

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/04/00329 /JW
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

8 Lansdowne Road,
London, W11 3LW

APPLICATION DATED 28/01/2004

APPLICATION REVISED

APPLICATION COMPLETE 11/02/2004

APPLICANT/AGENT ADDRESS:

Crawford & Gray
Architects,
65-69 Pottery Lane,
Holland Park,
London,
W11 4NA

CONS. AREA 3

CAPS Yes

ARTICLE '4' Yes

WARD NOB

LISTED BUILDING II

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

Ac
DP2

Date: 31/03/2004

DELEGATED

APP NO. PP/04/00329/CHSE

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - 8th Schedule development

RECOMMENDED DECISION: Refuse planning permission

I hereby determine and refuse 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

ADDRESS OF SITE:

8 Lansdowne Road, London,
W11 3LW

APPLICATION DATED 28/01/2004

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Crawford & Gray Architects,
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Holland Park,
London,
W11 4NA

~~APPLICATION REVISED~~

APPLICANT: Mr. John Reed,

CONS AREA
Ladbroke

CAPS Yes

ART 14 YES WARD Norland

DELEGATED
31 MAR 2004
REFUSAL

LISTED BUILDING II

ENG. HERITAGE N/A

CONSULTED 22

OBJ. 1

SUP. 1

PET. 0

9/14

PROPOSAL: Creation of an off-street parking space within the front garden area involving the moving of the existing gate pier to create a wider gate entrance (with new gates) and provision of a new pavement crossover.

RBK&C Drawing No(s): PP/04/00329

Applicant's Drawing No(s) 246.L01; 246-PH01; 246.01; 246.02; 246.S01 and 246.S02.

REASONS FOR REFUSAL

1. **The proposed creation of an off street parking space in the front garden area would result in an unsightly breach in the front boundary wall, detrimental to the appearance of the Ladbroke Conservation Area and contrary to Policies contained within the Conservation and Development chapter of the Unitary Development Plan in particular Policies CD54, CD57 and CD61.**
2. **The proposal would result in the reduction in length of a residents parking bay leading to further pressure for on street parking in surrounding residential streets. As such it would be contrary to Policies contained within the Transportation chapter of the Unitary Development Plan in particular Policy TR44.**

INFORMATIVE(S)

1. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD27, CD54, CD57, CD61, CD80, CD82, CD84 and TR44.

1.0 THE SITE

- 1.1 No.8 Lansdowne Road is a grade two listed 2 storey semi-detached property with basement situated on the east side of the road within the Ladbroke Conservation Area.
- 1.2 The property dates from the mid-nineteenth century and is constructed of stock brick with four sashes divided by large pilasters. It was listed for its group value with the adjoining matching pair of properties, Nos 2 and 4 in 1969.
- 1.3 A large magnolia tree exists in the front garden and there is an entrance gate with brick piers situated on the northern boundary.
- 1.4 Entrance drives for off street car parking exist on the frontage to Nos. 4, 6, 10 and 12.

2.0 PROPOSAL

- 2.1 The proposal is for planning permission and listed building consent for the creation of an off street parking space within the front garden area involving the moving of one of the existing piers to create a wider entrance (with new gates) and the provision of a new pavement crossover. A dwarf wall between Nos.8 and 10 will also be demolished and not replaced.

3.0 RELEVANT PLANNING HISTORY.

- 3.1 There is no relevant planning history relating to No.8 but other applications on adjoining properties should be noted.
- 3.2 The carrying out of building operations to enable cars to park in the front gardens was permitted at Nos. 4 and 6 in May 1967. This was prior to listing.
- 3.3 Alterations to the rear retaining walls and the infilling of the sloping vehicular access ramp to the front with the relocation of a vehicle hardstanding at the front alongside No.8 Lansdowne Road with new front boundary railings and gates was permitted at No.10 in December 1999. (ref TP/98/2311). This also included a legal agreement to stop up and remove the existing front access. It should be noted that No.10 is not listed.

