

Application Expiry Date 05/04/2013

ROYAL BOROUGH OF KENSINGTON AND CHELSEA
REPORT BY EXECUTIVE DIRECTOR,
PLANNING AND BOROUGH DEVELOPMENT

APP NO. PP/13/00306/Q13
PLANNING APPLICATIONS COMMITTEE 16/04/2013
AGENDA ITEM NO. C30

SITE ADDRESS

56 Queen's Gate Mews
LONDON
SW7 5QN

APPLICATION
DATED

16/01/2013

APPLICATION
COMPLETE

08/02/2013

APPLICANT/AGENT ADDRESS

Mr P Knight
Peter Knight Ltd
The White Lodge
Orange Tree Hill
Havering-atte-Bower
ROMFORD
Essex
RM4 1PJ

LISTED
BUILDING

N/A

CONS.
AREA

Queen's Gate

WARD

Queen's Gate

CAPS

Yes

ENGLISH
HERITAGE

N/A

ART '4'

No

CONSULTED

11

OBJECTIONS

4

SUPPORT

0

PETITION

0

COMMENTS

0

Applicant

Mrs Kilgallen

PROPOSAL: Alterations to roof

RBK&C Drawing No(s):PP/13/00306

Applicant's Drawing No(s): 189 1, 189 3

RECOMMENDED DECISION: Grant planning permission

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

1. **The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)
2. **Except for those details covered by Condition 5, the development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans, 189 1, 189 3 (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
3. **All work and work of making good to the exterior shall be finished to match the existing original work to the building(s) in respect of materials, colour, texture, and profile and, in the case of brickwork, facebond and pointing, and shall be so maintained. (C071)**
Reason - To preserve the character and appearance of the Conservation Area. (R072)
4. **The roof slope(s) of the extension hereby permitted shall be clad in natural slates, and so maintained. (C073)**
Reason - To preserve the character and appearance of the Conservation Area. (R072)
5. **Notwithstanding the details shown on the plans hereby approved, the windows hereby approved shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To preserve the character and appearance of the Conservation Area. (R072)
6. **The cheeks of the dormer windows hereby permitted shall be clad in lead and be so maintained. (C75a)**
Reason - To preserve the character and appearance of the Conservation Area. (R072)

INFORMATIVES

- 1 IDN1 GTD/No pre-app/Est. Guid/No amend rqd
- 2 I71 Party Wall Act
- 3 I.67A

1.0 SITE

1.1 The site is a two storey mews property with accommodation in the existing hipped roof. The site is located at the western end of Queen's Gate Mews, opposite the entrance from Gloucester Road. To the north of the site are Grade II* listed properties on Kensington Gate.

2.0 PLANNING HISTORY

2.1 Planning permission was refused in 2012 for roof alterations including erection of conservatory extension and creation of a roof terrace (PP/12/04255). The application was refused because of the following reasons:

- Size, design and position of roof alterations would fail to preserve character or appearance of conservation area and would not be architecturally sympathetic to property
- Uncharacteristic roof terrace would be source of noise and disturbance

3.0 PROPOSAL

3.1 Planning permission is sought for alterations to the roof. The proposal would create a mansard roof with gable end wall at the same height as the existing roof and two front dormers. The front dormers would be replacing the existing rooflights. The front roof slope would be brought in line with 55 Queen's Gate Mews.

3.2 The plans have been altered in order to overcome the previous reasons for refusal. The roof terrace has been removed. The overall height of the roof is not increasing. The conservatory structure has been removed.

4.0 PLANNING CONSIDERATIONS

4.1 The main considerations in this case relate are the impact of the proposal on the appearance of the host building, the character and appearance of the conservation area and the living conditions of occupiers of neighbouring buildings.

4.2 The Core Strategy of the Local Development Framework for the Royal Borough was adopted on 8th December 2010, and contains planning policies which have succeeded the majority of those in the Unitary Development Plan (UDP). For the purposes of S.38 (6) of the Planning and Compulsory Purchase Act 2004, the 'Development Plan' now comprises the Core Strategy, the London Plan (published July 2011), plus relevant 'saved' policies from the UDP. A list of the relevant policies is appended to this report.

4.3 The following Core Strategy Policies are relevant to the consideration of this case:

- CL1 (Context and Character)
- CL2 (New buildings, extensions and modifications)
- CL3 (Heritage assets – Conservation areas)
- CL5 (Amenity)

4.4 The following 'Saved' Unitary Development Plan policies are relevant to the consideration of this case:

- CD44 (Resist additional storeys and roof level alterations)
- CD45 (Permit additional storeys and roof level alterations)

- 4.5 The London Plan also forms part of the Development Plan for the Royal Borough. No policies considered relevant to this particular application.
- 4.6 Weight has also been given to the Queen's Gate Conservation Area Proposals Statement.
- 4.7 The contents of the National Planning Policy Framework have also been taken into account.

