

ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING APPLICATIONS COMMITTEE

DATE: 26/02/2013

ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR
PLANNING AND BOROUGH DEVELOPMENT

1 Elm Park Road, LONDON, SW3 6BD

Application Ref: PP/12/04617 & CC/12/04618

Agenda Item: A4

Planning permission and conservation area consent are sought for the demolition of existing dwelling, erection of new two and three storey, six bedroom dwelling with two basement levels, including retention of off street parking.

This item was considered by the Planning Applications Committee on the 22 January 2013. The Committee deferred the application for clarification on the development's impact on the levels of light to neighbouring properties.

FOR DECISION

1.0 INTRODUCTION

- 1.1 This report should be read in conjunction with the original Officers' Report (attached). This application was considered by the Planning Applications Committee on the 22 January 2013.
- 1.2 The Committee decided to defer the application so the applicant could address concerns regarding the impact of the development on the light to neighbouring properties. In particular, concerns were raised about the light report's failure to identify windows at lower ground floor level in the rear of properties fronting Park Walk.
- 1.3 Concerns were also raised at the meeting about a loss of privacy and overlooking of properties on Park Walk from the windows in the side (west facing) elevation of the replacement building.

2.0 DISCUSSION

- 2.1 The applicant has submitted a revised Daylight/Sunlight report which seeks to clarify the impact on a number of lower ground floor windows to the rear of properties in Park Walk.

- 2.2 The report plots all affected windows and calculates any likely percentage loss of sunlight or daylight to the properties based on the British Research Establishment (BRE) Guidance referred to in the text to Core Strategy policy CL5.
- 2.3 The report concludes that the proposed development will comfortably comply with the BRE guidance, thereby achieving compliance with the aims and objectives of Core Strategy policy CL5.
- 2.4 Additional sections have also been provided which help clarify the position of the building (existing and proposed) in relation to neighbouring properties on Park Walk. Although, in part the block of the replacement building closest to Park Walk would be larger than the existing, it would be smaller in height overall and would be read against the bulk of the larger block, which is similar in size to the adjacent property at 3 Elm Park Road. Properties in Park Walk are considered sufficiently set back from the replacement building to ensure there would be no increased sense of enclosure.
- 2.5 With respect to concerns over privacy, the applicant has agreed to the imposition of the following condition:

The glazing proposed in any upper floor window in the western elevation of the building hereby approved, shall be obscure glazed between a height of 1.0m and 1.80m, above the floor of the room in which the window is to be installed.

Reason - To protect the living conditions of neighbouring properties.

3.0 CONCLUSION

- 3.1 The additional information clarifies that the proposed building would not result in an unacceptable loss of light to neighbouring properties. Additionally, the replacement building would be read against the bulk of 3 Elm Park Road and would sufficiently set back from properties in Park Walk to ensure that there would be no increased sense of enclosure. The applicant has agreed to the imposition of an additional condition to deal with any concerns arising in relation to loss of privacy and overlooking. For these reasons the proposal achieves compliance with the requirements of Core Strategy CL5 and remains acceptable for the reasons set out in the earlier recommendation reports.

4.0 RECOMMENDATION

Grant planning permission, subject to the imposition of an additional condition.

The glazing proposed in any upper floor window in the western elevation of the building hereby approved, shall be obscure glazed between a height of 1.0m and 1.80m, above the floor of the room in which the window is to be installed.

Reason - To protect the living conditions of neighbouring properties.

And amend condition 4(b) as follows:

Detailed drawings of external windows, doors and rooflights including reveals where appropriate, photovoltaic panels, front gates, balustrades and stairs to lightwells (at a scale of 1:20 unless otherwise agreed) and product information where relevant

RBK&C Drawing No(s):PP/12/04617 and PP/12/04617/A

Applicant's Drawing No(s): G100-XP-00-001, G100-XP-00-002, JA12_XP_00_001, JA12_XP_01_001, JA-EX-NE-001, JA12-XE-NW-001, JA12-XE-SE-001, JA12-XE-SW-001, C645-S-AA-001 rev. A, C645-S-BB-001, C645-S-CC-001, C645_P_B1_001, C645_P_B2_001, C645_P_00_001, C645_P_01_001, C645_P_02_001, C645_P_RF_001, C645-E-NW-001, C645-E-SW-001, C645-E-NE-001, C645-E-SE-001 and C645_D_RF_001

**JONATHAN BORE
EXECUTIVE DIRECTOR, PLANNING AND BOROUGH DEVELOPMENT**

List of Background Papers:

The contents of file PP/12/04617 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.