

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE 25/02/2025

REPORT BY THE DIRECTOR, PLANNING AND PLACE

Application:	/PP/24/07674	Agenda Item:	S019		
Address:	1 Cathcart Road, LONDON, SW10 9NL				
Proposal:	Demolition of existing house and erection of a replacement house with landscaping and associated works.				
Applicant:	Naylor-Leyland				
Agent:	Mr Alexander Savills				
Properties notified:	Objections:	Support:	Comments:	Petition:	
7	4	5	0	0	
Conservation area:	Boltons				

1. Summary

- 1.1 Planning permission is sought for the demolition of the existing house and construction of a replacement dwelling, along with landscaping and associated works. The existing building is comprised of brick with metal casement windows and a flat roof. At the front elevation, the replacement dwelling would be constructed in brickwork with Portland stone banding at the roof level. The proposals would also include an artistic sculpture on the front elevation Portland stone, with a grey limestone base and bronze framed metal windows with Juliet balconies. The front door would be designed in wood and there would be a stone plinth at the base. At the rear elevation, the building would be designed in brickwork, bronze framed casement windows and would have a curved form to the rear which would enclose the internal staircase. The proposals would include a slate covered flat roof which would have photovoltaic (PV) solar panels installed on the southern side of the roof and four rooflights in the centre of the roof.
- 1.2 This application follows an application which was recently refused (ref. PP/24/02156) by Planning Applications Committee on 27th September 2024. The reasons for refusal were on the detailed design, form and bulk which caused less than substantial harm to the character and appearance of the building and wider Boltons Conservation Area and on excessive light overspill which resulted from the amount of glazing proposed. Significant weight has been attached to this recent refusal and the new application seeks to overcome the previous reasons for refusal.
- 1.3 The principle of demolition can be accepted on this site, subject to an appropriate replacement building. This has been concluded in previous applications on the site, including the recent refusal which did not reference the demolition. However, by virtue of its detailed design, form and height, the proposed replacement building fails. There are no

public benefits which would outweigh the harm caused and the proposed are contrary to policies CD1, CD2, CD3, CD4, CD9, CD10, CD12 and CD15 of the Local Plan 2024.

- 1.4 Letters of objection and support received from interested parties have been taken into consideration and are addressed throughout the report and in Section 7.

It is recommended the Committee refuses planning permission for the following summarised reasons (the full reasons are identified in Section 8 of this report):

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| 1. | By virtue of its detailed design, form and height, the proposed development would fail to respect the existing context, streetscape and would fail to preserve or enhance the character or appearance of the Boltons Conservation Area. |
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2. Reason for committee consideration

- At the request of Councillor Kemahli.

3. The site and its surroundings

- 3.1 1 Cathcart Road is a two storey, plus lower ground floor property which is on the corner of Cathcart Road and Redcliffe Road. No. 1 Cathcart Road and no. 33 Redcliffe Road are a pair of 1950s houses which replaced earlier Victorian houses on Redcliffe Road following significant bomb damage. The buildings are two separate houses, with no. 33 Redcliffe Road facing Redcliffe Road and no. 1 Cathcart Road facing Cathcart Road, but there is no distinct visual separation the of the two houses along the Cathcart Road elevation. Although the houses are identified as neutral within The Boltons Conservation Area Appraisal, the existing buildings sit well within their context due to the materiality used and the 1950s design has some architectural interest due to its distinct mid-century design. Moreover, the existing buildings provide evidence of the World War Two bomb damage caused to this part of the conservation area. This contributes to the historic interest of The Boltons Conservation Area.
- 3.2 The site is within Flood Zone 1 and is not within a critical drainage area.

