

PUBLIC INQUIRY

SITE: NORLAND SQUARE MANSIONS,
53 NORLAND SQUARE, W11



RBK&C Ref: DPS/DCN/PP/04/00081/JW

ODPM Ref: APP/K5600/A/04/1148762

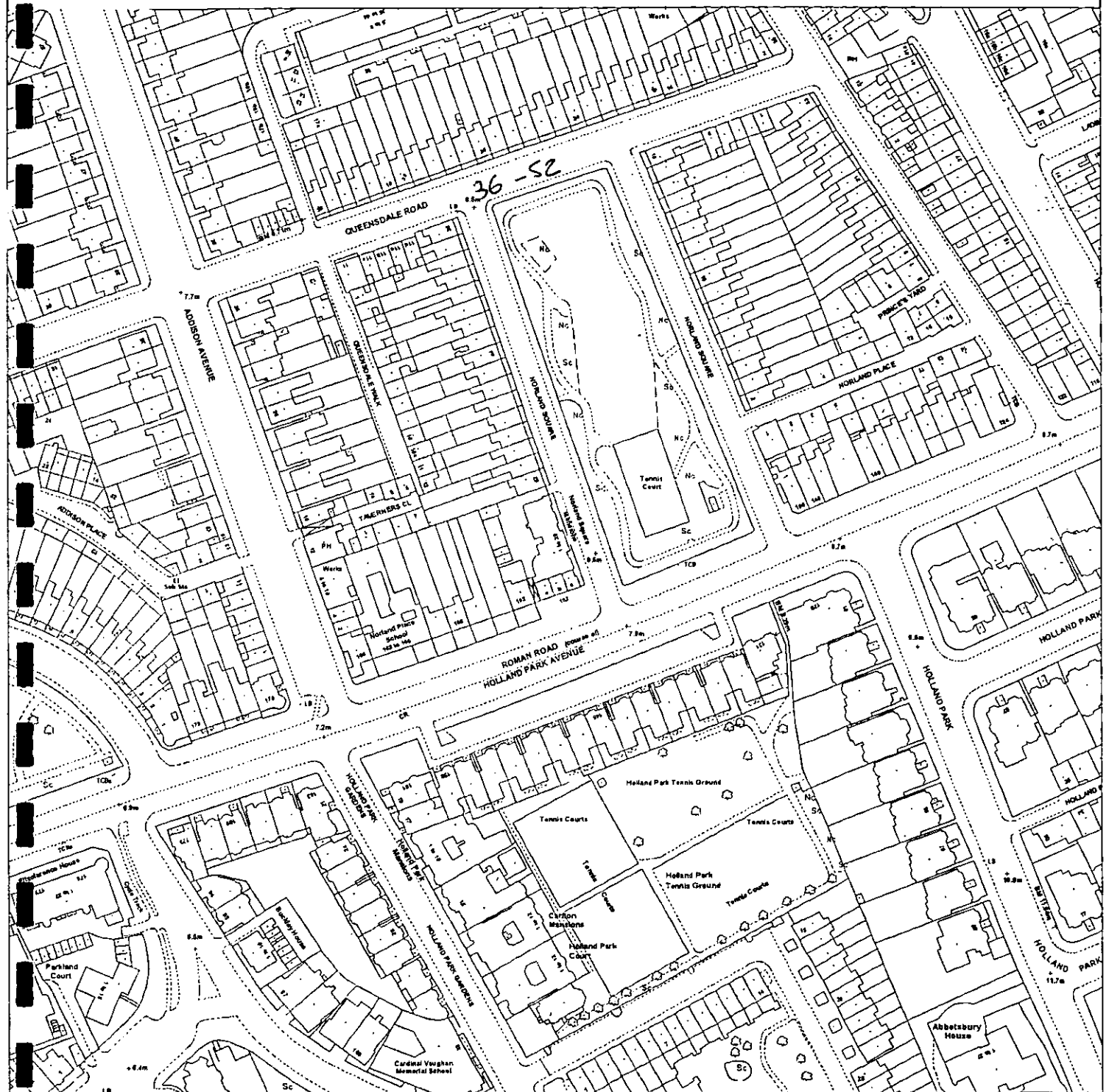
APPENDICES

JONATHAN WADE

1ST February 2005

RBKC - Planning and Conservation - Card Index - Site Map

Area around Norland Square Mansions.



Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(04/01/2005)

Map width : 390.00m

Scale 1 : 2000



DEPARTMENT OF THE
ENVIRONMENT

LIST OF BUILDINGS
OF SPECIAL ARCHITECTURAL
OR HISTORIC INTEREST

PART 2
(STREETS J TO Z)

ROYAL BOROUGH
OF KENSINGTON AND CHELSEA

TQ 2480 SW
23/21

15.4.69
GV

NORLAND SQUARE W11
(north side)

Nos 19 to 35 (consec)

II

Terrace of houses. 1837-46 and later. Stucco faced. Three storey basement and attic storey. Two windows wide each. Rusticated ground floor with horizontal grooving and bow windows. Narrow pilastered doorways. Iron balconies to first floor. Bracketted cornice. Area railings.

