

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 17 th August 2021	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Vincent Square	
Subject of Report	31 Ponsonby Place, London, SW1P 4PS		
Proposal	Replacement of rear first floor window with a door.		
Agent	Smith & Newton Architects		
On behalf of	Spence		
Registered Number	21/00616/FULL	Date amended/ completed	2 February 2021
Date Application Received	2 February 2021		
Historic Building Grade	Unlisted		
Conservation Area	Millbank		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

31 Ponsonby Place is a mid-terrace single family dwelling house located within the Millbank Conservation Area. The property comprises of lower ground, ground, first, second and third/ roof levels. It is located on the northern side of Ponsonby Place and backs on to the Chelsea College of Art and Design.

Planning permission is sought for the replacement of a rear first floor window with a door. The aim is to make access to the first floor flat roof easier for maintenance purposes. The applicant advises that there has been a series of issues with the first floor flat roof and the homeowner wants to be able to maintain it better. The applicant states that the existing window is midway up the half landing level stairs and is awkward to squeeze through. A replacement door is the applicant's preferred option.

Objectors raise concerns on the grounds that the first floor roof could be used as a terrace and this would lead to overlooking and loss of privacy to neighbouring windows and gardens. Concerns have also been raised that the addition of a door leading to a flat roof without railings would create a safety risk with danger of falling; and that the addition of a door and any paraphernalia associated with a terrace use would be out of character with the terrace and would harm the conservation area.

In design terms, the application proposes the reinstatement of the original aperture on the right hand side of the main rear elevation at first floor level and installation of a Georgian style door, however

detailed drawings of the door have not been provided. The proposals raise no design concerns in themselves and the proposed door would maintain the appearance of the building and preserve the character of the Millbank Conservation Area. A condition is recommended requiring detailed drawings of the door, to be timber framed and with slimline double glazing and integral glazing bars. The proposal is considered to be compliant with design Policies 38 and 39 and 40 of the City Plan 2019 - 2040 (April 2021).

In amenity terms, Policy 7 of the City Plan seeks to ensure proposals are neighbourly by protecting and enhancing amenity, preventing unacceptable impacts such as in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking as well as protecting local environmental quality. The applicant has stated that the aim of the proposal is solely to enable easier access to the existing flat roof area for maintenance purposes. This proposal does not include any other physical works such as railings around the roof edge, which would enable the use of the flat roof as a terrace. There are no existing roof terraces along this terrace row of properties and the applicant has been advised that the creation of a roof terrace would not be considered acceptable. A condition is attached to ensure that access to the flat roof is for maintenance or emergency purposes only.

Concerns have been raised that the proposal may pose a safety risk however it is not considered that this reason for refusal could be sustained.

Notwithstanding the objections raised, the proposal is considered to be acceptable and in accordance with development plan policy and is not considered to result in any significant adverse amenity or design impacts, subject to the recommended conditions.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation



Existing first floor window

5. CONSULTATIONS

CUNCILLOR CHALKLEY:

Requests that the application is determined by committee.

WESTMINSTER SOCIETY:

Any response received to be reported verbally.

NEIGHBOURING OWNERS/ OCCUPIERS AND OTHER REPRESENTATIONS

No. consulted: 18

No. of responses: 3

Three letters of objection from both adjoining occupiers raising the following concerns:

- overlooking and loss of privacy to neighbouring windows and gardens;
- addition of a door would create a safety risk with danger from falling; and
- addition of a door and any paraphernalia associated with a terrace use would be out of character in this terrace and would harm the conservation area.

PRESS ADVERTISEMENT/ SITE NOTICE:

Yes.

6. Recent Relevant History

16/10067/FULL

Permission was granted in May 2017 for alterations at main roof level including raising the roof height and installation of rooflights in connection with converting the third floor into habitable accommodation.

13/09659/FULL

Permission was granted in December 2013 for the construction of a two storey infill extension to the rear of the property.

