

Planning and Borough Development

Kensington Town Hall, Hornton Street, LONDON, W8 7NX

Executive Director Planning and Borough Development

Jonathan Bore

Ms Wakeham
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My Ref PRE/PP/14 /00920/LEV 3

Please ask for: **Mr. J. Shearman, Planning Officer**
Service Standard: 02/10/2014
Date: 02/10/2014

TOWN AND COUNTRY PLANNING ACT 1990

Dear Rachael Wakeham

Address: 75 and 77 Drayton Gardens, LONDON, SW10 9QZ
Proposal: Rear extension at third floor level and other roof extensions

Attached is my Level 3 advice on your proposal. The levels of advice we provide are explained in our guide *Getting advice before making an application*, which can be viewed on our website at: <http://www.rbkc.gov.uk/advice>

If you would like further advice to develop your proposal, *Getting advice before making an application* also explains how you can ask as to advise further.

Yours sincerely

John Shearman

John Shearman
Planning Officer

Email: Planning@rbkc.gov.uk
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75 and 77 Drayton Gardens, LONDON, SW10 9QZ
Advice report for Rear extension at third floor level and other roof extensions

Our reference: PRE/PP/14/00920

Date: 01/10/2014

1.0 Summary

1.1 In summary and following our meeting on the 30/10/2014, I advise:

- i. At number 77 and number 75, any rearward extension over the closet wing/rear extension would be resisted as the structures would result in highly visible and dominating structures that would breach the established rear building lines both rearwards and upwards;
- ii. An additional storey above the existing mansards on both numbers 77 and 75 would be unacceptable. They would be highly visible and dominant in terms of bulk and massing. Given this they would harm the character and appearance of the property itself and the surrounding area; and
- iii. The proposed conversion of the two 1 bedroom flats to provide a single maisonette at 2nd and 3rd floors at number 77 would be resisted upon application. This is because the proposal would result in a net loss of a residential unit.

1.2 For these reasons I would not support the proposal if an application were made. Whilst the advice is given in good faith, it is based on the information provided and does not bind the Council to a particular decision.

1.3 The advice in this report is provided at Level 3 as described in our customer guide, which can be viewed at: www.rbkc.gov.uk/advice. Should you require further advice I would welcome the opportunity to be of further assistance. The guide also explains how we can provide this to you. If you refer to our advice in public consultation events or marketing please ensure that you accurately reflect the full extent of the advice provided.

1.4 Should you decide to make an application following this advice then the easiest way to do so is electronically by registering on the Planning Portal at: <http://www.planningportal.gov.uk/PpApplications/loginRegister.jsp>

1.5 Any application will need to be accompanied by appropriate information before it will be registered and considered. If any information requirements are missing, we cannot consider your application until it is provided. Section 6 summarises the information necessary to register an application for this proposal and if you are in any doubt please view the requirements on our website at www.rbkc.gov.uk/checklist before you submit the application.

2.0 Relevant planning history

Reference	Summary description	Decision and date
PP/14/04074	Retention of roof terrace at rear at third floor level and erection of metal railings in place of existing unauthorised timber trellising.	Pending

3.0 Main relevant strategies and policies

The Development Plan

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

	Core Strategy	Saved UDP
Conservation Area	CL1 and CL2	CD63
General townscape		CD44, CD45 and CD47
Amenity	CL5	CD46

These documents can be found at:

Core Strategy and Saved UDP:

<http://www.rbkc.gov.uk/planningandbuildingcontrol/planningpolicy/developmentplan/corestrategyypdfs.aspx>

London Plan:

<http://www.london.gov.uk/priorities/planning/london-plan>

4.0 Explanation

75 and 77 Drayton Gardens are five storey (including lower ground floor and mansard roof) mid and end of terrace properties respectively on the east side of Drayton Gardens. They back directly onto 5 and 6 Holly Mews. The properties are not listed nor are they within a conservation area.

4.1 The lawful use of 75 is as three self-contained flats, whilst the lawful use of 77 is as 5 self-contained flats. This inquiry relates to proposed works at second and third floor levels and the reconfiguration of the residential units at number 77. .