TQ 2480 SW
23/22

15.4.69
GV

NORLAND SQUARE W11
(west side)

Nos 36 to 52 (consec)

II

Terraced houses. 1837-46. Stucco faced. Three storey basement and attic. Two windows each. Rusticated ground floor with horizontal grooving and bow windows. Narrow doorways with pilasters, entablatures and transom lights. Continuous iron balcony to first floor. First floor window with consoles supporting entablatures. Crowning modillion cornice at attic window sill level (lost to No 52). Area railings.

TQ 2778 NW
48/1
15.4.69

GV

NORTH TERRACE SW3

No 7

II

House. Early C19. Two storey, 5 window, stucco front with full height pedimented attached Greek Doric portico of 4 columns. Windows and doors square headed. Pilastered doorcase. Stucco architraves to windows. Forecourt railings.

TQ 2778 NW
48/2
15.4.69

GV

NORTH TERRACE SW3

Nos 8, 9 and 10

II

Houses. Early C19. Three storeys and basement. Two window, brown brick with channelled stucco ground floors. Segmental parapet. As Alfred Place (qv) (No 8 altered to splayed bay). No 10 has lower floor levels the upper part of the front slightly bowed. Sashed windows with gauged square heads. Doorways round headed. Area railings.

TQ 2678 SE
55/22

25.6.76

GV

NEVILLE STREET SW7
(west side)

Nos 14 to 26 (consec)

II

Terrace of dwellinghouses. Mid C19. Three storeys plus basement (some with attic or roof storeys). Each two windows wide. Stock brick. Channelled stucco to ground floor. Stuccoed architraves to windows. Continuous iron Bombé balcony to first floor set forward over porches. End two and centre three houses are set forward with quoins to corners, and Venetian windows to the first floor. Dentils to crowning cornice. Area railings. One of a pair of terraces with numbers 1-13.

TQ 2678 SE
55/19
25.6.76

NEVILLE TERRACE SW7

Nos 1 to 13 (consec)

II

Houses. Mid C19. Irregular terrace of two storeys with basements and attic storeys. Some with roof storeys. Each two windows wide (No 3 double fronted). Brick with stucco dressings. Balustraded balcony to first floor set forward over porches approached by steps. Cornice on consoles to first floor windows. Dentils to crowning cornice. Segmental heads to second floor windows. Stuccoed architraves to all windows. Balustraded parapet to Nos 3, 4, 8, 9.

TQ 2480 SW
23/23

15.4.69
GV

NORLAND SQUARE W11
(east side)

Nos 2 to 18 (consec)

II

Terrace of houses. 1837-46. Three storeys and basement and attic storey. Two windows. Rusticated ground floor with horizontal grooving and bow windows. Narrow doorways with pilasters, entablatures and transom lights. Continuous iron balcony to first floor. First floor windows have consoles supporting entablatures. Crowning modillion cornice at attic window-sill level. Area railings.

1

DATE OF RECEIPT - 10th November, 1934.

COPY.

ARTHUR S. ASH. L.R.I.B.A.

Number One, Mandeville Place,

London W.1.

November 9th, 1934.

WELBECK 9282.

The Superintending Architect,
County Hall, WESTMINSTER S.E.1.

Dear Sir,

re proposed Flats - 53 Norland Square.
Holland Park Avenue. W.

I enclose duplicate copies of plans showing proposed lay out for a block of flats at the above, and shall be glad if you will kindly place same before your Town Planning Committee for their early approval, as I wish to proceed with the working drawings as soon as possible

Yours faithfully,

pp. Arthur S. Ash.

G.S.N.

ARTHUR S. ASH.
L.P.R.B.A.

CHARTERED & REGISTERED
ARCHITECT.

NUMBER ONE, MANDEVILLE PLACE, LONDON, W.1.

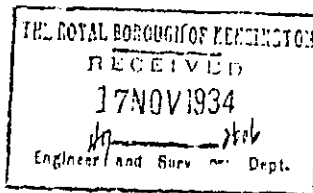
Mel.

WELBECK 9282.

2

November 16th 1934.

The Borough Engineer & Surveyor,
Kensington Borough Council,
The Town Hall.....W.8.



Dear Sir,

re Proposed Flats - 53 Norland Square. W.11.

Referring to my telephone conversation with your departmental representative this morning, I have pleasure in enclosing duplicate copies of plans shewing lay out of flats and shops at the above.

Copies were issued to the L.C.C. Town Planning Committee over a week ago, and the necessary form regarding the bona fides of the scheme has also been completed and sent to the L.C.C.

I shall be glad if you will place this scheme before the appropriate Committee for their approval at your earliest convenience, as I am anxious to proceed with the working and contract drawings immediately.

I am, Sir,

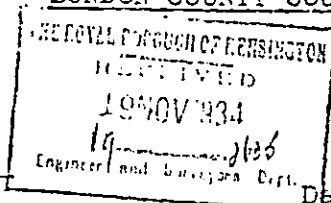
Yours faithfully,

Arthur S. Ash

66 T.P.11.

COPY.

LONDON COUNTY COUNCIL



The County Hall,
Westminster Bridge.
S.E.1.