4.0 PLANNING CONSIDERATIONS.

- 4.1 The principal considerations are the effect of the proposal on the

special architectural character and historic interest of the listed building, the character and appearance of the conservation area of which it forms part, arboricultural and any highway and parking considerations. The following policies are considered relevant to the determination of this application.

Policies CD27, CD54; CD57, CD61, CD65, CD66, CD80, CD82, CD84, TR44.

- 4.2 In terms of the effect of the proposal on the character and appearance of the conservation area it should be noted that the properties at Nos 4,6,10 and 12 have off street parking or an access from the frontage of the property. Therefore the prevailing character is not one where off street parking does not exist. On this basis the character of the existing conservation area is considered to be preserved. However, the appearance must also be examined. It is considered that the proposal would result in an unsightly breach of the front boundary wall which could be regarded as detrimental to the appearance of the conservation area and on this basis the proposal is considered contrary to Policies CD57 and CD61. However, the effect on the listed status of the property must also be examined. The formal observations of the Design and Conservation Officer are as follows:

"Number 8 forms one half of a pair of properties constructed in the mid nineteenth century. The enclosed front garden wall is an essential part of the character of this listed property and represents the original setting for the building. The imposing tall piers framing the pathway entrance to the garden are also of interest and contribute to the visual interest within the streetscene. The remaining length of front boundary is delineated by a run of unoriginal railings set in a low wall.

The creation of an off- street parking space within this garden would represent an insensitive alteration which would detract from the character and setting of this listed building, the large opening that would result in an unsightly breach in the front boundary wall and would result in the loss of one of the existing piers. The rebuilt and repositioned pier would highlight the impact of this unsympathetic gap.

The works would harm the setting, special architectural and historic interest of this building."

On this basis the proposal is considered contrary to Policies CD65 and CD66.

- 4.3 In terms of Highway considerations, the Director of Transportation and Highways comments that according to the most recent parking occupation survey Lansdowne Road suffers from severe parking stress. It is noted that parking stress is lower in St. John's Gardens.

However, the figures supplied by the applicant's agent are considered to underestimate parking pressure in Lansdowne Road and Lansdowne Walk where the negative impact of the proposal is most likely to be felt. Policy TR44 resists proposals which would result in the net loss of residents on street parking and the reduction in length of the bay would reduce the capacity possibly from three to two cars. Therefore an objection is raised and the proposal is considered contrary to Policy TR44. In this instance it is considered that the reduction in the length of the parking bay could form a secondary ground for refusal and the proposal is considered contrary to Policy TR44.

- 4.4 A mature magnolia tree exists in the front garden area which is shown on the plans as being retained. The Council's arboricultural officer raises no objections subject to the agreement of protection methods for the magnolia tree during the course of works. On this basis the proposal is considered capable of complying with Policies CD80, CD82 and CD84.

5.0 **PUBLIC CONSULTATION.**

- 5.1 The occupiers of 21 properties in Lansdowne Road have been consulted on the proposal.
- 5.2 The occupiers of No.1 Lansdowne Road object in principle to the infill of houses on the Ladbroke Estate and the reduction in the visual amenity of the streetscene from off street parking in the front of houses and crossovers. They believe that the beauty and integrity of original designs should be preserved as far as possible.
- 5.3 The occupiers of No.6 Lansdowne Road raise no objections to the proposal.
- 5.4 The occupiers of No.3F Lansdowne road also raise no objections to the proposal.
- 5.5 In response, the grounds for refusal are laid out in the main body of the report. It is considered that there are sound, clear cut reasons for withholding Listed Building Consent and on this basis the proposal is recommended for refusal.

6.0 **RECOMMENDATION.**

- 6.1 Refuse planning permission and listed building consent.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/04/00329 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: JW
Report Approved By: DT/LAWJ *ldwj*
Date Report Approved: *31/3/04*