

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 14.09.2021		Classification For General Release
Report of Director of Place Shaping and Town Planning			Ward(s) involved Abbey Road
Subject of Report	Flat 1, William Court, 6 Hall Road, London, NW8 9PA		
Proposal	Conversion of ground floor two-bedroom apartment and basement area to form two 2-bedroom maisonettes. Associated external works including, creation of lightwells with railings, installation of new side windows and door access to the new apartment, and double doors to the rear elevation.		
Agent	Mr Patrick Arthurs		
On behalf of	Morley		
Registered Number	21/01948/FULL	Date amended/ completed	01.09 2021
Date Application Received	25 March 2021		
Historic Building Grade	Unlisted		
Conservation Area	Adjacent to St John's Wood conservation area		

1. RECOMMENDATION

Grant conditional permission.

2. SUMMARY

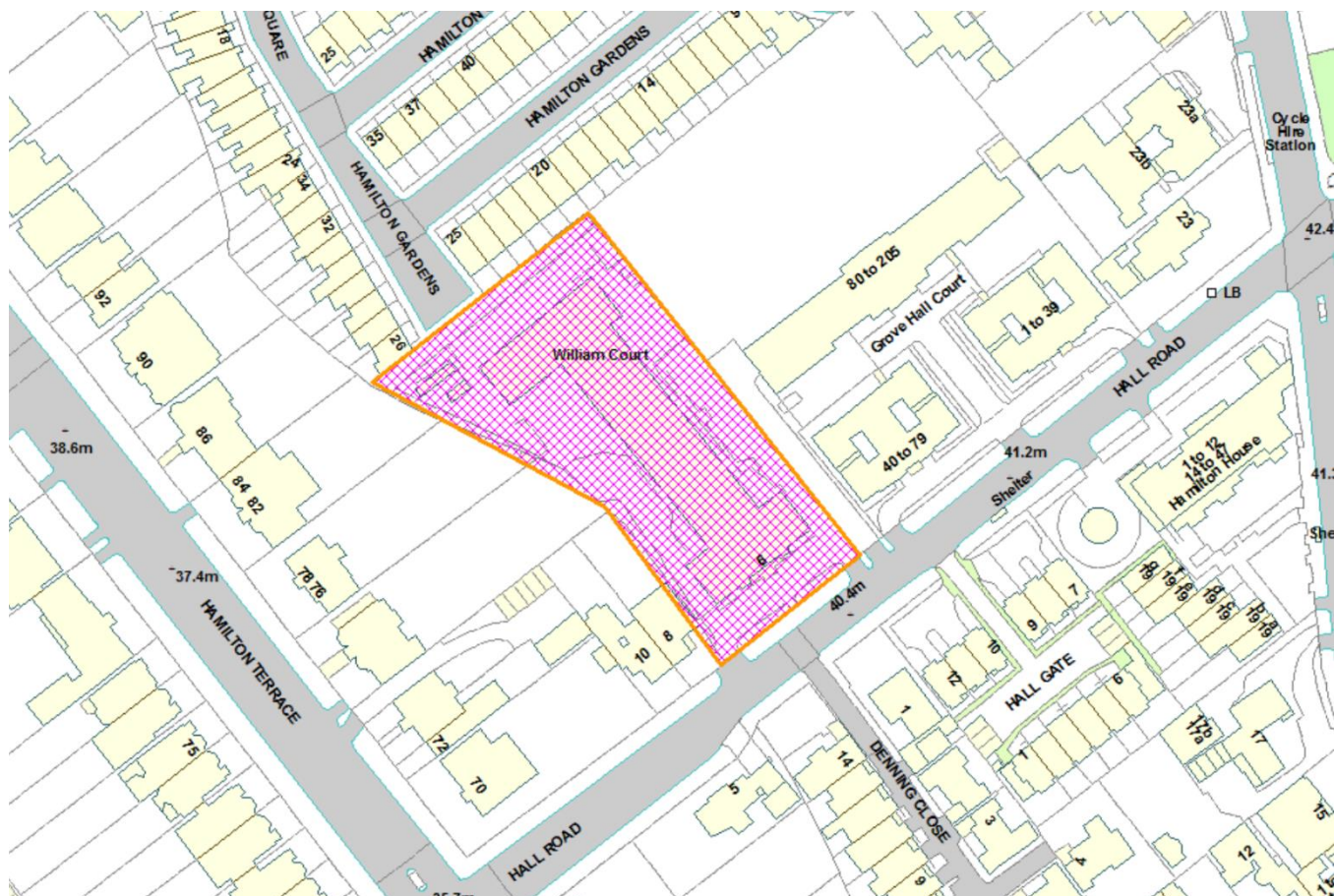
Planning permission is sought for the conversion of the existing ground floor two-bedroom flat and basement storage area to form two 2-bedroom maisonettes, along with associated external works including formation of front lightwells with railings, installation of new side window and door to access the new apartment, and French doors to the rear elevation.