4. The proposal and any relevant planning history

- 4.1 Planning permission is sought for the demolition of the existing house and construction of a replacement dwelling, along with landscaping and associated works.
- 4.2 The proposals would demolish the existing building and construct a replacement two-storey building (with a lower ground floor level), with associated landscaping in the rear garden. The existing building is comprised of brick with metal casement windows and a flat roof. At the front elevation, the replacement dwelling would be constructed in brickwork with bronze windows, and a stone mural.
- 4.3 The proposed replacement building would have a flat roof and would be approximately 450mm taller than the block it forms a part of. The proposals would also include a timber front door with stone cornice at the roof level and a stone plinth at the ground floor level.
- 4.4 At the rear elevation, the building would be designed in brickwork, bronze framed casement windows and would have a curved form to the rear which would enclose the internal staircase. The proposals would include a slate covered pitched roof which would have photovoltaic (PV) solar panels installed on the southern side of the roof.

- 4.5 Previously, planning permission was granted for the demolition of the existing building and the construction of a new dwellinghouse in its place along with the excavation of a single-storey basement. The approved replacement dwelling was of a villa style, to align with the neighbouring properties along this side of Cathcart Road (ref. PP/10/02778).
- 4.6 In addition to the earlier permission, planning permission was also granted for an additional storey and attic extension to the host building which, again, was designed to match this group of villas along Cathcart Road under ref. PP/20/02819.
- 4.7 A similar proposal for a two-storey replacement building was recently refused at this site, under ref. PP/24/02156, by Planning Applications Committee on 27th September for the following reasons:

“1. By virtue of its detailed design, form, and height, the proposed development would fail to respect the existing context, streetscape and would fail to preserve or enhance the character or appearance of the Boltons Conservation Area. The proposals would result in less than substantial harm to the character and appearance of the Boltons Conservation Area and would be contrary to policies CD1, CD2, CD3, CD4, CD10 and CD15 of the Local Plan 2024 and the guidance contained in the NPPF (2023).

2. In the absence of sufficient light mitigation measures and a lighting strategy, the proposals would result in an unacceptable impact from light glare and light spill on local residential amenity including neighbouring properties. Therefore, the proposals are not acceptable and are contrary to policies CD9 and GB10 of the Local Plan 2024.”

- 4.8 This application seeks to overcome the previous reasons for refusal. The current application submission follows similar principles where the demolition and re-build of the site is proposed, however a different design is proposed in this application submission in comparison with previous approvals at this site.
- 4.9 Officers visited the site on 15th May 2024.
- 4.10 The proposals were not the subject of pre-application advice.
- 4.11 The relevant planning history is set out below:

Reference	Description	Decision
PP/10/02788	Erection of a house comprising sub-basement, basement, three storeys and attic floor.	Granted (09.12.11)
CON/14/08199	Details required by conditions 3 (full particulars), 6 (Construction Traffic Management Plan), 7 (chartered engineer) and 8 (Considerate Constructors Scheme) of planning permission 10/02788 (Erection of a house comprising sub-basement, basement, three storeys and attic floor).	Approved (09.12.14)
CL/14/07152	To ascertain that proposed works to garden and creation of basement constitutes implementation of consent (Certificate of proposed development)	Refused (03.12.14)

PP/20/02819	Addition of one full storey and an attic to house. Construction of basement extension under lower ground floor and part of rear garden, rear extension.	Granted (14.02.22)
PP/24/00230	Erection of pitch roof addition, remodelled rear façade, replacement of windows, infill of front recess, lowering part of rear garden, landscaping, and installation of PV panels	Withdrawn (07.03.24)
PP/24/02156	Demolition of house and erection of a replacement house with landscaping and associated works completed.	Refused (27.09.24)
CON/24/07641	Details required by conditions 3a, b and g (submission of details) and 11 (Flood Risk Assessment and Drainage Strategy) of planning permission 20/02819 (Addition of one full storey and an attic to house. Construction of basement extension under lower ground floor and part of rear garden, rear extension)	Refused (09.01.25)
CON/24/08216	Details required by Condition 6 (Construction Traffic Management Plan (CTMP)) of planning permission PP/20/02819 (Addition of one full storey and an attic to house. Construction of basement extension under lower ground floor and part of rear garden, rear extension)	Granted (07.01.25)
CON/24/08185	Details required by part Condition 3(f) (Submission of details - accessibility/adaptability) of planning permission PP/20/02819 (Addition of one full storey and an attic to house. Construction of basement extension under lower ground floor and part of rear garden, rear extension)	Approved (09.01.25)
CON/24/08047	Details required by part Condition 3(c), (d), (e) and (h) (Submission of details) of planning permission PP/20/02819 (Addition of one full storey and an attic to house. Construction of basement extension under lower ground floor and part of rear garden, rear extension)	Approved (10.01.25)
CON/25/00236	Details required by part Condition 3(a), (b), (g), (h) (Submission of details - materials; new doors, windows, balustrading, glazing; plan; soil depth), and 11 (Flood Risk Assessment/Sustainable Drainage Systems Strategy) of planning permission PP/20/02819 (Addition of one full storey and an attic to house. Construction of basement extension under lower ground floor and part of rear garden, rear extension)	Pending Decision