13/05975/FULL

Permission was granted in October 2013 for alterations to roof of existing rear lower ground floor extension; alterations to windows and doors; alterations to front lightwell.

09/02183/FULL

Permission was granted in May 2015 for installation of window at rear basement level.

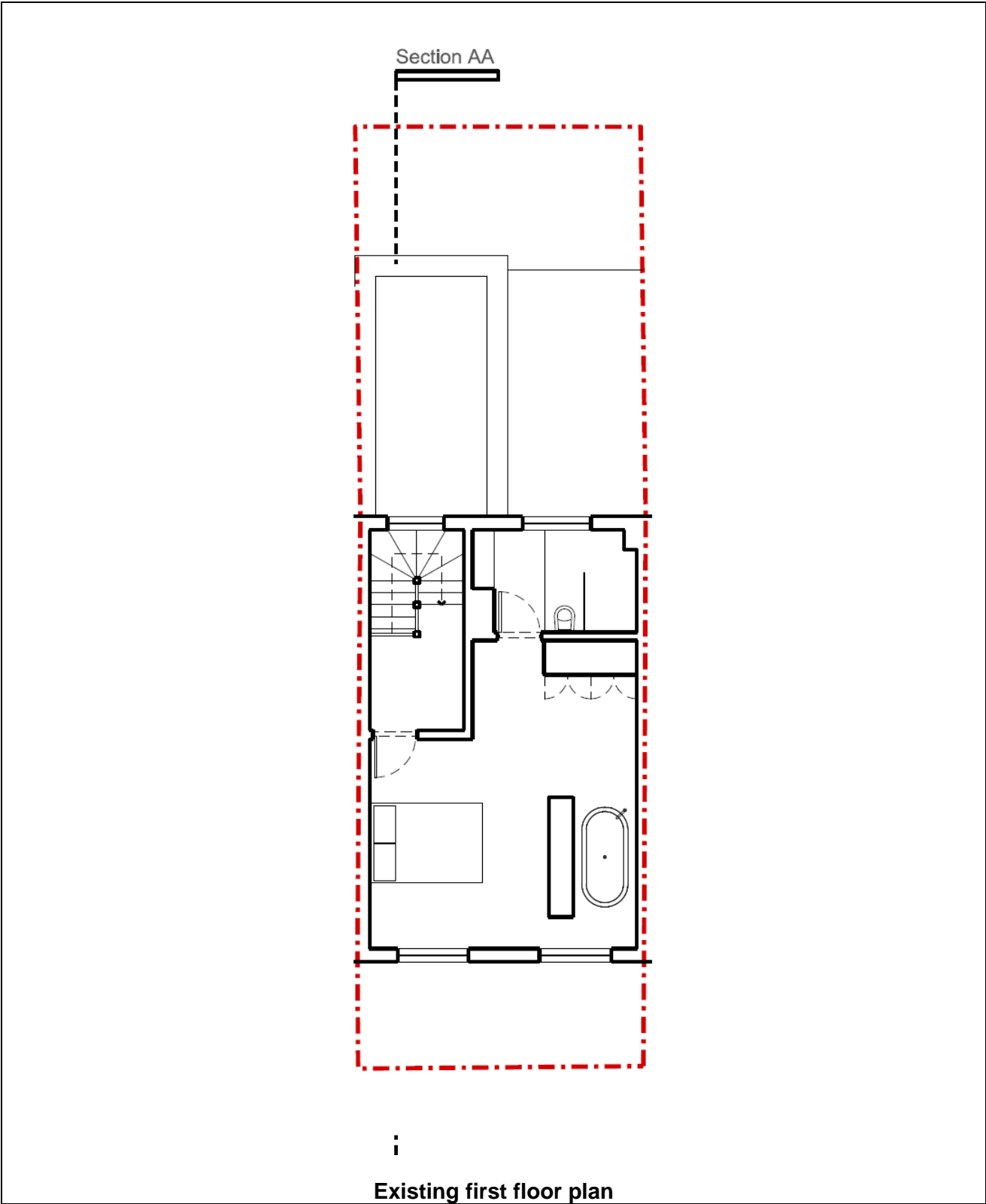
06/03637/FULL

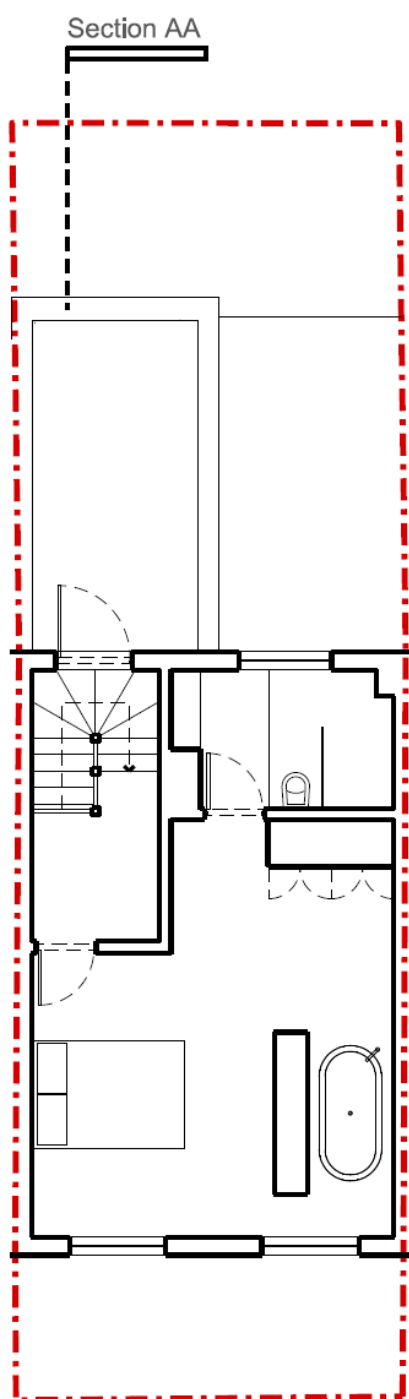
Permission was granted in July 2006 for the erection of a single storey extension at rear basement level for use in connection with existing single family dwelling and formation of steel staircase within front basement lightwell.