The key issues in this case are:

- The principle of the formation of a new flat and the standard of accommodation being provided.
- Impact on the character and appearance of the property
- Impact on residential amenity

Despite the objections raised, and subject to the recommended conditions as set out in the draft decision letter, it is considered that the proposed development is acceptable in land use, design and amenity terms, and being compliant with relevant policies within Westminster's City Plan 2019 - 2040 ('the City Plan'). As such, the application is recommended for permission.

3. LOCATION PLAN



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4. PHOTOGRAPHS



Front elevation of William Court (above)

Front elevation of existing ground floor flat and location of proposed lightwells (below)





Rear elevation of existing ground floor flat (above) and communal landing spanning east elevation of William Court (below)





Rear elevation and windows of flat 1 and adjacent flat

Another flat to the north-east corner of William Court having implemented French doors to access communal landing (below)





Front and side elevations of location of new flats (above) and existing basement area in use as storage lockers (below)



5. CONSULTATIONS

WARD COUNCILLORS FOR ABBEY ROAD:

Any response to be reported verbally.

ST JOHN'S WOOD SOCIETY:

Comment. Raise concern over principle of creation of additional flat and impact on communal space, should assess impact on the character and symmetry of the main entrance and front façade.

HIGHWAYS PLANNING MANAGER:

No objection

WASTE PROJECTS OFFICER:

No objection, subject to condition.

ARBORICULTURAL OFFICER:

No objection recommends condition for tree protection.

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 86

Total No. of replies: 5

No. of objections: 5

Land Use

- Loss of communal green space.
- Loss of resident storage facilities.

Design

- Asymmetry of front façade from proposed works.
- Loss of planters/green features to front.

Amenity

- Noise and dust from construction work.
- Proposed terrace would cause noise disturbance to residents of basement flat underneath.

Other Issues

- Safety issues from relocation of fire escape staircase.
- Has not undertaken party wall agreement with adjacent basement flat.
- Roots from planters should not damage the floor of the terrace, thereby damaging the ceiling of basement flat.

No. in support: 0

PRESS ADVERTISEMENT / SITE NOTICE:

Yes.

6. BACKGROUND INFORMATION

6.1 The Application Site

William Court is a large mansion block comprising of self-contained flats with a podium level communal garden to the west of the site. It is an unlisted building and lies outside a conservation area and there are no listed buildings in the immediate vicinity. The St John's Wood Conservation Area lies immediately to the west and north of the site. The surrounding area is residential in nature.

This application relates specifically to an existing ground floor, two-bedroom flat situated on the south east corner of the block. It is accessed via a door situated behind the reception area. The basement area in question is currently in use as storage lockers which can be rented by residents of William Court.

6.2 Recent Relevant History

19/02787/FULL – Approved 5 July 2019

Replacement of windows and doors with double glazed polyester powder coated aluminium windows and French doors.

19/02234/FULL – Approved 1 October 2019

Erection of a two-storey single family dwellinghouse (Class C3).

