



# PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

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**Planning, Design and Access Statement:**

**115 Praed Street, London, W2 1RL**

**On Behalf of Young Park**

Prepared by **Planning By Design**

## Application

Planning By Design (Agent) has been instructed to act on behalf of Young Park (Applicant) to submit a planning application to Westminster City Council (Local Planning Authority) for a retrospective roof extension to create a studio apartment at 115 Praed Street, London, W2 1RL (the site).

In support of this application, the following Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

## Site Location

The application site comprises a terraced building located at on the southern side of Praed Street within the Bayswater Conservation Area.

The application site is situated on the southern side of Praed Street, a bustling commercial street in the Bayswater Conservation Area. This area, known for its diverse range of ground-floor shops, restaurants, hotels, medical facilities, and residential flats above, enjoys a PTAL rating of 6b, demonstrating excellent accessibility.

The site is located in the London Borough of Westminster, specifically in the Hyde Park Ward, northwest of Paddington Underground Station. It is well-connected, with nearby access points such as Edgware Road, Marylebone, Bayswater, and Baker Street Underground Stations, as well as train access through Paddington Station and several bus lines. The majority of buildings on Praed Street, a busy high street where the site is located, consist of shop frontages at ground level with residential units above.

The building itself, part of a long terrace of former townhouses dating from the early to mid-19th century, fronts the southern side of Praed Street. It stands directly opposite the Grade II listed St Mary's Hospital Clarence Wing and is in close proximity to Paddington's National Rail, Elizabeth Line, and Underground Stations. The building exhibits a unified facade along Praed Street, with its elevations matching each other and reflecting the vertical hierarchy of the street. The principal elevations are characterised by rows of windows on one side, a pitched roof, and visually simple and clean front facades. In contrast, the rear facades, facing away from the streetscape, display a greater variety of architectural features.

Architecturally, the site forms part of a terrace of buildings that were originally townhouses, now primarily used as flats or offices on the upper floors, and retail spaces on the ground and lower ground/basement floors. These buildings are constructed over three above-ground floors, featuring brick facades with stone or stucco decorative details around the windows and shopfronts. The roofs are butterfly-style, set behind tall flat parapets. Notably, the rear elevation of the application site, along with that of a neighbouring building, retains a stepped rear gable indicative of its original butterfly roof form. Both the front and rear elevations have been painted. The rear elevation overlooks Praed Mews, which is also within the conservation area.

## Planning History

There have been several applications at the site, although the most relevant is the refused application for a roof extension to create a self-contained flat (ref. 22/04287/FULL).

## The Proposal

The proposal is designed to make the best and most effective use of an existing terraced building with an improved dormer extension to enhance the character and townscape of this location. The proposed development is for the refurbishment, internal reconfiguration and roof extension to provide for a self-contained studio apartment.

The application responds to the previously refused scheme, which was refused due to the following issues:

1. Its dimensions, poor design, poor relationship with the host building, and its poor quality of construction, the roof extension harms the appearance of this building and fails to maintain or improve (preserve or enhance) the character and appearance of the Bayswater Conservation Area. This would not meet Policies 38, 39 and 40 of the City Plan 2019 - 2040 (April 2021).
2. The residential unit in the roof extension as built falls below the minimum space standards for a 1-bedroom flat, and as such would provide a sub-standard level of residential accommodation contrary to Policy 12 of the City Plan 2019- 2020 (April 2021), and Policy D6 of the London Plan (March 2021).

In response, the proposed layout includes a revised studio apartment that is dual-aspect and 37 sqm, in accordance with the nationally described space standards. This space is accessed by a staircase. Please see the supporting drawings for more information. The proposed studio will be of made high-quality materials. The current materials will be removed and new materials added that better match the character and appearance of neighbouring buildings and the conservation area as a whole.