Ref: E.71172

Date: 16th November, 1934.

Sir,

Town and Country Planning (General
Interim Development) Order, 1933.

Pursuant to the provisions of section 50(3) of the Town and Country Planning Act, 1932, notice is hereby given that an application, dated 9th Nov 1934, has been submitted to the Council by Mr. Arthur S. Ash, in respect of the erection of a block of flats at 53, Norland Square, Holland Park Avenue. Kensington.

A copy of the application is enclosed, and the applicant has been requested to forward to you a copy of the plans of the contemplated development.

In the event of the copy of the plans not being received within seven days after the receipt of this notification, and it being felt that an inspection of the plans is necessary to enable the Borough Council to reach a decision on the application, the Council will, on being requested by telephone (Hop 5000, extension 578) or in writing, arrange to deliver by hand the plan submitted with the application to you on the understanding that the plan will be returned by hand immediately after inspection.

I am, Sir,
Your obedient servant,

G.H.GATER.

Clerk of the Council.

IMPROVEMENTS COMMITTEE.

Town Planning Act 1932.
No. 53 Norland Square.

4

Application is submitted for consent to the erection of a block of flats and garages upon the site of the old school building at the corner of Holland Park Avenue and Norland Square.

It is proposed to erect a block of flats 60 feet high, 6 storeys above ground level with shops on ground floor abutting upon Holland Park Avenue and 2 garages at rear.

The ground floor plan is not submitted but the upper floors are laid out as follows:-

- 3 - 1 room flatlets with bed alcove.
Bathroom with w.c., lavatory, etc.
Kitchen 8'6" x 5'0"
- 2 - 2 room flats.
Bathroom with w.c., lavatory, etc.
Kitchen 7'0" x 5'0"
- 2 - 3 room flats.
Bathroom with w.c., lavatory, etc.
Kitchen 8'6" x 5'0"

It is proposed to set the building back 20 feet from the existing line of forecourt on the Holland Park Avenue frontage and 5 feet on the Norland Square frontage.

With regard to the Holland Park Avenue frontage, the new building line will be somewhat in advance of the terrace of houses immediately westwards and similarly the building line to the Norland Square frontage will be in advance of the Norland Square property. There are existing buildings on the site which are at present in advance of both frontages but it would seem that if there is to be redevelopment, it would be advisable for the frontages to be set back to the building line of the premises westwards in Holland Park Avenue and northwards in Norland Square.

Attention is called to the proposal to provide 3 one-room flats out of the 7 flats per floor. Each of these one-room flats is certainly provided with a bed alcove but possibly the percentage of this type of flat is somewhat high.

One other aspect of the proposals to which reference might be made is the area covered and the height of the building, which appear to be somewhat excessive.

I am of opinion that the application is one ^{which} the Council might approve in principle of the type of development as proposed, but the present application should be disapproved with a view to consideration being given to the points mentioned above in this report.

Borough Engineer & Surveyor.

27th November, 1934.

ARTHUR S. ASH.

L.R.I.B.A.

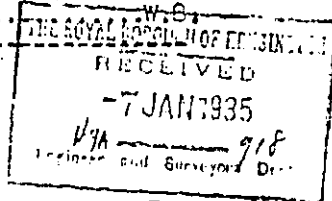
CHARTERED & REGISTERED
ARCHITECT.

NUMBER ONE, MANDEVILLE PLACE, LONDON, W.1.
WELBECK 9282.



January 3rd 1935.

The Surveyor,
Kensington Borough Council,
TOWN HALL.....



Dear Sir,

re Proposed Flats
53 Norland Square.....W.11.

In regard to the above I would advise you that I have received a letter from the Clerk of the London County Council dated December 19th, stating that my application for permission to erect flats at the above has not been approved.

I enclose herewith revised plans incorporating the suggestions made by the Town Planning Authorities so far as the scheme will allow economically, i.e.:

1. The proportion of the plot covered has been reduced.
2. The distance between adjoining buildings in Norland Square has been reduced.
3. The percentage of one-room flats has been reduced.
4. The total number of flats has been reduced.
5. The height of 60 feet I wish to retain, but I have incorporated a tiled roof to the top storey, as I understand your Council are likely to consider favourably a height of 60 feet providing a domestic roof to harmonise with the surroundings is introduced.

66A
COPY.

LONDON COUNTY COUNCIL

Ref: E.1885

RECEIVED 12 JAN 1935 49A Engineer and Surveyors Dept.
--

The County Hall,
Westminster Bridge.
S.E.1.

Date: 11th Jan. 1935

Sir,

Town and Country Planning (General
Interim Development) Order, 1933.

Pursuant to the provisions of section 50(3) of the Town and Country Planning Act, 1932, notice is hereby given that an application, dated 3rd Jan. 1935, has been submitted to the Council by Mr. A.S. Ash. in respect of the erection of flats at 53 Norland Square, Kensington.

A copy of the application is enclosed, and the applicant has been requested to forward to you a copy of the plans of of the contemplated development.

