

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

**APP NO. PP/11/04153/Q21
PLANNING APPLICATIONS COMMITTEE 06/03/2012
AGENDA ITEM NO. S23**

SITE ADDRESS

8 St Catherine's Mews LONDON SW3 2PX	<u>APPLICATION DATED</u>	22/12/2011
	<u>APPLICATION COMPLETE</u>	22/12/2011
	<u>APPLICATION REVISED</u>	24/01/2012 22/02/2012

APPLICANT/AGENT ADDRESS

**Mr A Alexander
Bentley Snellings & Partners
10 Hollywood Road
LONDON
SW10 9HY**

<u>LISTED BUILDING</u>	N/A	<u>CONS. AREA</u>	Chelsea	<u>WARD</u>	Hans Town
<u>CAPS</u>	Yes	<u>ENGLISH HERITAGE</u>	N/A	<u>ART '4'</u>	No

<u>CONSULTED</u>	<u>OBJECTIONS</u>	<u>SUPPORT</u>	<u>PETITION</u>	<u>COMMENTS</u>
1	5	0	0	0

Applicant **Mr Cleall**

PROPOSAL: **Extension of the rear roof ridge and installation of a front dormer and balcony and erection of a rear infill extension.**

**RBK&C Drawing No(s):PP/11/04153, PP/11/04153/A &
PP/11/04153/B**

Applicant's Drawing No(s): site location plan and 1, 2 , 3 rev A and 4 rev A

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. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on submitted plans , site location plan and 1, 2 , 3 rev A and 4 rev A (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 shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
4. **The railings to the roof terrace hereby permitted shall be painted black, and so maintained. (C082)**
Reason - To safeguard the appearance of the building/street. (R082)
5. **A sample of the materials for the cladding of the dormer and for the new roof shall be submitted to and approved in writing by the Local Planning Authority. The dormer and roof shall only be constructed as so approved and shall be so maintained.**
Reason - To ensure that the appearance of the building is satisfactory.

INFORMATIVES

- 1 I10 Attention to Conditions
- 2 I11 Care - Conservation Area
- 3 I21 Building Regs. - Separate Approval
- 4 I30 Demolition (Environmental Prot. Act)
- 5 I67A Construction Management
- 6 I68 TFL - Olympic Route Network
- 7 You are advised that it is the duty of the occupier of any domestic property to take all such measures available to him/her as are reasonable in the circumstances to secure that any transfer of household waste produced on the property is only to an authorised person or to a person for authorised transport purposes. This includes waste materials produced as a result of building works. You may check whether your waste carrier is licensed on the DEFRA website. (I61)

1.0 THE SITE

1.1 8 St. Catherine's Mews is a three storey terraced property on the west side of the mews which is a short residential mews complex off Milner Street.

1.2 The property is within the Chelsea Conservation Area.

2.0 PROPOSAL

2.1 Planning permission is sought for the raising of the rear roof ridge and installation of a dormer window with french doors onto a roof terrace with railings and erection of a single storey rear extension at ground floor level enclosing a small external courtyard.

2.2 The application has been amended to delete a proposal to change the garage door and to convert the garage into a living room.

3.0 RELEVANT HISTORY

3.1 The development of St. Catherine's Mews was erected pursuant to a planning permission granted in 1984 under reference TP/84/1892

4.0 PLANNING CONSIDERATIONS

4.1 The main considerations are the impact of the alterations on the appearance and architectural integrity of the building and upon the character and appearance of the conservation area together with the impact of the proposal on levels of amenity enjoyed by the neighbouring occupiers with regard to sense of enclosure, loss of light and privacy.

4.2 The Core Strategy of the Local Development Framework for the Royal Borough was adopted on December 8th 2010 and contains planning policies which have succeeded the majority of those in the Unitary Development Plan. 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 July 2011 and relevant saved policies from the Unitary Development Plan. The relevant policies in this case are:

CL1 (context and character)

CL2 (new buildings and extensions to existing buildings)

CL3 (conservation area and historic spaces)

CL5 (amenity)

