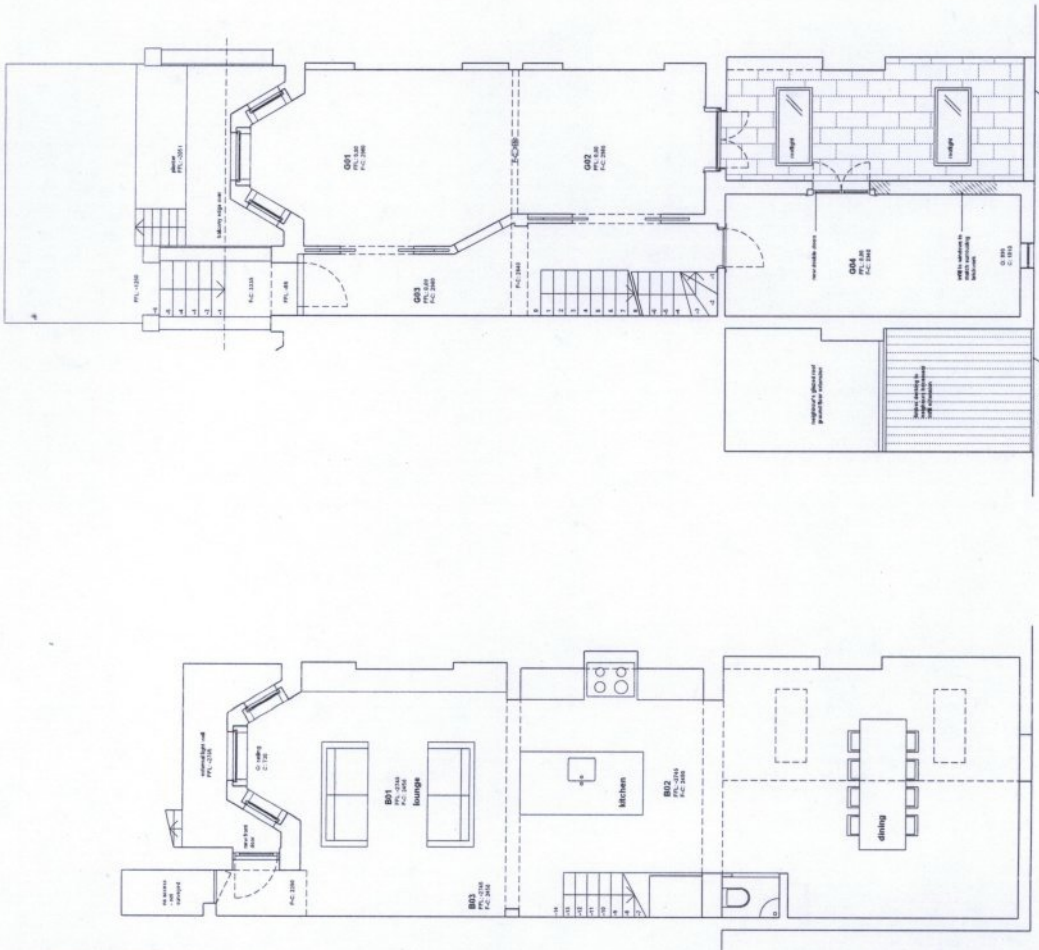
NOTES
 Do not scale from tracing.
 All measurements shall be indicated on site.
 All dimensions shall be indicated prior to the purchase or
 construction of any component. All dimensions shall
 and shall be indicated on site to be through to architect
 elevation.
 Refer to schedule for specification of fixtures + fittings.