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

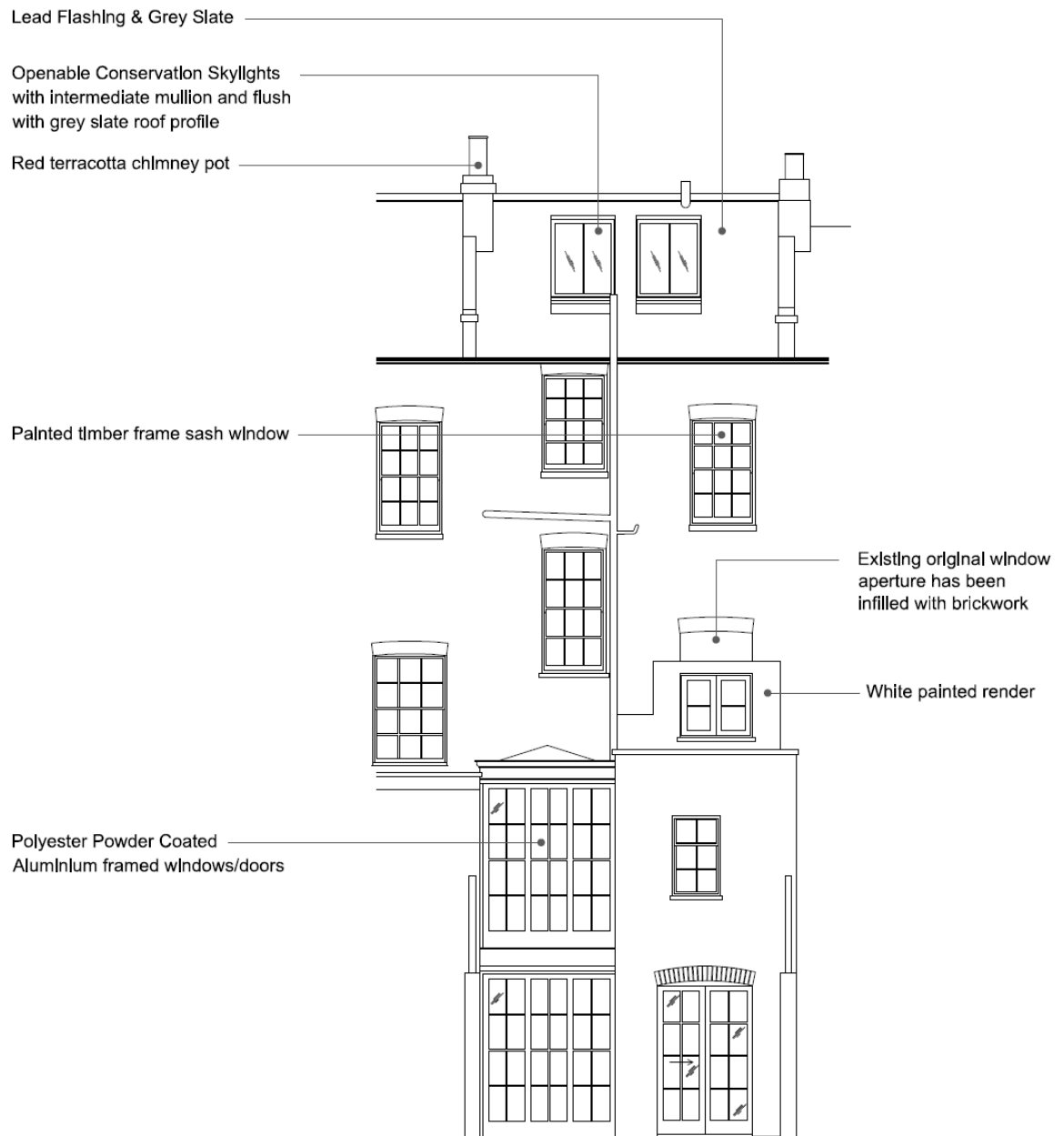
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: DAVID DORWARD BY EMAIL AT ddorward@westminster.gov.uk.