5. Main policies and strategies relevant to the decision

The development plan

5.1 The main planning considerations applying to the site and the associated policies are:

	Local Plan 2024	London Plan 2021
Conservation areas	CD4, CD15	HC1
General townscape	CD1, CD2, CD10, CD12	GG2, D3
Living conditions	CD9, GB10	D13, D14
Quality of accommodation	HO4	D5, D6, D7
Sustainability	GB1, GB2, GB3	SI4
Trees and Flood Risk	GB11, GB12, GB18	G7, SI12, SI13
Highways	TR1, TR4, TR5	T2, T4, T5, T6
Fire Safety	CD16	D12

5.2 These policies can be read online at:

- Local Plan:
<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/local-plan/local-plan>
- London Plan:
<http://www.london.gov.uk/priorities/planning/london-plan>

Other local strategies or publications

5.5 The main relevant supplementary planning documents adopted by the Council are:

- Boltons Conservation Area Appraisal
- Trees and Development
- Transport and Streets
- Greening

5.6 These documents can be read online at:

- Conservation Area Proposal Statements and Conservation Area Appraisals:
<https://www.rbkc.gov.uk/planning-and-building-control/heritage-and-conservation/conservation-areas/conservation-area>
- Other documents:
<https://www.rbkc.gov.uk/planning-and-building-control/planning-policy/supplementary-planning-documents-and-guidance>

6. Evaluation

6.1 The site is situated within Flood Zone 1 and is not within the Critical Drainage Area. The applicant has submitted a supporting Flood Risk Assessment (FRA) and Sustainable Urban Drainage Strategy (SuDS). If the proposals were otherwise acceptable, compliance with these submitted reports could be secured by planning condition.

6.2 The application submission is not supported by an Arboricultural Impact Assessment (AIA) and so an objection is raised. However, given that the previous works were granted and involved a similar scheme which involved demolition works including the excavation of a single-storey basement with no AIA being required at the time, the proposals are acceptable in this instance (ref. PP/20/02819). If the proposals were otherwise acceptable,

details of tree protection measures could be secured by condition.

- 6.3 As the property is to be demolished and rebuilt, London Plan 2021 policy T5 applies and the applicant must demonstrate that the proposals can provide a minimum of two, secure, covered cycle storage spaces. If the proposals were otherwise acceptable, these details could be secured by condition. Similarly, if the proposals were otherwise acceptable, a final Construction Traffic Management and Code of Construction compliance would be required and could be secured by pre-commencement conditions.
- 6.4 The applicant has provided a Planning Fire Safety Strategy (PFSS) which is proportionate to the scale of the works proposed. This would be acceptable when assessed against policy CD16 of the Local Plan 2024. If the proposals were otherwise acceptable, an informative would be recommended to ensure that the proposals are subject to separate Building Regulations.
- 6.5 With regard to living conditions, the replacement dwelling would be of a similar height and would largely follow the footprint of the existing property matching the front and rear extents. There would be a minor protrusion at the rear elevation which would not give rise to a significant degree of amenity impact to the neighbouring properties above and beyond the living conditions currently enjoyed by the neighbouring occupiers. The quality of the new accommodation is also acceptable, exceeding space standards and providing comfortable living conditions for future occupiers.
- 6.6 The decisive issues are:
- i Whether the proposals would continue to preserve or would take opportunities to enhance the character and appearance of the building and wider Boltons Conservation Area; and
 - ii Whether the proposals would generate an acceptable level of light overspill.