Roof Alterations

- 4.8 In principle a mansard roof extension at the property is acceptable. There are a variety of roof profiles within Queen's Gate Mews and this roofscape has been designated as a Category 3 roofline within the Conservation Area Proposals Statement. This means that alterations and additional storeys can be acceptable. The immediately adjoining property 55 Queen's Gate Mews has a mansard style roof. Planning permission was granted at 55 Queen's Gate Mews for the erection of an additional storey at second floor level in 1999 (ref PP/99/1152). The parapet wall at the boundary with Kensington Gate would be raised by approximately 1m. The overall height of the roof would not be increased. There are other front dormers within the mews. The design of the proposed roof extension is architecturally sympathetic to the main building. The mansard roof extension would help to reunify the roofscape in this part of the mews.
- 4.9 The proposed roof alterations comply with Core Strategy Policies CL1, CL2, CL3 and UDP policies CD44, CD45, CD46. The proposals would preserve the character and appearance of the conservation area.

Living conditions of Neighbouring Residents

- 4.10 4 and 5 Kensington Gate are the neighbouring properties which would be impacted by the proposal. 3 Kensington Gate does abut the site and would not be impacted. The site is to the south of properties within Kensington Gate. However, given that constrained urban location of the sites, surrounded by higher principal terraces and the fact that proposal would not raise the overall height of the building, the proposal would not result in a detrimental loss of light to neighbouring properties.
- 4.11 The increased height to the parapet wall would not create an increased sense of enclosure to neighbouring properties. The wall would be raised by only 1m above the existing two storey height of the wall. Given the existing height of the wall, the additional height would not create an increased sense of enclosure.
- 4.12 The proposal would not result in any loss of privacy nor increased noise or disturbance to neighbours.
- 4.13 The proposed development complies with Core Strategy Policy CL5.

5.0 PUBLIC CONSULTATION

- 5.1 Eleven consultation letters were sent to ten properties in Queen's Gate Mews and on Kensington Gate. A site notice was also displayed outside the site. Four objections have been received which raise the following points:
- 5.2 **Loss of light to neighbouring properties; looming effect at end of gardens**
This has been addressed in Section 4 of the report.

- 5.3 **Not all properties in Kensington Gate were notified and applicant has not discussed proposals with neighbours**
The Council only notifies those properties which immediately abut the site. The Council cannot force applicants to discuss their plans with neighbours.
- 5.4 **Claim that it is difficult to repair roof is not a justification for proposal**
The application has been assessed against policy and the recommendation has not been based on this claim.
- 5.5 **Objection to increased height of roof in conservation area; appearance will cause harm to the conservation area; not architectural sympathetic to the building**
These points have been addressed in Section 4 of the report. The roof to the building will not increase in height.
- 5.6 **Development at 55 Queen's Gate Mews is not the same as it does abut neighbours**
Section 4 of the report discusses the development at 55 Queen's Gate Mews. The proposal would not be for the same development as at 55 Queen's Gate Mews. The previously refused application was refused in part because of the relationship with neighbouring properties.
- 5.7 **Development would set precedent for other extensions within this part of Queen's Gate Mews which would impact Kensington Gate**
Any future applications will be determined on their own merits and specific site circumstances.

6.0 CONCLUSION

- 6.1 The proposal would be architecturally sympathetic to the main building and would help to re-unify the roofscape of the mews. The proposal would preserve the character and appearance of the conservation area. The proposal would not harm the living conditions of neighbours. The proposal complies with the relevant policies which have been used in the assessment of the case.

7.0 RECOMMENDATION

- 7.1 **Grant planning permission**

JONATHAN BORE
EXECUTIVE DIRECTOR, PLANNING AND BOROUGH DEVELOPMENT

List of Background Papers:

The contents of file PP/13/00306 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Alterations to roof

SUMMARY OF REASONS FOR DECISION

You are advised that this application was determined by the Local Planning Authority with regard to the National Planning Policy Framework (NPPF), Development Plan policies, including relevant policies contained within the Core Strategy of the Local Development Framework, the London Plan, as well as policies 'saved' from the Unitary Development Plan, and was considered to be in compliance with the relevant policies. In particular, the following policies were considered:

Core Strategy adopted 8 December 2010

CL1	Context and Character
CL2	New Buildings, Extensions and Modifications
CL3	Heritage Assets - Conservation Areas and Historic Spaces
CL5	Amenity

'Saved policies of the Unitary Development Plan adopted 25 May 2002

CD44	Resist Additional Storeys and Roof Level Alterations
CD45	Permit Additional Storeys and Roof Level Alterations

Weight was also given to relevant local Supplementary Planning Guidance/Documents and Statements, including: Queen's Gate adopted 22 May 1989 (10). These documents were adopted following public consultation. The material circumstances of the case, including site history, location, and impact on amenity were considered. In addition, consideration was given to the results of public consultation.

The proposal would be architecturally sympathetic to the main building and would help to re-unify the roofscape of the mews. The proposal would preserve the character and appearance of the conservation area. The proposal would not harm the living conditions of neighbours. The proposal complies with the relevant policies which have been used in the assessment of the case.

The full report is available for public inspection on the Council's website at <http://www.rbkc.gov.uk/PP/13/00306>. If you do not have access to the internet you can view the application electronically on the ground floor of the Town Hall, Hornton Street, London, W8 7NX.