4.2 The key issues are:

- Whether the proposals would preserve the character of the buildings, the terrace and the surrounding area;
- whether the proposals would impact upon the living conditions of occupiers of neighbouring properties and;
- whether the loss of a residential unit is acceptable.

4.3 Visual Impact

Rearward extensions at number 77 and 75 (as shown on drawings 653/A3/222, 653/A3/223, 653/A3/227 and 653/A/228):

Number 77 has a mansard roof that extends rearwards out over the rear of the building. It is proposed to extend this further out over the existing flat roof area of the rear extension. Two forms have been presented, a traditional approach with traditional dormer windows and slates and a more contemporary approach, with metal frames and glazed windows/doors. Although the more 'traditional approach' is a more appropriate design, a rearwards extension here is not acceptable. The existing mansard already projects rearwards further than the others in the short

terrace of four properties, and any additional extension would result in a dominant structure, that would be exposed to views from many surrounding properties and the street, it would be particularly noticeable from Holly Mews.

4.4 A similar situation is presented at number 75, whereby the existing mansard extension is proposed to be extended rearwards in line with a new extension at number 77. Again, two forms have been presented, a traditional approach with a traditional dormer window and slates and a more contemporary approach, with metal frames and glazed windows/doors. In either form, the rearward extension is not acceptable. The mansard roofs within this short terrace of four properties are in alignment (except for number 77, which is the end of terrace and for which has an mansard that extends slightly further than the other three). The extension rearwards would unbalance the roofline in this terrace.

4.5 Additional floor level at number 77 and 75 (as shown on drawings 653/A3/230 option A- 'contemporary approach' and 653/A3/231 option B- 'traditional approach'):

The bulk and massing of this aspect of the proposal is unacceptable regardless of the design approach. A structure of this size in this location would be a visually dominant addition when viewed from many surrounding locations. The submitted documents make reference to the other planning permissions approved at other sites. The site at 69 Drayton Gardens is referred to. This building is indeed dominant within the area and has a more modern architecture, but the proposal is assessed on its merits and with regard to the context in which it would be situated. Numbers 77 and 75 are situated within a group of four similar properties, all of which have mansard roof extensions. Any further addition to numbers 77 and 75 would unbalance the nature of this short terrace, resulting in a dominating structure when viewed from both the front and rear of the terrace.

4.6 The proposal would be contrary to policy. In particular to saved UDP policies CD44 b), c) d) and e) CD45 and CD47 and CD63 and to CS policies CL1 and CL2 .

4.7 There would be no objection to the insertion of two modestly sized traditional sash windows on the side elevation fronting Holly Mews as shown in drawing number 653/A3/222.

4.8 **Living Conditions**

Development at this site would be somewhat restricted by the close proximity of neighbouring residential occupiers, particularly those at Holly Mews to the rear and number 73 Drayton Gardens. In particular, an additional storey at number 75 may have an unacceptable impact in terms of loss of light or increased sense of enclosure on these occupiers. Any further design evolution of the scheme should be heavily influenced by these sensitive relationships in order to comply with CS policy CL5. A BRE assessment would be advised. In terms of overlooking and loss of privacy, the proposals are likely to be acceptable, as they would be above existing residential windows to lower levels, or would marginally extend the views already achieved from existing windows or root terraces.

4.9 **Amalgamation of two flats at number 77**

The amalgamation of the two 1 bedroom flats to provide a single maisonette at 2nd and 3rd floors at number 77 would result in the loss of housing in the borough. Policy CH3 of the Core Strategy seeks to ensure a net increase in residential accommodation whilst policy H17 of the UDP resists the loss of existing, small, self-contained flats of one or two habitable rooms. Policy CH2(f) of the Core Strategy states that development which results in the net loss of five or more residential units will be resisted.