Impact on the Conservation Area

- 6.7 The proposals would demolish the existing building and construct a replacement house with landscaping. The existing building is comprised of brick with metal casement windows and a flat roof. At the front elevation, the replacement dwelling would be constructed in brickwork with Portland stone banding at the roof level. The proposals would also include an artistic sculpture/decorative panel on the front elevation in Portland stone. The building would have a grey limestone base and bronze framed metal windows with Juliet balconies. The front door would be designed in wood and there would be a stone plinth at the base. At the rear elevation, the building would be designed in brickwork, bronze framed casement windows and would have a curved form to the rear which would enclose the internal staircase. The proposals would include a slate covered flat roof which would have photovoltaic (PV) solar panels installed on the southern side of the roof and four rooflights in the centre of the roof.
- 6.8 The site is within The Boltons Conservation Area. Although the property is not statutorily listed, the conservation area as a whole is a heritage asset. This follows the statutory requirement, under Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, for special attention to be paid to the preservation and enhancement of the character and appearance of heritage assets including their settings.
- 6.9 The NPPF advises that great weight should be given to the asset's conservation when considering the impact of a proposed development on the significance of a designated heritage asset.
- 6.10 It is acknowledged that the site is designated as a 'neutral' contribution within the Boltons Conservation Area Appraisal (CAA). Given that there is demolition proposed, policy CD4 of

the Local Plan 2024 is engaged.

- 6.11 For ease of reference, policy CD4(D) is repeated here. This policy sets out that the Council will:
- “Permit demolition in conservation areas provided it can be demonstrated that:*
- 1. In the case of substantial harm or loss to the significance of the conservation area it is necessary to achieve substantial public benefits that outweigh that harm or loss.*
 - 2. In the case of less than substantial harm to the significance of the conservation area, that the public benefits outweigh that harm.*
 - 3. The building or part of the building or structure makes no positive contribution to the character or appearance of the area.*
- 6.12 The proposal to demolish the entire building would cause less than substantial harm to the character and appearance of The Boltons Conservation Area due to the loss of aesthetic value from the architectural interest of no. 1 and from the loss of historic interest from the legibility of the 1950s design in terms of bomb damage.
- 6.13 It is noted that the neutral identification is identified as buildings which may ‘blend into the townscape by virtue of their form, scale or materials’ and goes on to state that ‘improvements to these buildings would be welcomed’. As such, the existing building is successful in the blending in with the townscape. This is considered to be due its detailed design, scale and materials. The low-level design with bricks which reflect the various villas, and provides visual separation between floors to mimic the use of brickwork and stucco on the Victorian villas achieves a successful integration despite the differing architectural styles with the wider Victorian townscape.
- 6.14 That said, the principle of demolition has been accepted in the previous consents in 2020 and 2010 and therefore there remains no objection to the principle of demolition. Demolition would however, only be acceptable subject to an appropriate replacement building in its place. The previously approved design (under ref. PP/20/02819) was acceptable as the ‘villa style’ design was in keeping with the properties along Cathcart Road and in this particular group of properties along Cathcart Road. Although, it is acknowledged that there is some variation in the street scene, there are a number of harmful and overly contemporary examples which should not be repeated elsewhere within this street. The 2020 consent essentially renewed the 2010 consent and the replacement dwelling was assessed as creating ‘the appearance of a 4th villa in this group’. The justification for this proposal was therefore in reinstating greater unity to the townscape through the new dwelling at no. 1.
- 6.15 In contrast to the previously approved schemes, the proposed replacement dwelling would fail to preserve or enhance the character or appearance of the conservation area and protect the special architectural or historic interest of the area, contrary to policy CD4. The proposed replacement dwelling is of a similar scale to the existing building but there is an objection to the detailed design of the front elevation in particular and the form of the roof.
- 6.16 The small ground floor windows and larger French windows at first floor create an awkward architectural language which fails to create an architecturally cohesive building at no. 1. The Juliet balconies at first floor on the principal elevation are out of keeping with the street, this is further exacerbated by the recessed nature of the windows and the unbalanced proportions with the host building and street. The railings within the principal elevation across all windows at first floor is not supported. The windows at ground floor level are squat and unbalanced when compared to the neighbouring properties. Whilst it is appreciated that the property at no.1 has similar windows, these are on a much narrower façade so proportionately fit well. Whereas the application property is very wide when compared to neighbouring properties and the window arrangement, unbroken horizontal details and large decorative panel highlight this, resulting in a disproportionate looking building. This disproportionality results in a building which would appear as overly dominant within the composition of the street and upsets the rhythm of existing buildings.

