

Address: Apartment 801 1 Ashburton Place London W1J 8AS WEST END WARD

Description: Erection of an extension at roof level on the Piccadilly frontage to create a winter garden.

Appellant: Mr Lu, C/o Agent, C/o Agent, C/o Agent, C/o Agent, C/o Agent, C/o Agent

Agent: Miss Rebecca Hampson, 100 Pall Mall, London, SW1Y 5NQ

Decision Date: 25 October 2021 WCC Resolution: 25 October 2021

Procedure: Written Representations PINS Reference: W/21/3269761

Decision: **Dismissed** Case Number: 20/05563/FULL

Officer: Robert Ayton Telephone: 07866039806

Address: 26 Devonshire Place London W1G 6JE MARYLEBONE HIGH STREET WARD

Description: Installation of two pergola structures at roof level.

Appellant: Mr Daniel Hopwood, 26, Devonshire Place, London, W1G 6JE

Agent: Mrs Chiara Del Giudice, USL Architects, 7 Progress Business Centre, Whittle Parkway, SLOUGH, SL1 6DQ

Decision Date: 18 October 2021 WCC Resolution: 18 October 2021

Procedure: Written Representations PINS Reference: W/20/3263894

Decision: **Withdrawn** Case Number: 20/01380/FULL

Officer: Robert Ayton Telephone: 07866039806

Address: 53 Lauderdale Mansions Lauderdale Road London W9 1LX MAIDA VALE WARD

Description: Installation of glass balustrade to south and west inner face of roof terrace wall.

Appellant: Ms. Heidi Rosenwald, Studio 1, 1A Beethoven Street, London, W10 4LG, United Kingdom

Agent: Mr Josh Phipps, International House, 24 Holborn Viaduct, London, EC1A 2BN

Decision Date: 05 October 2021 WCC Resolution: 05 October 2021

Procedure: Written Representations PINS Reference: W/21/3273689

Decision: **Allowed** Case Number: 20/02610/FULL

Officer: John Wilman Telephone: 07866037008

Comments: In an appeal for the 'Installation of glass balustrade to south and west inner face of roof terrace wall' at 53 Lauderdale Mansions, W9, the Inspector agreed with the City Council that the building was an unlisted building of merit and therefore an undesignated heritage asset.

The Inspector agreed the main issue is the effect of the proposal on the character and appearance of the host building and the Maida Vale Conservation Area.

They stated: 'The Council comments that the balustrades exceed the minimum height specified under Building Regulations. Be that as it may, they sit well below the top of the masonry of the chimneys at either side of the rear of the terrace, and are much lower than the main roof of the dwelling. In my judgement, the balustrades are subservient to the host building, and having regard to the existing variety at roof level, I do not consider that their height is conspicuous, nor that it harmfully erodes the uniformity of the terrace group'.

The Inspector therefore concluded, 'the character and the appearance of the host building and of the Maida Vale Conservation Area are not harmed by the proposal, and that the development accords with Policies 38, 39 and 40 of the City Plan 2019-2040.

Address: 28 South Molton Street London W1K 5RE WEST END WARD

Description: Enforcement Appeal - The installation of new canopies with adverts on the South Molton Street elevation of the property

Appellant: The Owner, Caffè Concerto, 28 South Molton Street, London, W1K 5RE

Agent: Mr Stephen Matthews, Seacourt Tower, West Way, Oxford Oxfordshire, OX2 2JJ

Decision Date: 08 October 2021 WCC Resolution: 08 October 2021

Procedure: Written Representations PINS Reference: G/20/3264390

Decision: **Dismissed** Case Number: 18/68157/E

Officer: Nse Inyang Telephone: 07866034925

Address: 43 William Mews London SW1X 9HQ KNIGHTSBRIDGE AND BELGRAVIA WARD

Description: Notification for prior approval under Part 1 Class AA of the General Permitted Development Order (2015) (as amended) for erection of a roof extension of the property by 3.5 metres with a matching roof pitch and materials to accommodate additional living space for the existing dwellinghouse.

Appellant: Mrs Paula Buchanan, C/o Agent

Agent: Emilios Tsavellas, 33 Margaret Street , London, W1G 0JD

Decision Date: 28 October 2021 **WCC Resolution:** 28 October 2021

Procedure: PINS Reference: D/21/3274155

Decision: **Allowed** **Case Number:** 20/06905/APA

Officer: Hayley White **Telephone:** 07866038640

Comments: The development proposed is for erection of a roof extension to an existing two-storey mid terraced town house through the construction of an additional floor involving the raising of the roofline by 3500mm. dwellinghouse.

Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (the GPDO), permits development consisting of the enlargement of a dwellinghouse by construction of up to two additional storeys, where the existing dwellinghouse comprises two or more storeys, together with any reasonably necessary engineering operations. Development is permitted under Class AA subject to limitations and conditions and a requirement that the developer applies for prior approval to the local planning authority. The focus of this appeal was the second stage of assessment – the prior approval merits assessment.

The concerns expressed by the Council and interested parties regarded the effect of the proposal on the character of the street scene given the uniformity in the architectural composition of this particular terrace within an attractive mews development. However the Inspector took the view that the wording of the GPDO relates specifically to the requirement to consider the external appearance of the dwellinghouse itself and not to the effects of the development on the surrounding area. The prior approval matters in respect of proposals under Part 1, Class AA do not mention the effects to the wider area.

The Inspector concluded the proposal would not result in unacceptable harm to the external appearance of the dwellinghouse when viewed in isolation as the GPDO suggests.

Address: 48 Wilton Crescent London SW1X 8RX
KNIGHTSBRIDGE AND BELGRAVIA WARD

Description: Erection of a rear closet wing and lift within the closet wing.

Appellant: Mr Chris Bodker, 48, Wilton Crescent, London, SW1X 8RX

Agent: Mrs Anna Thomson, 1 The Arbory, Plumpton Lane, Great Plumpton, PRESTON, PR4 3NH

Decision Date: 29 October 2021
WCC Resolution: 29 October 2021

Procedure: Written Representations
PINS Reference: D/20/3264056

Decision: **Allowed**
Case Number: 20/04257/FULL

Officer: Aurore Manceau
Telephone: 07866038763

Comments: The Inspector does not consider that the projection of the extension or their height would be significantly harmful to the living conditions of the occupiers of the flat at No.49 despite the tight urban grain found at this location and the Inspector found that a degree of openness exists to the rear aspect of No. 49. The Inspector considers that the development would improve the residential environment overall.