7. THE PROPOSAL

Planning permission is sought for the conversion of the existing two-bedroom flat at ground floor level and basement storage area to form two 2-bedroom maisonettes, with associated external alterations including creation of lightwells with railings, installation of new side windows and door access to the new maisonette, and French doors to the rear elevation.

During the course of the application and on officer's advice, the applicant has omitted the proposed rear ground floor terrace and enclosure. Officers had considered that it would be unneighbourly to other residents.

8. DETAILED CONSIDERATIONS

8.1 Land Use

Policy 8 of Westminster's City Plan 2019 – 2040 states that it is a key priority to meet housing targets within the City.

As existing, flat 1 is a two-bedroom flat at ground floor level measuring 115sqm, and at basement level is an existing storage area measuring 189sqm. Flat 1 is currently accessed through a door behind the reception area at ground floor level. The basement is currently used as storage lockers which can be used by residents of William Court. There are also plant rooms at basement level.

It is proposed to form one new unit using the basement area, in total creating 2x two-bedroom maisonettes over ground and basement levels. Flat 1a measures 136sqm and flat 1b measures 131sqm. Both maisonettes have their living spaces at ground floor level and bedrooms at basement level. It is proposed to excavate two lightwells to the front of the building in order to serve the bedrooms at basement level. Flat 1b also has access to a terrace to the rear.

Flat 1a will be accessed through the existing door for flat 1, and a new entrance door is to be formed on the side elevation of the property to access flat 1b.

The nationally described space standards state that the minimum floor area required for a two-storey 2b4p unit is 79sqm, which both units comfortably exceed. The floor-to-ceiling height at basement level is 3m, which is also in accordance with the above guidance.

Whilst it is noted that the basement rooms are only served by the front lightwells in terms of light and ventilation, it is considered to be acceptable in terms of the overall standard of accommodation for each flat. This is considering that there is habitable space at ground floor level which receives adequate light. A condition is recommended for the inside of lightwells to be painted white and maintained as such to provide more reflective light into the windows.

Objectors have raised that the loss of the existing basement storage area is unacceptable. In land use terms, the introduction of one more residential unit is considered to be beneficial and in accordance with the aims of policy 8. The provision of additional storage space to residents is not to be protected in policy terms, additionally, a self-storage company operates in the north-west corner of William Court which can be used by residents.

The proposal is therefore found to be in accordance with the aims of City Plan policy 8 and acceptable in land use terms.

8.2 Townscape and Design

In association with alterations to residential units, external changes are proposed namely the creation of a lightwell on the main elevation and new fenestration.

Objections have been received on design grounds; concern is raised with the change in aesthetic and symmetry of the building, namely the main entrance alongside the impact on the marble steps due to the insertion of the lightwell.

The relevant policies for consideration are 38, 39 and 40 of the City Plan 2019-2040.

The building is a fine example of an early 19th century mansion block, typical within St John's Wood. The main building is set back from the main road and screened at ground floor level by a masonry planter and mature planting. The new lightwell is located around the front and right-hand side of the building and will be concealed by planters and simple railings. The building does have a symmetrical elevation, as cited by the objectors, however owing to the level of screening the alterations at ground floor level are not considered to disrupt the architecture to an extent as to be harmful.

On the side and rear elevations new windows are proposed and whilst they depart from those above in terms of number, they are considered to be of a scale and design in keeping with the host building and therefore are acceptable in design terms. The insertion of the French doors to the rear is acceptable considering that the 2019 permission allowed for all ground floor flats to insert French doors to access the landing, and this has been implemented by a number of flats throughout William Court.

It is noted that the symmetry of the building will be impacted by the alterations, a concern which is raised in the objections. However, when also considering the benefits of an additional residential unit is proposed and that the alterations will not be highly visible from the street, the works are considered to be acceptable in design terms.

The proposal is considered to accord with policies 38, 39 and 40 of the City Plan and will not harm the setting of the St John's Wood Conservation Area.