### Detailed Response to Refused Application

Specific to reason 1 of the refused application, an Officer visited the property and it was understood they assessed the scheme as they saw it, rather than understanding the objective of the application. The Council had issue with the proposed size of the unit, and the materials used:

- The Applicant accepts the previous studio size issue and now proposes to extend the studio to comply with nationally described standards.
- The Council did not understand that at the time of the site visit and planning submission, the studio was not completed. The proposed works had stopped once the Council warned the Applicant of potential enforcement actions, so the Applicant applied for retrospective permission for the studio and permission to complete the works. The Council Officer witnessed a half-finished development i.e. the proposed materials were not complete added to the elevations of the proposed studio, and the

Officer objected to it without assessing the potential of the proposed studio. Nevertheless, the Applicant now proposes the intended materials/render to be used for this newly proposed studio.

The Applicant's position can be clarified as follows:

- The studio as it stands is not the finished product proposed for retrospective permission.
- The finished product is proposed and illustrated through the supporting planning drawings. This application is requesting retrospective permission for the building as built, and permission to complete the build.
- There have been roof extensions on the site historically, and this proposed is an enlarged version of the original extension and will be constructed with high-quality materials, which was not considered with the refused scheme.

## **Planning Policy**

### National Planning Policy Framework (2023)

National planning guidance, which is a material planning consideration, is largely detailed within the National Planning Policy Framework (NPPF). For decision making, the NPPF advises that local planning authorities should look to approve sustainable development proposals that accord with an up-to-date development plan without delay.

### Westminster Development Plan

The adopted development plan comprises:

- London Plan (2021)
- City Plan (2019)
- Policies Map (2019)

## **Planning Assessment**

### Principle of Development

The application seeks permission for a new roof extension which has already been built along with proposed modifications. To avoid removing the built extension, the Applicant would like to extend it to ensure it complies with nationally described space standards, and use better quality materials that respond well to the character of the existing terraced building and conservation area as a whole. The proposed extension replaces a previous smaller roof extension that occupied the rear part of the roof.

The principle of a roof extension at 15 Praed Street was accepted in the refused application (ref. 22/04287/FULL), subject to complying with other technical considerations and local policies. The proposed use will be incidental to the main accommodation at 115 Praed Street.

Policy 11 of the City Plan refers to innovative housing delivery. The Council welcomes applications for innovative models of high-quality housing. The Applicant is proposing a development that reflects changing lifestyles and ways of living, improving housing choice for the borough. The City Plan calls for supporting small site development, which the proposed roof extension fulfills as it makes efficient use of available space in a dense urban environment. The proposal should be acceptable in principle.

#### Design and Impact upon the Conservation Area

The design of the roof extension ensures that it does not dominate the view from the street level, maintaining the existing streetscape's character, being designed in a way that it doesn't rise prominently above the existing roof line when viewed from the street. The façade will be re-rendered to positively respond to the conservation area and follows neighbouring extensions.

The extension does not interfere with the key views or disrupt the architectural rhythm and harmony that define the Conservation Area's character. The proposed extension will use materials, colours, and design details that are in keeping with the existing buildings in the Conservation Area. This approach will help the new structure blend in with the old, minimising the visual impact and ensuring that the Conservation Area's special characteristics and aesthetic qualities are not compromised.

The proposals are considered to be in accordance with Policies 38, 39 and 40 of the City Plan, to the Bayswater Conservation Area Audit.

#### Residential Amenity

The proposals create residential living space for the occupier that complies with the national space standards, and provides an appropriate level of daylight and sunlight as a dual aspect unit.

There are no affected neighbouring windows (no windows along the side elevation) and the roof extension would not result in an unacceptable loss of light or sense of enclosure to any adjoining properties.

The proposal is acceptable in residential amenity terms in accordance with Policy 7 and 38 C of the City Plan.

#### Other Matters

The site is located within a surface water flood risk hotspot area, and Westminster's City Plan policy 35B requires a Flood Risk Assessment to be submitted for all developments within a Surface Water Flood Risk Hotspot area to be accompanied by a Flood Risk Assessment. However, the application concerns a roof extension, and it is therefore not considered that the proposals would have been necessary in this case.

## **Conclusion**

We kindly request that the Council supports this application in accordance with local and national policy. Should the Planning Authority have any further questions in relation to this proposal, please do not hesitate to contact Planning By Design directly.