In the event of the copy of the plans not being received within seven days after the receipt of this notification, and it being felt that an inspection of the plans is necessary to enable the Borough Council to reach a decision on the application, the Council will, on being requested by telephone (Hop 5000, extension 578) or in writing, arrange to deliver by hand the plan submitted with the application to you on the understanding that the plan will be returned by hand immediately after inspection.

I am, Sir,
Your obedient servant,

G.H.GATER.

Clerk of the Council.

PROVINCIAL COMMITTEE.

9

re 53 Norland Square.
Town Planning (General Interim
Development) Order 1933.

An amended application is submitted for consent to the erection of a block of flats upon the site of the above premises to abut upon Norland Square and Holland Park Avenue.

The amended application indicates a reduction of the area of land to be built over from 36 per cent. to 29 per cent. and the frontage on Holland Park Avenue set back to the line of adjoining premises westwards. The original line of frontage in Norland Square has not been materially altered.

The number of flats has been reduced from 40 to 34 of which 1 room flatlets have been reduced from 17 to 6 and the garages from 8 to 6. The height originally proposed is retained but the top storey is shown with sloping tiled roof above a projecting cornice.

In view of the proposed alterations to the original scheme submitted, I recommend that the amended application be approved.

Borough Engineer & Surveyor.

19th January, 1935.

OJE/BWB.

COP

The County Council,
County Hall,
Westminster Bridge,
S.E.1.

10

E.10291.

22nd February 1935.

Sir,

Town and Country Planning Act, 1932.
Property - 53, Norland Square, Kensington.
Application by Mr. Arthur S. Ash.

With reference to your letter (R/VS) of the 23rd ultimo, I am directed to inform you that the Council has refused permission in respect of the above-mentioned application under the Town and Country Planning (General Interim Development) Order, 1933, as the height of the proposed buildings was considered excessive.

The applicant has been informed that the Council would be prepared to consider a revised application, accompanied by satisfactory drawings showing the buildings generally in accordance with the drawing (2930) already submitted, but not exceeding fifty feet in height and provision for the surrender of part of the forecourt if and when required for incorporation in the public way.

I am, Sir,

Your obedient servant.

(Sgnd) G.H. GATER.

Clerk of the Council.

The Town Clerk,
Royal Borough of Kensington.

37

RAMSAY WILSON & SON
CHARTERED SURVEYORS

BUILDING, LAND, ENGINEERING AND TOPOGRAPHICAL SURVEYS

R. J. P. WILSON, R.S.C., F.R.I.C.S.

TELEPHONE : 01-660 7018

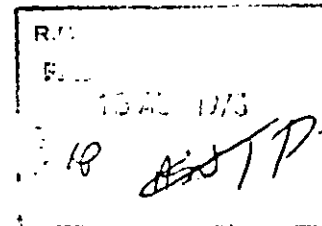
30

5 HOWARD ROAD
COULSDON
SURREY
CR3 2EB

10th August, 1973.

RW/AC/306

The Planning Control Officer,
Royal Borough of Kensington & Chelsea,
Chelsea Old Town Hall,
King's Road,
CHELSEA SW3.



Dear Sir,

Norland Square Mansions, 53 Norland Square, London, W11.

Further to our meeting on site with your Miss Williams we enclose four copies each of our Drawings Nos. 306/1 & 306/2 showing the proposed construction on the roof level of this existing block.

We have not attempted to carry the fenestration of the existing block up to the new storey because the set back and the parapet form a complete break between the two structures. This can be done if necessary, but we feel that the pre-war windows would not form the 'penthouse' atmosphere that it is hoped to create which is helped by the large areas surrounding the flats caused by setting back within 45°. As a result of this set back the new proposal cannot be seen from the surrounding roads and because of the trees in both Norland Square and Holland Park Avenue will not be seen even at a distance. The extension has also been set back at the rear, but the elevational views do not really represent a true effect of the new storey and a perspective from street level would not show it at all!

Kindly refer to us if there is need for any further discussion on this proposal.

Yours sincerely,


Encls:

TOWN AND COUNTRY PLANNING ACT, 1971
APPLICATION FOR PERMISSION TO DEVELOP LAND
IN GREATER LONDON

For office use only

R.D.M.C.

Borough Ref.

Registered No.

Date received

37
received by council
4-2-73

1. APPLICANT *Rex & Co Ltd* AGENT (if any) to whom correspondence should be sentName *Sherwood Securities Ltd*Address *18 Grosvenor Street,
LONDON, W1X 9PD*Tel. No. *01-499 1663*Name *Ramsay Wilson & Son,*Address *5 Howard Road, Coulsdon,
Surrey, CR3 2EB.*Tel. No. *01-660 7018*

2. PARTICULARS OF PROPOSED DEVELOPMENT

(a) Full address or location
of the land to which
this application relates.*53 Norland Square, Holland Park, W11.*(b) Brief particulars of proposed
development including the
purpose(s) for which the land
and/or buildings are to be used.*The construction of an additional storey
to provide two self-contained family
flats*