8.3 Residential Amenity

Alterations that could have an impact on the amenity of nearby neighbours must be found to be in accordance with policy 7 of Westminster's City Plan 2019 – 2040. This policy requires development to protect, and where appropriate enhance, residential amenity, by preventing unacceptable in terms of daylight and sunlight, sense of enclosure, overshadowing, privacy and overlooking.

The originally proposed terrace and planters to the rear has been omitted from the proposal on officer's advice as both elements were considered to be unneighbourly. As such, the objections raised to this are no longer relevant,

The insertion of new windows and door to the side elevation of the property would not lead to any loss of privacy to neighbouring properties.

The proposal is therefore acceptable in amenity terms and found to be in accordance with City Plan policy 7.

8.4 Transportation/Parking

Car Parking

The proposal creates an additional flat within the site. The applicant has indicated that flat 1a would have a dedicated off street car parking space and that flat 1b would be able to apply for an on-street car parking permit.

Policy 27 supports residential development without car parking provision. As such the proposal is considered acceptable and given the one additional flat proposed, it is not considered reasonable to require car club membership.

The proposed physical changes to the external areas of the two units will not have a significantly adverse impact on the existing on-site car parking and vehicle manoeuvring areas.

Cycle Parking

In order to support sustainable travel options by residents. Two cycle parking space are required for the flats in accordance with London Plan Policy T5. As such, during the

course of the application the applicant has provided revised drawings indicating 4 cycle parking spaces at basement level accessed through the communal stair core. This provision is acceptable.

8.5 Other Considerations

Noise and Plant

It is noted that there are plant rooms at basement level. A condition is recommended so that the internal noise levels within the residential units are below a certain threshold so that future occupiers are not unduly impacted by noise or vibration from this equipment.

Refuse/Recycling

During the course of the application, the applicant has provided a revised plan which indicates sufficient waste storage at within each of the flats.

Trees & soft landscaping

The proposal would result in the loss of existing soft landscaped planters at the front of the building, in order to create the lightwells. However, the planters are fairly small and are not permanent structures and therefore whilst regrettable, it is unreasonable to object to their loss. The applicant is proposing new planters with soft landscaping to the front and side, and this is considered to mitigate against the loss of the existing planters.

There are mature trees (three horse chestnut and one lime) on the frontage of William Court and a group of semi-mature Himalayan birch in driveway of the neighbouring property, Grove Hall Court. None of these trees are directly affected by the proposals.

Overall, the risk of harm to trees during construction work is low, but it is recommended to secure tree protection details through a condition.

Other

The existing podium deck around the base of the building, is also used as a fire escape route. As existing, there is a small staircase adjacent to the side elevation of the ground floor flat, which is to be replaced by the entrance to flat 1b. The existing fire escape staircase is to be relocated further along the landing. Therefore, there would be no loss of fire escape routes as a result of this proposal.

Whilst objection has been raised with respect to construction impact. The usual approach by the City Council is a standard condition that limits the hours of construction work to minimise impact on nearby residents. It is not considered that there are any specific circumstances in this instance which require a deviation from this approach.

8.6 Westminster City Plan

The City Plan 2019 - 2040 was adopted at Full Council on 21 April 2021. Therefore, in accordance with s.38 of the Planning and Compulsory Purchase Act 2004, it comprises the development plan for Westminster in combination with the London Plan adopted in March 2021 and, where relevant, neighbourhood plans covering specific parts of the city (see further details in Section 8.9). As set out in s.38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 49 of the NPPF, the application must be determined in accordance with the development plan, unless material considerations indicate otherwise.

8.7 National Policy/Guidance Considerations

The City Plan 2019 - 2040 (April 2021) policies referred to in the consideration of this application are considered to be consistent with the NPPF 2019 unless stated otherwise.