- 4.2.1 The London Plan July 2011 also forms part of the Development Plan for the Borough but contains no policies relevant to the current proposal.
- 4.2.2 The relevant policies in the Conservation and Development chapter of the Unitary Development Plan as amended 28th September 2007 are CD45 which relates to roof extensions and policy CD46 which relates to roof terraces.
- 4.3 The existing roof of no. 8 has a shallow roofslope to the front and rear with one rooflight set into the front roofslope. The roof rises to a ridge. The neighbouring properties have had the roof ridge raised and dormers installed with terraces in front enclosed by metal railings with that at no. 7 approved in 2005.
- 4.4 It is proposed to raise the height of the roof of no. 8 by carrying the roofslope upwards and bringing the ridge backwards. The rear roofslope would also be carried up to create a ridge on the line of that on nos. 9, 10 and 11. It is proposed to install a dormer window centred over the existing second floor windows on the front elevation to match that at no. 10 and to add metal railings at the front accessed by french doors. The railings would match those at nos 9 and 10.
- 4.5 The roof alterations including the raised ridge, dormer and terrace would match those at nos. 9 and 10 within the same group and it is considered that they would help to unite the appearance of the group and would comply with policy CD45. The terrace is in the equivalent location and would have similar doors and railings to those at nos. 9 and 10 and it is considered that the proposal would comply with policy CD46.
- 4.6 At the rear of the property at ground floor level, there is an existing enclosed courtyard occupying less than half the width of the property and enclosed on all four sides by white rendered walls. The corresponding courtyard at no. 7 adjacent has already been covered over with a flat roof containing a rooflight. It is proposed to enclose the courtyard with a flat roof with a rooflight to create a larger kitchen. The courtyard is very small and is of no amenity value to the property. Its enclosure would not affect the external appearance of the building in any way.
- 4.7 Together, it is considered that the external alterations would preserve the appearance and architectural integrity of the building and the group and would comply with policies CL1 and CL2. It is considered that the proposal would preserve the character and appearance of the conservation area and would comply with policy CL3.
- 4.8 With regard to amenity, the increase in the height of the roof ridge would match that on nos. 9 and 10 and is set at the centre of the property away from the boundary with the properties to the rear in Rawlings Street. The increase in height would be 0.8

m over a width of 3.8 m to the main roof ridge, angled at the same slope as existing, although 1.1m closer to the rear of the Rawlings Street properties to the West. The dormer matches that on the neighbouring properties and the terrace is at the same height as that on the neighbouring buildings to the North. It is considered that the proposal would not impact upon levels of amenity enjoyed by the neighbouring properties (or those opposite) with regard to sense of enclosure, loss of sunlight or daylight or overlooking by any material degree, and the proposal would therefore comply with policy CL5.

5.0 PUBLIC CONSULTATION

5.1 Occupiers of 8 neighbouring properties in 7, 8, 9 and 10 St. Catherine's Mews and 44, 46 and 48 Rawlings Street have been notified of the proposal. Since the property is in a conservation area. the application was advertised on site and in the local paper on 20th January. Three letters have been received from the occupiers of 2 St. Catherine's Mews together with letters from the occupiers of 44 and 48 Rawlings Street.

5.2 **Erection of a dormer window with a terrace on the front roofslope would result in increased noise and loss of light to the detriment of levels of amenity presently enjoyed.**

Nos 9, 10 and 11 St. Catherine's Mews which are both closer to no. 2 than no.8 already have similar dormers with terrace and there is also a roof terrace at no. 7 to the south. The dormer at no. 8 is designed to match the existing dormers at the same height on the roof. It is considered that the dormer would not result in a significant loss of sunlight compared to the existing situation and that the terrace would not result in a significant increase in overlooking compared with the existing situation.

5.3 **The height of the roof would be raised and would result in loss of daylight to the detriment of levels of amenity enjoyed by the occupiers of the properties in Rawlings Street.**

The roof of no. 8 would be raised for just over half of the width of the building to match the height of the ridge of nos. 9 and 10 to the north with an increase in height of 0.8 m over a width of 3.8 m. It is considered that whilst there would be some additional increase in sense of enclosure, and loss of light, this would not be to a degree which would justify a refusal of planning permission and the proposal would comply with policy CL5.

6.0 CONCLUSION

6.1 The alterations to the roof including the raising of the ridge and installation of a dormer and terrace would preserve the appearance and architectural integrity of the building and the group in accordance with policies CL1 and CL2 and would preserve the character and appearance of the conservation area in accordance with policy CL3. The raised ridge and dormers and the new terrace would match those on the neighbouring buildings and would fit with the character of the group and would comply with policies CD45 and CD46. The raised roof, dormer and terrace would not result in any material loss of amenity to any neighbouring occupiers and would comply with policy CL5.

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/11/04153 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: ALS
Report Approved By: EL/DT
Date Report Approved: 22/02/2012**

PSC03/12/ALS.REP

24/02/2012 10:29:47

**Extension of the rear roof ridge and installation of a front dormer
and balcony and erection of a rear infill extension.**

SUMMARY OF REASONS FOR DECISION

You are advised that this application was determined by the Local Planning Authority with regard to 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

- CD45 Permit Additional Storeys and Roof Level Alterations
- CD46 Roof Terraces

Weight was also given to relevant local Supplementary Planning Guidance/Documents and Statements, including: Chelsea adopted 10 June 1986. These documents were prepared in line with Government guidance and 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 alterations to the roof including the raising of the ridge and installation of a dormer and terrace would preserve the appearance and architectural integrity of the building and the group in accordance with policies CL1 and CL2 and would preserve the character and appearance of the conservation area in accordance with policy CL3. The raised ridge and dormers and the new terrace would match those on the neighbouring buildings and would fit with the character of the group and would comply with policies CD45 and CD46. The raised roof, dormer and terrace would not result in any material loss of amenity to any neighbouring occupiers and would comply with policy CL5.

The full report is available for public inspection at the Planning Information Office, Ground Floor, Town Hall, Hornton Street, London, W8 7NX.