(c) State whether the proposal involves:—

State
Yes or No(i) New building(s) ☒ NOIf "Yes" state gross floor area
of proposed building(s).(ii) Alterations ☒ YES(iii) Change of use ☒ NOIf "Yes" state gross area of land
or building(s) affected by
proposed change of use (if
more than one use involved
state gross area of each use).(iv) Construction of a new
access to a highway } vehicular, ☒ NO
pedestrian ☒ NO(v) Alteration of an existing
access to a highway } vehicular, ☒ NO
pedestrian ☒ NO

3. PARTICULARS OF APPLICATION (See Notes)

(a) State whether this application is
for:—State
Yes or No(i) Full planning permission ☒ YES(iii) Consideration under Section 72 only
(Industry) ☐(ii) Outline planning permission ☒ NO(iv) Renewal of a permission previously
granted for a limited period ☐(b) List of drawings and plans submitted
with the application. (See Notes.)*4 copies each of Dwg Nos 306/1 & 306/2*

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State:—

(i) Present use of buildings/land.

Multi-residential(ii) If vacant, the last previous use and
period of use with relevant dates.*N/A*

We hereby apply for permission to carry out the development described in this application and on the attached plans and drawings.

Signed *R. Wilson* on behalf of *Sherwood Securities Ltd* Date *10/8/73*

CERTIFICATE UNDER SECTION 27 OF THE TOWN AND COUNTRY PLANNING ACT, 1971

CERTIFICATE A. (See Notes)

I hereby certify

1. that ~~that~~ the estate owner in respect of the fee simple of every part of the land to which the
the applicant is ~~entitled to a tenancy~~ accompanying application dated *10/8/73* relates.

2. that none of the land to which the application relates constitutes or forms part of an agricultural holding.

Signed *R. Wilson* on behalf of *Sherwood Securities Ltd* Date *10/8/73*

(53)

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

No.1083

TOWN PLANNING DEVELOPMENT PLANS SUB-COMMITTEE - 20 NOVEMBER 1973

TOWN PLANNING (APPLICATIONS) SUB-COMMITTEE - 27 NOVEMBER 1973

REPORT BY THE BOROUGH PLANNING CONTROL OFFICER

TOWN AND COUNTRY PLANNING ACT, 1971

CASE NO.TP.7201

NORLAND SQUARE MANSIONS, NORLAND SQUARE, W11.

APPLICATION dated 10 August 1973 from Ramsey Wilson & Son on behalf of Sherwood Securities Ltd. freeholder, for planning permission to erect an additional storey.

INITIAL DEVELOPMENT PLAN

Use Zoning - Residential, Not Programmed.
Within Conservation Area No.4.

FURTHER DETAILS

The premises which comprise a substantial five storey residential block, are situated at the junction of Norland Square and Holland Park Avenue.

The Proposal is to erect an additional storey above this block in order to provide two self-contained penthouse flats. The drawings show the structure set back at an angle of 45° from the existing parapet on three sides. The floor area totals 2,300 square feet, compared with a Schedule 8 right of extension of approximately 2,000 square feet.

CONSIDERATIONS

1. The proposal fails to conform with the Council's policy with regard to the erection of additional storeys. The adjoining terrace in Norland Square is, with one exception, uniform in height, the properties comprising four storeys and basement. Adjoining properties in Holland Park Avenue comprise basement and either three or four storeys. An additional storey on the mansion block would make this building even more dominant and bulky in relation to its neighbours, thus having a detrimental effect on the character of the area.
2. The additional storey bears no design relationship with the remainder of the building, especially with regard to fenestration.
3. Density. The site has an area of approximately 0.31 acre. The existing Mansion Block comprises 54 habitable rooms, plus a further 4 habitable rooms in a flat over the courtyard garages (erected with the benefit of a planning permission dated 18 August 1961) - this represents a density of 167 persons per acre. The proposed additional storey would raise the density to 192 persons per acre - this is considered excessive compared with the zoned density of 136 persons per acre.
4. Adjoining Owners. Nine letters of objection have so far been received from adjoining owners and tenants of the block. The main points of objection are the detrimental effect on the character of the area, and loss of privacy of existing tenants. They also point out that when the block was built in 1935, alternative plans for a six storey block were rejected.

CONCLUSION

In the light of the above points, refusal is recommended.

(54)

RECOMMENDATION

REFUSE PERMISSION for the erection of an additional storey at Norland Square Mansions, Norland Square, Kensington, W11, as shown on submitted drawings TP.7201/1/T, applicants drawings Nos.306/1 and 2 (revision A).

RECOMMENDATION
ADOPTED.

REASONS

1. The erection of an additional storey at this property would result in a building which appears, too dominant when compared with its neighbours, and would thus have a detrimental effect on the Character of the area, which forms part of a Conservation Area designated under Section 277 of the 1971 Town and Country Planning Act.
2. The proposed additional storey would appear as a visually obtrusive protrusion on the skyline, and would thus be contrary to the policy adopted by the Council in October 1972 with regard to the erection of additional storeys.
3. The proposal represents an overdevelopment of the site, the zoned residential density of which, in the Initial Development Plan for Greater London, is 136 persons per acre.

E A SANDERS
Borough Planning Control Officer.

MJF/BC/RLF.
12.11.73.



THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
TOWN HALL · KENSINGTON · LONDON W8 4SQ

L. E. HOLMES, F.I.M.T.A., F.C.A., F.C.W.A., F.R.V.A., *Town Clerk & Chief Executive Officer*

TELEPHONE 01 - 937 5464 EXT. 34

WHEN REPLYING PLEASE QUOTE JAG/EC/TP.12,570/1083

60

OFFICE COPY
10 DEC 1973

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1971
Refusal of permission to develop

The Borough Council, in pursuance of their powers under the above-mentioned Act and the Town and Country Planning General Development Order, 1963 (as amended), hereby refuse to permit the development referred to in the under-mentioned Schedule as shown on the plans submitted.

In accordance with the provisions of Article 5B of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

SCHEDULE

Date of Application: 10th August, 1973.

Plan Submitted No: TP.7,201/1/T.

Development:

The erection of an additional storey at NORLAND SQUARE MANSIONS, NORLAND SQUARE, KENSINGTON, W.11., as shown on submitted drawings Nos. TP.7,201/1/T, your drawings Nos. 306/1 and 2 (revision A).

REASONS FOR REFUSAL:

1. The erection of an additional storey at this property would result in a building which appears too dominant when compared with its neighbours, and would thus have a detrimental effect on the character of the area, which forms part of a Conservation Area designated under Section 277 of the Town and Country Planning Act, 1971.
2. The proposed additional storey would appear as a visually obtrusive protrusion on the skyline, and would thus be contrary to the policy adopted by the Council in October 1972 with regard to the erection of additional storeys.
3. The proposal represents an overdevelopment of the site, the zoned residential density of which, in the Initial Development Plan for Greater London, is 136 persons per acre.

Yours faithfully,

Messrs. Ramsay Wilson & Son,
5 Howard Road,
Coulson,
Surrey,
CR3 2EB.

L. E. Holmes

Town Clerk.

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JOHN HANSON & ASSOCIATES

CHARTERED ARCHITECTS & SURVEYORS

Photo's

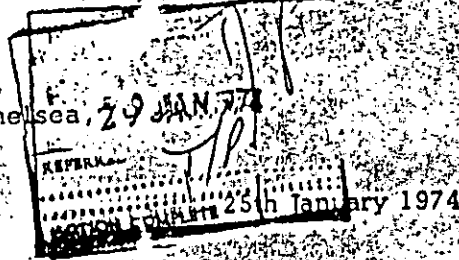
YOUR REF.

OUR REF. JH/wlh/253

15 STANHOPE TERRACE
HYDE PARK
LONDON, W. 2

01-723 6306/6

The Borough Planning Control Officer,
The Royal Borough of Kensington & Chelsea, 29 JAN 74
Chelsea Old Town Hall,
King's Road,
London SW3 5EE.



Dear Sirs,

Town and Country Planning Act 1971
Proposed Penthouse Flat at 53 Norland Square, W.11

We wish to make formal application for the provision of a small penthouse flat on the roof of the existing premises and enclose herewith the following documents in support of this application:-

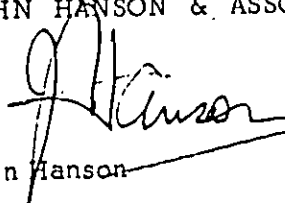
Form TP1	duly signed and completed	
Drawing No:253/6	plans	four copies
Drawing No:253/7	elevations	four copies

We understand that a previous application was made for two larger flats at roof level which the Committee refused.

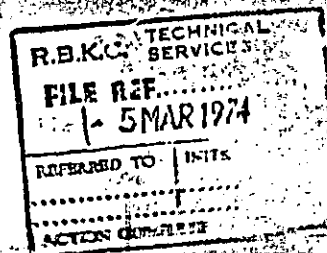
In an endeavour to meet the objections given for the refusal we have designed one single unobtrusive unit set well back from the road with a mansard type roof. The set back on all faces is very considerable and therefore it should be unnoticable from the road. We would mention that at present there are protrusions at roof level of existing chimney stacks and the lift motor room which have been incorporated into our design.

We trust that in these circumstances the Committee will give more favourable consideration to the new proposals.

Yours faithfully,
JOHN HANSON & ASSOCIATES.


John Hanson

Encls:



7201/3

SCHEDULE

Our Ref:

JAG/CD/TP.12,570/189

Date of Application:

25th January, 1974 (completed 1st March, revised 14th May, 1974)

Plan Submitted No:

TP.7,201/3A

DEVELOPMENT:

The erection of a roof addition at NORLAND SQUARE MANSIONS, 53 NORLAND SQUARE, KENSINGTON, W.11., to provide one penthouse flat, as shown on submitted drawings Nos.TP.7,201/3A, your drawings Nos.253/6A and 7A.

CONDITIONS:

1. The facing materials to be used on the building shall not be otherwise than those approved by the Council before any work on the site is commenced, and samples of such facing materials, including details of any pointing shall be submitted for the Council's consideration.
2. Particulars of the facing materials shall be submitted to the Council of the Royal Borough within three years from the date of this permission, and the development to which this permission relates must be begun not later than two years from the final approval of the facing materials.
3. The premises subject of this permission shall not be used at any time for any purpose specified in Section 4 of the Kensington and Chelsea Corporation Act, 1972.

