

DELEGATED REPORT

Address

208-210 Westbourne Grove
London
W11 2RM

Reference

PP/99/2113

Conservation Area

YES

Listed Building ~~Yes~~/No

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Type of Application

~~Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent~~

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other

Rear ground floor rooflights - AI use

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

whole part

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who None

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

N/A

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Existing 4 smaller roof lights
Same level.

Issues/Policy/Precedent/Conditions/Third Schedule

See Arolaid Report

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions



Informatives



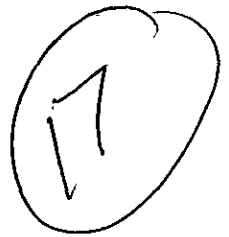
Report by

Zh.

Date

Agreed

hdms
3/4/2000



1.0 Planning Considerations

- 1.1 The main considerations in respect of this application relate to the design of the proposed new roof lights and associated alterations, whether they will adversely affect the external appearance of the building. Also for consideration is the impact of the proposals on the character and appearance of the conservation area and residential amenity.
- 1.2 The relevant planning policies are contained within the "Conservation and Development" chapter of the Unitary Development Plan. Policies CD44, CD52 and CD53 are considered to be of particular relevance to this application.
- 1.3 It is proposed to insert two large rooflights into the rear ground floor flat roof in replacement of the four smaller existing ones.
- 1.4 The roof lights are to be positioned at the lower flat roof level in very close proximity to where the existing one are, but in a slightly altered position. They will be 900mm in height (above the flat roof), and designed to slope downwards away from the rear wall minimising visibility. From the rear elevation they will partially screened by the existing parapet and have been designed to be low and discreet. The proposed height it in accordance with Officer guidance in that they don't exceed the height of the existing ones.
- 1.5 With regard to amenity of the nearby residents of the upper floor properties along the rear of this terrace, the proposed new rooflights will not be visible, and it is considered that the imposition of a condition requiring the roof lights to be fixed shut will ensure that no additional disturbance could occur.
- 1.6 The proposed rooflights are considered to be acceptable in size, scale and appearance and sympathetic to the main building. The Conservation and Design Officer has considered this application and has no objection. It is considered that character and appearance of the conservation area will not be harmed and that the proposals are in accordance with policy.

2.0 Public Consultation

- 2.1 Twenty letters of notification were sent out to properties in Westbourne Grove and Lonsdale Road.
- 2.2 No letters of objection have been received.

**M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

List of Background Papers:

The contents of file PP/99/02113 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: ZF
Report Approved By: WJ / Lewis
Date Report Approved: 3-3-00 3/4/2000

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THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972

To: Chief Administrative Officer (Planning)
From: The Executive Director, Planning & Conservation

Date: 30 March 2000
Our Ref: PP/99/02113

DP Ac
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/ MINR

Application Date: 06/10/1999 Complete Date: 14/10/1999 Revised Date:
Agent: Norman Lingwood Amberley, 1B West Way, Carshalton Beeches, Surrey
SM5 4EJ
Address: 208/210 Westbourne Grove, Kensington, W11 2RH.

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This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- | | |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| *Class (i) - 8th Schedule development | Class (vi) - Listed building consent for above Classes. |
| Class (ii) - shop fronts | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non s/c dwellings etc | Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use |
| Class (iv) - amendments as required by T.P. Committee | |
| Class (v) - above classes after D.P. Committee agree | Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act |
| | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

DELEGATED APPROVAL
06 APR 2000

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Installation of new rooflights to replace existing at rear ground floor level.

RECOMMENDED DECISION Grant planning permission conditionally

RBK&C drawing(s) No. PP/99/2113
Applicant's Drawings No: AR11A/ Rev. A

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer
[Signature] *[Signature]* *[Signature]*
3/4/2000

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CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five 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 be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (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. **The rooflights hereby approved shall be ^{kept} fixed shut and so maintained.**
Reason: To protect the privacy and amenities of neighbouring properties. (R79)

INFORMATIVES

1. I10
2. I11
3. I21
4. I30