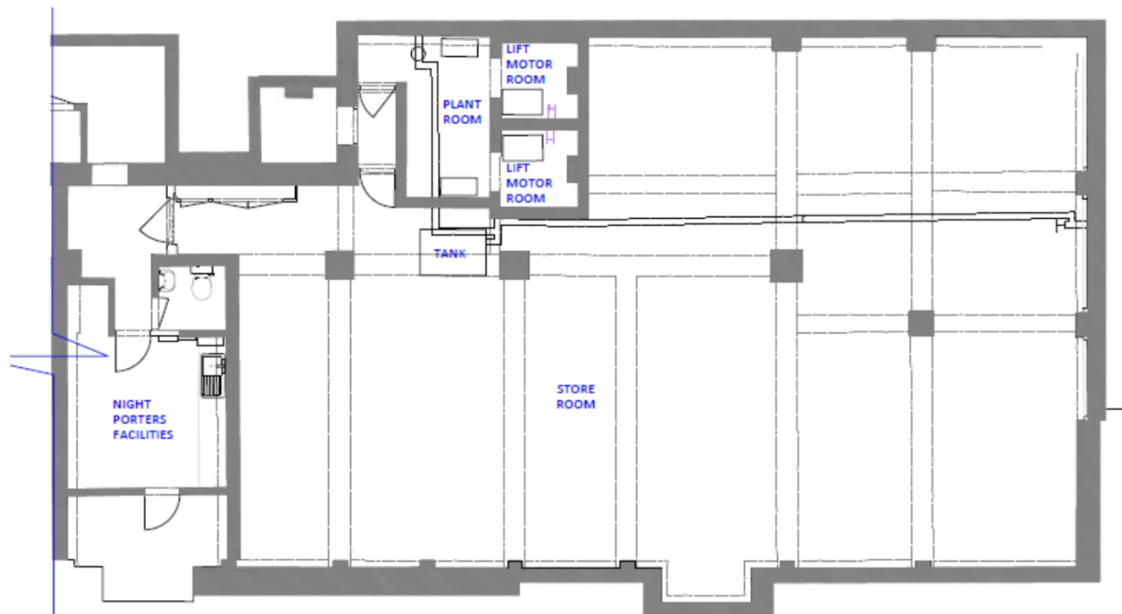
8.8 Planning Obligations

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

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

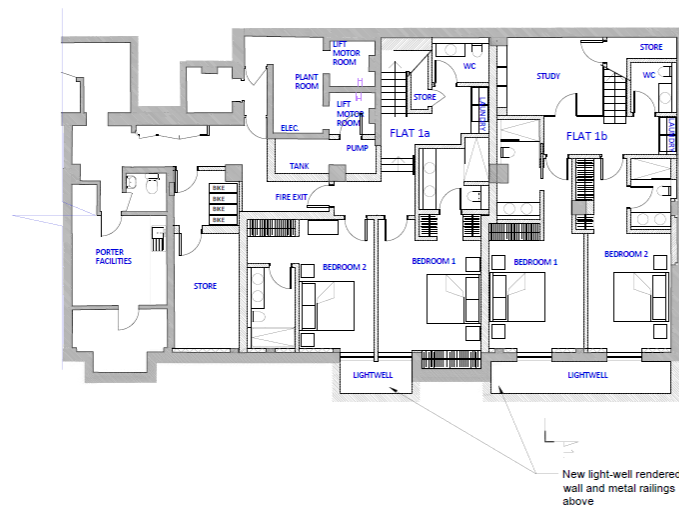
IF YOU HAVE ANY QUERIES ABOUT THIS REPORT, PLEASE CONTACT THE PRESENTING OFFICER: SARAH WHITNALL BY EMAIL AT swhitnall@westminster.gov.uk .

9. KEY DRAWINGS



Existing (above) and proposed (below) basement plan

Proposed Basement Plan SCALE 1:100@A3



Scale 0 5m 10m

PLANNING

RS
ARCHITECTURE

CLIENT:

PROJECT:
William Court

TITLE:
Proposed Basement Plan

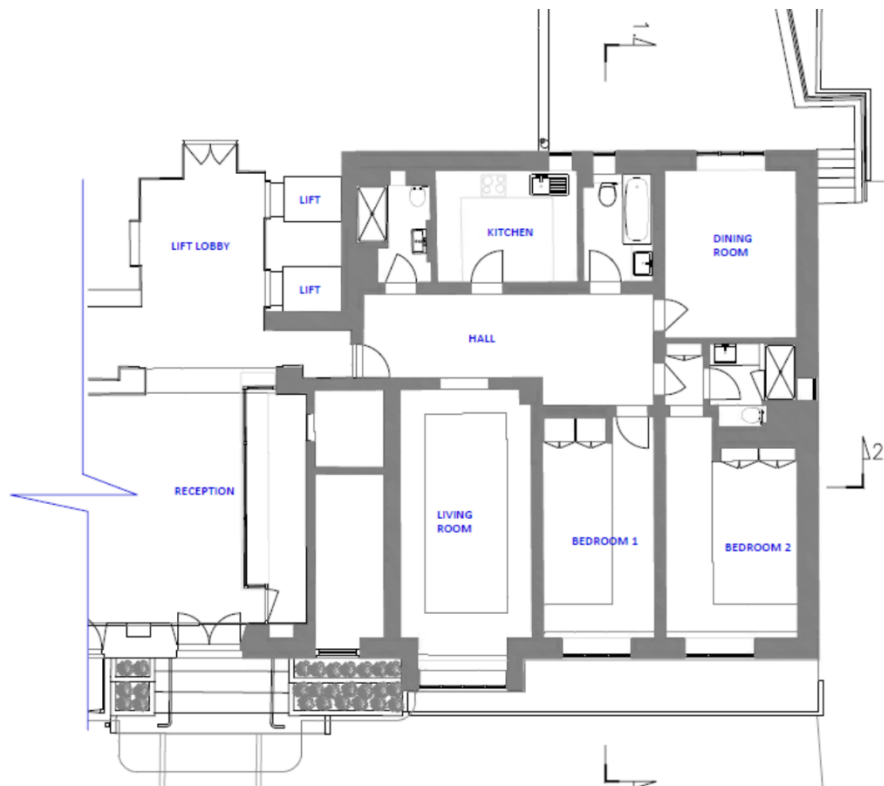
DRAWING NUMBER : 021

Scale : 1:100 @ A3

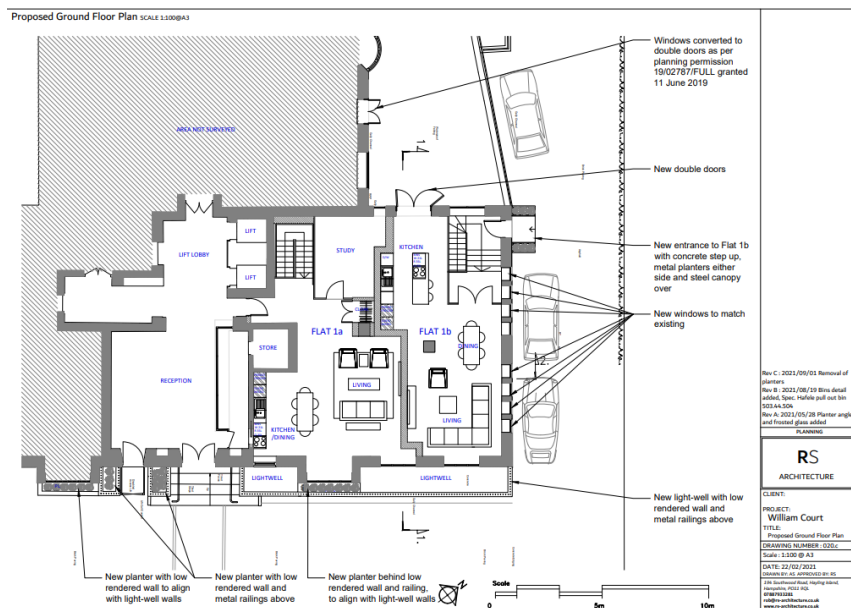
DATE: 22/02/2021

DRAWN BY: AS, APPROVED BY: RS

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Hemel Hempstead, HX12 9JL,
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rs@rs-architecture.co.uk
www.rs-architecture.co.uk



Existing (above) and proposed (below) ground floor plan





Existing front elevation (above) and render of proposed (below)





Existing rear and side elevation (above)

DRAFT DECISION LETTER

Address: Flat 1, William Court, 6 Hall Road, London, NW8 9PA

Proposal: Conversion of ground floor two-bedroom apartment and basement area to form two two-bedroom maisonettes. Associated external , works including, creation of lightwells with railings, installation of new side windows and door access to the new apartment, and double doors to the rear elevation to access new terrace.