This is also compounded the stone cornice (in contrast to the existing timber eaves) which adds a sense of grandeur, challenging the hierarchy of no.3 and the street.

- 6.17 It is acknowledged that the reduction in glazing to the rear elevation and simplification of the fenestration is an improvement over the previously refused scheme. The removal of the pitched roof is also an improvement to the refused scheme.
- 6.18 The NPPF deals with conserving and enhancing the historic environment in section 16 (paragraphs 195 to 214). With paragraph 215 of the NPPF (December 2024) stating that: *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”* Therefore, where less than substantial harm is identified this must be assessed against the public benefit.
- 6.19 The public benefits in this case do not outweigh the harm identified and by virtue of its detailed design, composition and height, the proposed development would fail to respect the existing context, streetscape and would fail to preserve or enhance the character or appearance of the Boltons Conservation Area.

Light overspill

- 6.20 Policy GB10 of the Local Plan 2024 sets out that Development must not create an unacceptable impact from light glare and light spill on local residential amenity including neighbouring properties and communal gardens, biodiversity, highway and waterway users. The application is supported by a document including light overspill mitigation measures, which is acceptable.
- 6.21 The proposed total amount of glazing would be 37.4sqm, and when considered against the existing amount of glazing on the building, which is 36.6sqm, there would be a modest increase in overall glazing which could lead to light overspill. The increase would be modest, and would not materially increase light overspill over existing levels. Furthermore, mitigation measures such as blinds would be fitted to help with overheating and providing shade during the day and evening hours. Therefore, the proposals would be acceptable when assessed against policies GB5 and GB10 of the Local Plan 2024. This previous reason for refusal is considered to have been overcome with the new proposal.

Issues and balancing

- 6.22 The existing building is identified as a neutral contributor to the Conservation Area, and therefore its demolition would be acceptable, subject to an appropriate replacement building. Whilst the existing building is identified as neutral, the features which make it neutral (i.e. by blending into the townscape by virtue of its form, scale or materials), are positive features in townscape terms which allow the building to remain subordinate to the grandeur of the Victorian houses adjacent to it. In contrast, the proposed design has inappropriate scale and proportions, creating an assertive building which is incongruous to its immediate context. Giving due weight to the recent refusal, the proposed replacement building is unacceptable and fails to preserve the character and appearance of the wider Boltons Conservation Area.
- 6.23 There would be no conditions that would overcome the reasons for refusal as the design and roof extension would be unacceptable in principle. The proposals would result in less than substantial harm to the character and appearance of the Boltons Conservation Area and would be contrary to policies CD1, CD2, CD3, CD4, CD10 and CD15 of the Local Plan 2024 and the guidance contained in the NPPF (2024).
- 6.24 Considerable importance and weight has been attached to and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the

conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended.