REASONS FOR THE IMPOSITION OF CONDITIONS:

1. To ensure that the external appearance of the building is satisfactory.
2. To prevent an accumulation of permissions which have not been acted upon, and as required by Section 42 of the Town and Country Planning Act, 1971.
3. To ensure the permanent retention of the accommodation for residential purposes.

INFORMATIVES:

1. The Works Manager, Central Depot, 143a, Walmer Road, London, W10 6SG, should be consulted about refuse storage accommodation. In this respect your attention is drawn to the London County Council (General Powers) Act, 1963, and the Greater London Council (General Powers) Act, 1972, which empowers the Council to require the provision of adequate refuse storage accommodation in buildings generally. You are therefore advised to consult with the Works Manager at an early stage with a view to meeting the Council's requirements.
2. Your attention is invited to the provisions of the London Building Acts, 1930-39, and the Byelaws in force thereunder, which must be complied with to the satisfaction of the District Surveyor(01-373 7702).
3. This permission is given without prejudice to the Council's powers under the London Building Acts, 1930-39 (as regards means of escape in case of fire), in which respect the Council's officers must be consulted at an early date.

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4. The premises subject of this permission are within a Conservation Area designated under Section 277 of the Town and Country Planning Act, 1971. The Council accordingly request that every care be taken to ensure that new external facing work and detailed elevational treatment be carried out in a manner sympathetic to the external treatment and appearance of the existing building.
5. The Council request that every care be taken during the carrying out of building operations so that any nuisance to occupiers of the block is abated.

Messrs. John Hanson and Associates,
15 Stanhope Terrace,
London,
W2 2TT.

CA

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THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

NO. 289

TOWN PLANNING DEVELOPMENT PLANS SUB-COMMITTEE 18 JUNE 1974 9.7.74
(APPLICATIONS) 9 JULY 1974

REPORT BY THE BOROUGH PLANNING CONTROL OFFICER

TOWN AND COUNTRY PLANNING ACT, 1971

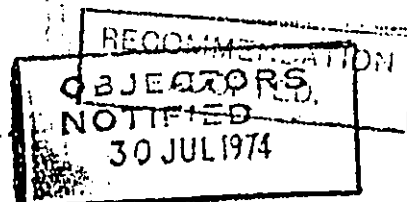
CASE NO. TP.7201

NORLAND SQUARE MANSIONS, 53 NORLAND SQUARE, W11

APPLICATION dated 25 January 1974 (completed 1st March and revised 14 May 1974) from John Hanson & Associates, on behalf of Sherwood Securities Ltd. applicants interest freeholder for planning permission to erect a roof addition to form a three bedroom penthouse flat.

INITIAL DEVELOPMENT PLAN

Use Zoning - Residential. Not Programmed.
Within Conservation Area 4.

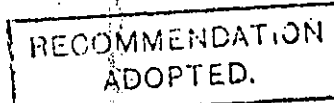


FURTHER DETAILS

THE PREMISES, which comprise a substantial five storey residential block, are situated at the junction of Norland Square and Holland Park Avenue.

THE PROPOSAL is to erect a penthouse flat on part of the flat roof of the building, suitably set back in an attempt to render it invisible from street level.

CONSIDERATIONS



1. HISTORY

Applications to erect an additional storey over the whole of the roof area of the building and to convert the unused basement into a restaurant were refused in December 1973 and May 1974 respectively.

2. The proposed addition is set back a distance of 16ft behind the existing parapet on the south elevation and 8ft on the east elevation. It is also below the height of existing chimney stacks. A set of mounted colour photographs is available for the committee to judge the impact of the addition on the street scene, although it is considered that it will be visible from street level only from the east side of the square.

3. As redesigned, following discussions with Council Officers, the design is considered to be acceptable and pays respect to the design of the main building.

4. DAYLIGHT

The proposed addition is adequately set back to safeguard daylighting to adjoining buildings.

5. DENSITY

The site has an area of approximately 0.31 acre. The existing mansion block comprises 54 habitable rooms, plus a further four habitable rooms in a flat over the courtyard garages (erected

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with the benefit of a planning permission dated 18 August 1961)-this represents a density of 167 persons per acre. The proposed additional flat would raise the density to 173 persons per acre, compared with the zoned density of 136 persons per acre.

6. SCHEDULE 8

Following the construction of the aforementioned courtyard flat a schedule 8 right of extension remained of 2,000 square feet. The proposed addition totals 1,745 square feet, and is therefore arguably within Schedule 8. It should be noted, however, that Council's opinion is awaited as to whether the provisions of Schedule 8 is applicable to such mansion blocks as a whole or to each individual flat.

7. ADJOINING OWNERS

Eleven letters of objection have been received from occupiers of flats in the existing block, on the grounds of the detrimental effect on the skyline and the additional strain on existing facilities, notably car parking.