Reference: 21/01948/FULL

Plan Nos: 001; 010; 011; 014; 015; 002A, 020C; 021; 024.B; 025.C; PL01; CoCP Appendix A Signed March 2021; Design and Access Statement dated March 2021; Letter from Ling Engineering dated Feb 2021.

Case Officer: Fergus Wong

Direct Tel. No. 020 7641
07866037255

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 , onot 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 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 the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 4 The new window and door frames should be painted in white and maintained as such thereafter.

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 Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 5 The new railings to the front lightwells should be formed of black painted metal and retained as such thereafter.

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 Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)

- 6 The front lightwells should be painted white internally and maintained as such thereafter.

Reason:

To ensure that the bedrooms at basement level receive adequate light and therefore a satisfactory quality of accommodation, in accordance with policy 12 of Westminster's City Plan 2019 - 2040.

- 7 The design and structure of the building shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 15 times per night-time from sources other than emergency sirens. (C49BB)

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development, as set out Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021). (R49BB)

- 8 **Pre Commencement Condition.** You must apply to us for approval of a method

statement explaining the measures you will take to protect the trees on and close to the site. You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the site, until we have approved in writing what you have sent us. You must then carry out the work according to the approved details. (C31CC)

Reason:

To protect trees and the character and appearance of the site as set out in Policies 34 and 38 of the City Plan 2019 - 2040 (April 2021). (R31CD)

- 9 You must apply to us for our approval of any work you want to carry out on any trees. You must not start any work until we have approved what you have sent to us. The tree work must be carried out according to the approved details. (C31NA)

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in Policies 34 and 38 of the City Plan 2019 - 2040 (April 2021). (R31AD)

- 10 Before anyone moves into the property, you must provide the separate stores for waste and materials for recycling shown on drawing number 10.021 prior to occupation and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone using the building. (C14FC)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021). (R14CD)

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 HIGHWAYS LICENSING:, Under the Highways Act 1980 you must get a licence from us before

you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please visit our website at www.westminster.gov.uk/guide-temporary-structures, , **CONSIDERATE CONSTRUCTORS**; You are encouraged to join the nationally recognised Considerate Constructors Scheme. This commits those sites registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk, , **BUILDING REGULATIONS**; You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at www.westminster.gov.uk/contact-us-building-control

- 3 For advice on how you can design for the inclusion of disabled people please see the guidance provided by the Equality and Human Rights Commission, the Centre for Accessible Environments and Habinteg. The Equality and Human Rights Commission has a range of publications to assist you (www.equalityhumanrights.com). The Centre for Accessible Environment's 'Designing for Accessibility' (2012) is a useful guide (www.cae.org.uk). If you are building new homes, you must provide features which make them suitable for people with disabilities. For advice see www.habinteg.org.uk, , It is your responsibility under the law to provide good access to your buildings. An appropriate and complete Access Statement as one of the documents on hand-over, will provide you and the end user with the basis of a defence should an access issue be raised under the Disability Discrimination Acts.
- 4 Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements. For further information on how to make an application and to read our guidelines on street naming and numbering, please visit our website: www.westminster.gov.uk/street-naming-numbering (I54AB)
- 5 You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please email AskHighways@westminster.gov.uk. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority).
- 6 Some of the trees on the site are protected by a Tree Preservation Order. You must get our permission before you do anything to them. You can apply online at the following link: www.westminster.gov.uk/trees-and-high-hedges. You may want to discuss this first with our Tree Officers by emailing privatelyownedtrees@westminster.gov.uk.

Item No.
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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.