7. Consultations carried out

Comments from interested parties

- 7.1 Seven nearby owners/occupiers were notified directly of the application. The application was advertised in the Gazette on 22/11/2024. A statutory notice advertising the application was posted near the site on 22/11/2024.
- 7.2 Five letters were received supporting the application, summarised as:

	Comment	Response
1	<p>Impact on Conservation Area</p> <p>An improvement on the existing most unattractive building.</p> <p>The broken roofline distinguishes it as a separate building in its entirety.</p> <p>The proposals complement the adjacent buildings.</p> <p>The proposed building will now be made of brick and will have a flat roof.</p> <p>It is sympathetic to the Boltons Conservation area.</p> <p>This will be a huge improvement on the look of the building over the 1950s building it replaces. The design is in line with Bolton Conservation area respecting the charm and character of the neighbourhood.</p> <p>1 Cathcart Road appears to have been constructed in the 1950s as part of a replacement of buildings destroyed in World War II. It is typical of architecture and, in particular, the limited materials, available at the time. The principle of replacing it is acceptable if only on grounds of a significant reduction in its carbon footprint.</p> <p>The design of the proposed building is clever and has clearly been very carefully considered by the architect. It is sympathetic to the adjoining building to the east,</p>	<p>The proposed design has been reviewed by the Council's Conservation and Design Officer, and is not considered acceptable for the reasons set out in this report.</p> <p>By virtue of its detailed design, composition and height, the proposed development would fail to respect the existing context, streetscape and would fail to preserve or enhance the character or appearance of the Boltons Conservation Area. The proposals would result in less than substantial harm to the character and appearance of the Boltons Conservation Area and would be contrary to policies CD1, CD2, CD3, CD4, CD10 and CD15 of the Local Plan 2024 and the guidance contained in the NPPF (2024).</p> <p>Whilst the existing building is identified as neutral, the features which make it neutral (i.e. by blending into the townscape by virtue of its form, scale or materials), are positive features in townscape terms which allow the building to remain subordinate to the grandeur of the Victorian houses adjacent to it. In contrast, the proposed design has inappropriate scale and proportions, creating an assertive building which is incongruous to its immediate context. As such, the proposed replacement building is unacceptable and fails to preserve the character and appearance of the wider Boltons Conservation Area.</p>

	<p>as well as complementing the period building to the west, while its slightly higher roofline, and change to the cornice, enhances its individuality as a house.</p> <p>The existing 1950s building is clearly of no architectural or historic merit. The proposed replacement would improve the appearance of the site and so the wider street scene.</p> <p>There have been several previous proposals to redevelop No.1, some approved and some refused by the Council, but none have progressed to date leaving the rather tired, poor quality building in place.</p>	
2	<p>Planning History</p> <p>Unlike the February 2022 application, which was granted, it does not dominate the corner of the road.</p>	<p>Noted. Officers have reviewed the proposed design and consider that it would cause less than substantial harm to the character and appearance of the wider Boltons Conservation Area.</p>
3	<p>Light Overspill</p> <p>The glazing and light pollution from the building should not impact neighbours as it is less than the existing building and all windows and skylights will have blinds.</p>	<p>The proposed total amount of glazing would be 37.4sqm, and when considered against the existing amount of glazing on the building, which is 36.6sqm, there would be a modest increase in overall glazing which could lead to light overspill. The increase would be modest, and would not materially increase light overspill over existing levels. Furthermore, mitigation measures should as blinds would be fitted to help with overheating and providing shade during the day and evening hours. The proposals would therefore, be acceptable when assessed against policies GB5 and GB10 of the Local Plan 2024.</p>
4	<p>Outlook</p> <p>It would enhance the outlook from neighbouring properties and garden.</p>	<p>Noted. The proposed design is not considered acceptable for the reasons set out in this report. The proposals would result in less than substantial harm to the character and appearance of the wider Boltons Conservation Area. The recommendation is to refuse.</p>

7.3 Four letters were received objecting to the application, summarised as:

	Comment	Response
1	<p>Impact on the Conservation Area</p> <p>Miscategorisation and</p>	<p>Agreed. By virtue of its detailed design, composition and height, the proposed development would fail to respect the existing context, streetscape and would fail to</p>

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mis-representation of 1 Cathcart Rod as a building of 1955 in the Bolttons Conservation Area Appraisal (CAA) and should not be categorised as 'neutral'.

The site is of more than a neutral significance and so the demolition would result in less than substantial harm to the character and appearance of the conservation area.