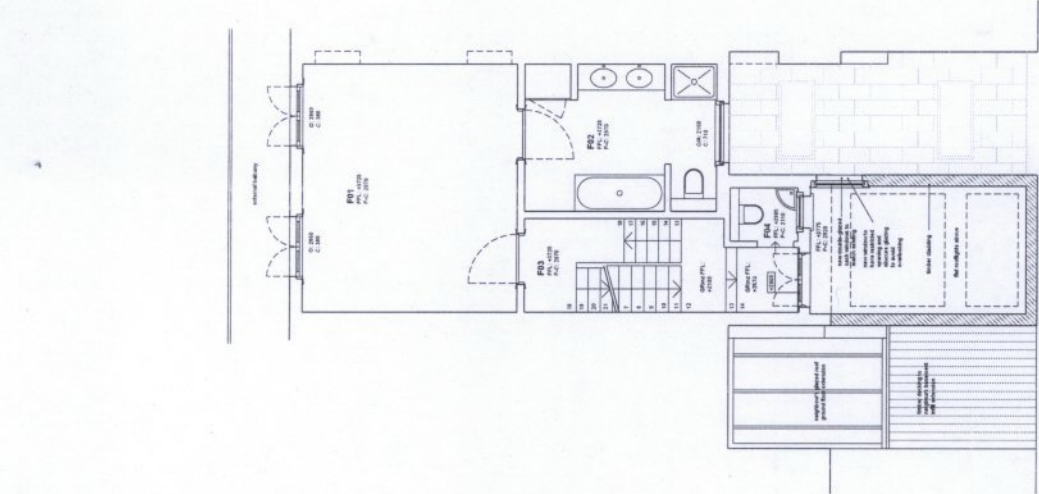
Lawrence Webb
 Architect
 111 West 12th St
 New York, NY 10011
 Tel: 212 333 3333
 Fax: 212 333 3333
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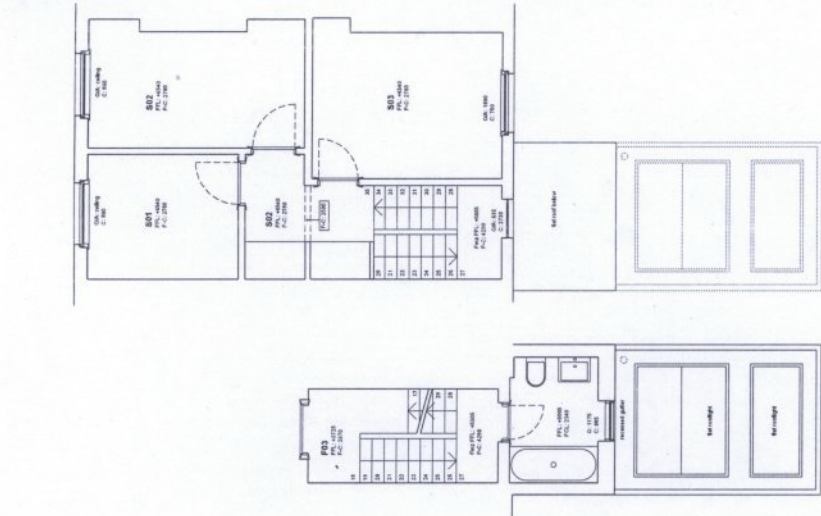
PROJECT: 11 VINCENT SQUARE
 TITLE: EXISTING ELEVATIONS
 DATE: JUNE 2014
 DRAWN: PLANNING
 SCALE: 1/8" = 1'-0"
 SHEET NO.: P-01A-01.02 Rev A



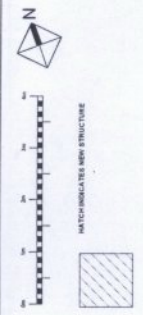
Basement



First & Ground Mezz.