6. KEY DRAWINGS

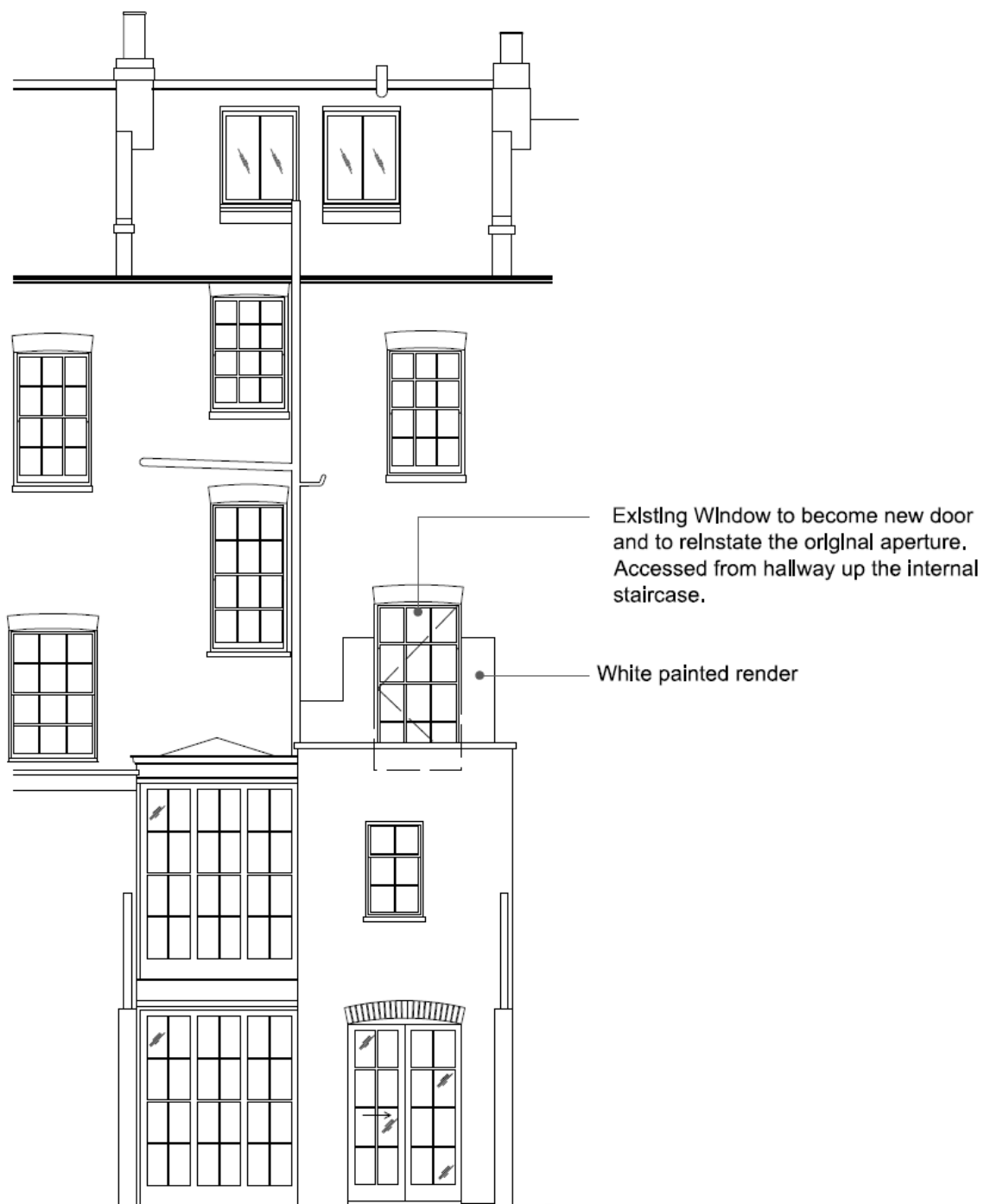




Proposed first floor plan



Existing rear elevation

**Proposed rear elevation**

DRAFT DECISION LETTER

Address: 31 Ponsonby Place, London, SW1P 4PS

Proposal: Replacement of rear first floor window with a door.

Reference: 21/00616/FULL

Plan Nos: 0173-04-0101 Rev 02; 0173-04-0250 Rev 02; 0173-04-0550 Rev 03.

Case Officer: Seana McCaffrey

Direct Tel. No. 07866037773

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:

- between 08.00 and 18.00 Monday to Friday;
- between 08.00 and 13.00 on Saturday; and
- not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

- between 08.00 and 18.00 Monday to Friday; and ,
- 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).

Reason:

To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)

- 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 this part of the Millbank Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 4 You must apply to us for approval of detailed drawings at 1:10 and sections at 1:5 of the following parts of the development - the new single door. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work according to these details. (C26DB)

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 Millbank Conservation Area. This is as set out in Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021). (R26BF)

- 5 You must not use the first floor flat roof, as shown on drawing number 0173-04-0550 Rev 3, for sitting out. You can however use the roof to escape in an emergency or for maintenance purposes only.

Reason:

To protect the privacy and environment of people in neighbouring properties, as set out Policies 7 and 38 of the City Plan 2019 - 2040 (April 2021). (R21AD)

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 the City Plan 2019 - 2040 (April 2021), neighbourhood plan (where relevant), supplementary planning documents, the London Plan (March 2021), 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 You are advised in respect of Condition 4 that the replacement single door should be timber framed with traditional joinery profile, slimline double glazing, integral glazing bars, concealed trickle vents and no external weather bars.

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.