The proposals are contrary to policies CD3 and CD4 of the Local Plan 2024.

Contest the extant permission to demolish the building in its entirety. The previous decision was made without the benefit of the information now available regarding the building.

Lack of appreciation of the group value of other contemporary early 1950s development in Cathcart Road and Redcliffe Road.

Misunderstanding presented about the significance of the surrounding context within the Bolttons Conservation Area as evidence of the early post-war reconstruction effort in the midst of chronic shortage of housing, architects, building licences an essential building materials.

The public art on the front elevation commemorates the history of the bomb-damaged site, when the existing building itself represents evidence of the significant period in London's history and the efforts to rebuild Britain which followed.

The building is a unique survival within the Bolttons Conservation Area and is intact. The materials contribute to its history.

By virtue of its inappropriate design, and use of inappropriate materials, the proposal adds a confusing element to the local street scene to the detriment of the conservation area.

The public benefits of a sustainable

preserve or enhance the character or appearance of the Bolttons Conservation Area. The proposals would result in less than substantial harm to the character and appearance of the Bolttons Conservation Area and would be contrary to policies CD1, CD2, CD3, CD4, CD10 and CD15 of the Local Plan 2024 and the guidance contained in the NPPF (2024). The recommendation is to refuse planning permission.

	<p>building do not outweigh the harm caused. The building could be retrofitted to achieve sustainability.</p> <p>The proposed fenestration and facade would be out of character.</p> <p>Submission of Architectural Review document and Statement of Significance.</p>	
2	<p>Planning History</p> <p>The application lacks detail.</p> <p>This application was rejected in September 2024. Queries regarding whether this is a new application.</p>	<p>The submitted plans are sufficient for validating the application. The details which have been submitted by the Applicant have been considered and assessed. Officers have come to the view that the application is to be recommended for refusal.</p> <p>A previous application under ref. PP/24/02156 was refused in September 2024. This is a new planning application which has been assessed on its own merits.</p>
3	<p>Other</p> <p>The noise pollution caused by a pool plant installation, vibration of pool pumps, and the escaping smell of pool chemicals will compromise the quality of the living environment and will cause a permanent disturbance. Risk of damage to our property caused by installing a pool.</p> <p>None of the support letters appear to be from neighbours who would be directly affected.</p> <p>Concerns regarding internal layouts and internal design not being suitable.</p>	<p>There is no swimming pool proposed in this application.</p> <p>Letters of support can be accepted, as well as objections, during the course of an application, even if they are not located in close proximity to the site.</p> <p>Internal works to non-listed buildings do not require planning permission.</p>

Other consultees and organisations

Consultee	Comment	Where in the report this is considered
Arboricultural Officer	No objection.	Part 6.2
Director of Transportation and Highways	No objection.	Part 6.4
Conservation and Design	Objection recommend refusal.	Parts 6.6-6.27

8. Recommended reasons if the application is refused

REASON(S) FOR REFUSAL

1. By virtue of its detailed design, form and height, the proposed development would fail to respect the existing context, streetscape and would fail to preserve or enhance the character or appearance of the Boltons Conservation Area. The proposals would result in less than substantial harm to the character and appearance of the Boltons Conservation Area and would be contrary to policies CD1, CD2, CD3, CD4, CD10 and CD15 of the Local Plan 2024 and the guidance contained in the NPPF (2024).

INFORMATIVES

- 1 To assist applicants in finding solutions to problems arising in relation to their development proposals the Local Planning Authority has produced planning policies, and provided written guidance, all of which are available on the Council's website. A pre-application advice service is also offered.

In this case the proposal does not comply with guidance and policies. No pre-application discussions were entered into, but the Council is ready to enter into discussions with the applicants through the advice service to assist in the preparation of any new planning application.

Background papers:

Documents associated with the application (except exempt or confidential information) may be viewed at www.rbkc.gov.uk/PP/24/07674. Access to computers is also available in the Customer Service Centre at the Town Hall.

Contact officer:

Ms. G. Westley

Telephone: 07816-113-950