4.10 Though no loss of residential floorspace would occur as a result of the proposed

development, a net reduction in one unit would occur, the existing smaller units being replaced with a larger two bedroom unit. Policy CH3 does not specifically refer to the loss of unit numbers. However, policy 3.14(b) of the London Plan states that the loss of housing should be resisted. Within the borough, pressures for amalgamation of units has resulted in the net loss of units in certain instances which undermines the strategic policies of the London Plan and policy CH1 of the Core Strategy which seek to deliver a minimum of 600 net additional dwellings per year (the Further Alterations to the London Plan currently at consultation stage will increase this to 733 new units per year).

4.11 The objectives of the development plan are clear in seeking to increase the number of housing units in the borough. The development would result in the loss of a residential unit and therefore conflict with development plan policies and undermine the strategic objectives of the development plan in this regard.

4.12 **Planning Obligations**

If two additional one bedroom flats were proposed as part of the additional floor level at number 77 and 75, then financial contributions would be sought to ensure that the impact of the development on relevant infrastructure is mitigated and that necessary improvements are realised as a result of the development, in order to be compliant with CS policy C1. Full contributions as required by the Council's Planning Obligations SPD would contribute towards education, health and community facilities.

4.13 In order to facilitate this, any application must be accompanied by a Planning Obligations Statement, which would include a s106 calculator. Full details of this are set out on our website on the Planning Section 106 Agreements page. Please also see the Planning Obligations SPG (2010) for further information. It is a requirement that this legal agreement is signed within the life of a valid planning application being received.

4.14 **Other Material Considerations**

Were the development permitted and built the landowner would be liable to pay Community Infrastructure Levy (CIL) to contribute towards improvements to local infrastructure. At present rates the levy would be about £50 per sqm. More information about CIL can be read at:
<http://www.rbkc.gov.uk/cil>

5.0 **Consultations I recommend you carry out**

5.1 I encourage you to discuss your proposals with all neighbours with a boundary with your site, as we will advise them of any application. You may be able to deal with any concerns they may have before making the application and therefore avoid objections being submitted by them.

6.0 **Information to accompany your application**

6.1 The easiest way to apply is electronically by registering on the Planning Portal at: <http://www.planningportal.gov.uk/PpApplications/loginRegister.jsp> Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically we will need two sets of all information.

Application form listed below (available at <http://www.rbkc.gov.uk/planningandbuildingcontrol/planningapplications/guidanceandadvice/howtomakeanapplication/applicationforms.aspx> with all sections completed, signed and dated:

Householder application form

- The correct fee. You can calculate your fee by using the Planning Portal: <http://www.planningportal.gov.uk/PpApplications/genpub/en/StandaloneFeeCalculator>. Alternatively, please telephone PlanningLine for assistance on 020 7361 3012. If you would like to pay by credit or debit card tell us who to call to take payment. Please make all cheques payable to 'Royal Borough of Kensington and Chelsea' and write the site address clearly on the reverse.
- Location Plan - based upon up-to-date map and ideally at scale of 1:1250, with the site boundary identified in red, and a blue line drawn around any adjacent land owned by the applicant.
- Site Plan - clearly indicating north, at a scale of 1:200 or 1:500, showing footprints of all buildings existing on site in relation to site boundaries and neighbouring buildings.
- All relevant existing and proposed floorplans, elevations and sections to a scale of 1:50 or 1:100. All plans should include the paper size, scale and a scale bar.
- All relevant existing floorplans, elevations and sections to a scale of 1:50 or 1:100 indicating all parts of the building to be demolished. All plans should include the paper size, scale and a scale bar.
- Design and access statement
- Completed S106 obligations calculator
- Photographs of the site
- Evidence as to how you comply with Policy CE2(e) which requires sustainable urban drainage (SUDS), or other measures, to reduce both the volume and speed of water run-off to the drainage system. You are encouraged to use the Council's SUDS tool at: <http://www.rbkc.gov.uk/planningandbuildingcontrol/planningpolicy/flooding/policyce2flooding.aspx>

6.2 If any of these requirements are missing, we cannot consider your application until it is provided. If you are in any doubt please take time to view the requirements at our website at: <http://www.rbkc.gov.uk/planningandbuildingcontrol/planningapplications/guidanceandadvice/howtomakeanapplication/submittinganapplication.aspx> before you submit the application.