First Mezz.
Second

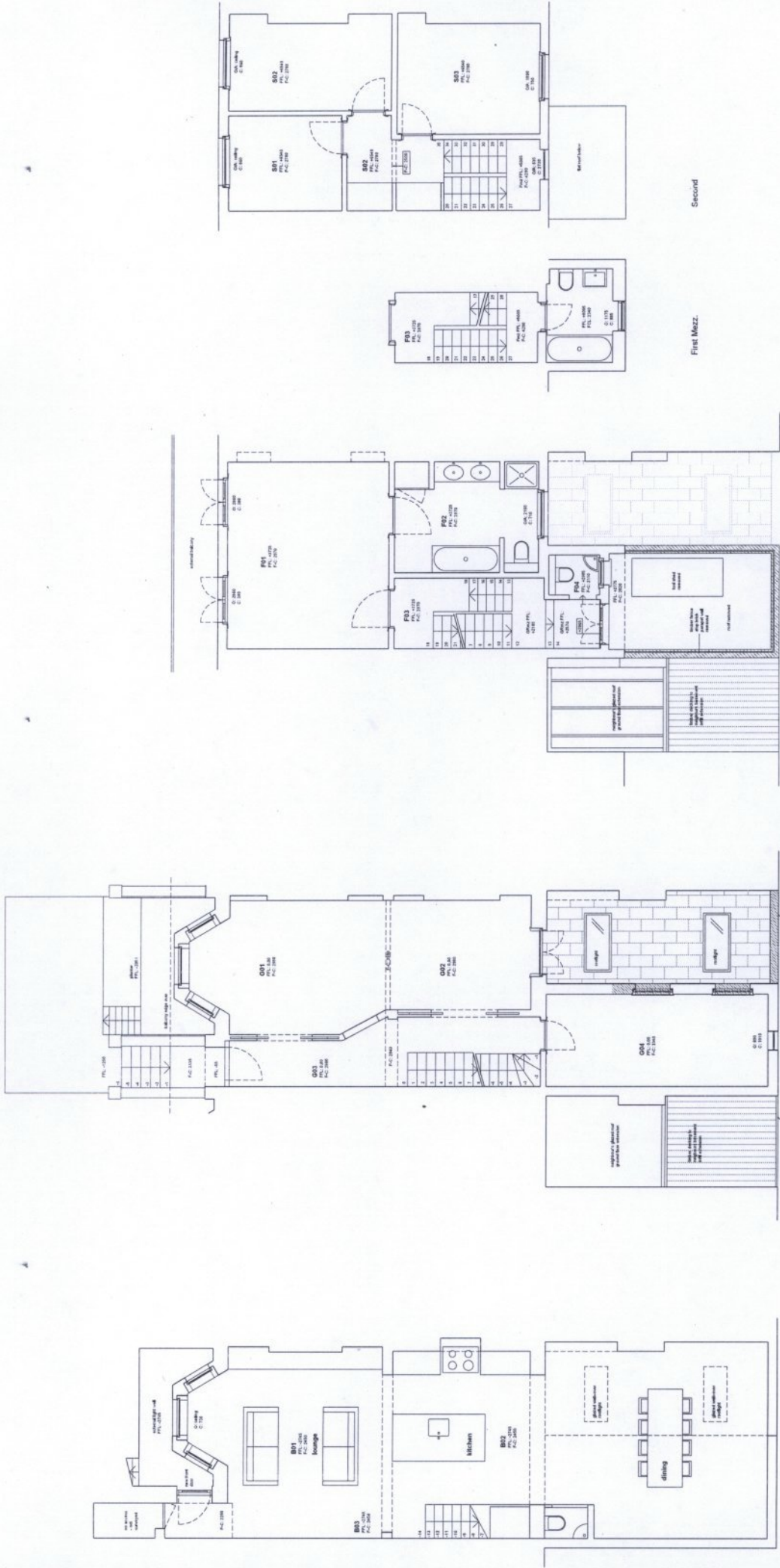


NOTES
 Do not scale from drawings.
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LAWRENCE WEBB
 ARCHITECTS
 1515 15th Street
 Denver, CO 80202
 (303) 733-1111
 www.lawrencewebb.com

CLIENT: PROJECT 11, INCENT SQUARE
 TITLE: PROPOSED PLANS
 DATE: JUNE 2014
 SCALE: 1/8" = 1'-0"

1515 15th Street
 Denver, CO 80202
 (303) 733-1111
 www.lawrencewebb.com



NOTES

- Do not scale from drawings.
- All measurements shown are indicated, as applicable.
- Dimensions shown for reference only. Dimensions shown for reference only.
- All dimensions are in feet and inches. Dimensions shown for reference only.
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North arrow
Graphic scale

Scale: 1/8" = 1'-0"

DATE: JUNE 2014
PROJECT: 11 WASCOTT SQUARE
TITLE: EXISTING PLANS

LAWRENCE WEBB
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11 WASCOTT SQUARE
CAMBRIDGE, MA 02142
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PROJECT: 11 WASCOTT SQUARE
TITLE: EXISTING PLANS

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