8. THE NORLAND SOCIETY state that this proposal is more acceptable than the previous scheme.

CONCLUSION

It is considered that these proposals will have minimum intrusion on the street scene. In defence of the point raised by residents of the block - the effect on the skyline - it is pointed out that such effect will be minimal, and to the even roofline in the remainder of the square, which is composed of uniform terraces of listed dwellings.

Approval is recommended.

RECOMMENDATION

GRANT PERMISSION for the erection of a roof addition at Norland Square Mansions, 53 Norland Square, Kensington, W11 to provide one penthouse flat, as shown on submitted drawings Nos. TP7201/3A, applicant's drawings Nos. 253/6A and 7A.

CONDITIONS

1. C8
2. C23
3. C38

REASONS

- 1.R44
- 2.R53
- 3.R60

INFORMATIVES

- I3
- I12
- I18
- I31

5. The Council request that every care be taken during the carrying out of building operations so that any nuisance to occupiers of the block is abated.

E.A. Sanders
Borough Planning Control Officer

MJF/BC/JB
5.6.74.

6 T76/935
NOT RELEVANT

TOWN AND COUNTRY PLANNING ACT, 1971
APPLICATION FOR PERMISSION TO DEVELOP LAND
IN GREATER LONDON

For office use only

Borough Ref.

Registered No.

Date received

PLANNING

24 AUG 1976

T.P.I.
PART I

1. APPLICANT	AGENT (if any) to whom correspondence should be sent
Name..... John Dowland	Name..... Ambersark Ltd.,
Address..... 27 Norland Sq. Mans., W.11.	Address..... 9 Hereford Road, W.2.
Tel. No.....	Tel. No..... 01-229 9061

2. PARTICULARS OF PROPOSED DEVELOPMENT

- (a) Full address or location of the land to which this application relates and site area (if known). Norland Square Mansions, 53 Norland Square, W.11.
- (b) Brief particulars of proposed development including the purpose(s) for which the land and/or buildings are to be used. Extension onto roof to provide one new flat and extend existing flat to form maisonette
- (c) State whether applicant owns or controls any adjoining land and if so, give its location. Lower half of proposed maisonette, 27 Norland Square Mansions.

(d) State whether the proposal involves:-

	State Yes or No		
(i) New building(s).....	Yes	If "Yes" state gross floor area of proposed building(s).	1200 m ² /sq ft*
		If residential development, state number of dwelling units proposed and type if known, e.g. houses, bungalows, flats.	1 flat 1/2 maisonette
(ii) Alterations.....	Yes		
(iii) Change of use.....	No	If "Yes" state gross area of land or building(s) affected by proposed change of use (if more than one use involved state gross area of each use).	hectares/acres/m ² /sq ft*
(iv) Construction of a new access to a highway	vehicular... No pedestrian... No		
(v) Alteration of an existing access to a highway	vehicular... No pedestrian... No		

*Please delete whichever inapplicable

3. PARTICULARS OF APPLICATION

State whether this application is for:-

- (i) Outline planning permission..... No
- (ii) Full planning permission..... Yes
- (iii) Renewal of a temporary permission or permission for retention of building or continuance of use without complying with a condition subject to which planning permission has been granted..... No
- (iv) Consideration under Section 72 only (Industry)..... No

If "Yes" delete any of the following which are not reserved for subsequent approval

- | | |
|----------|-----------------------|
| 1 siting | 3 external appearance |
| 2 design | 4 means of access |

If "Yes", state the date and number of previous permission and identify the particular condition (see General Notes)

Date
Number
The condition

T76/938.

T.P.I
PART I

4. PARTICULARS OF PRESENT AND PREVIOUS USE OF BUILDINGS OR LAND

State:-

(i) Present use of buildings/land.

Roof of existing mansion block

(ii) If vacant, the last previous use and period of use with relevant dates.

n/a

5. ADDITIONAL INFORMATION

(a) Is the application for industrial, office, warehousing, storage or shopping purposes?

State
Yes or No

No

If "Yes", complete Part III of this form

(b) (i) How will surface water be disposed of?

(i)
(ii)

(ii) How will foul sewage be dealt with?

Existing systems

6. PLANS

List of drawings and plans submitted with the application

Note: The proposed means of enclosure and of access to the site, the materials and colour of its walls and roof, landscaping details etc should be clearly shown on the submitted plans, unless the application is in outline only

"Alterations to
Norland Square Mansions"

I/We hereby apply for

* (a) planning permission to carry out the development described in this application and the accompanying plans, and in accordance therewith.

OR * (b) planning permission to retain buildings or works already constructed or carried out, or a use of land already instituted as described on this application and the accompanying plans.

* Delete whichever inapplicable

Signed..... on behalf of John Dowland Date 19 Aug 76

Note An appropriate certificate must accompany this application unless you are seeking approval to reserved matters—see General Notes. The following certificate will be appropriate if you are the owner or have a tenancy of all the land. Only one copy need be completed.

Certificate under Section 27 of the Town and Country Planning Act 1971

Certificate A *

I hereby certify that:-

1. At the beginning of the period of 21 days ending with the date of the application, no person (other than the applicant) was the owner of any of the land to which the application relates.

* 2. None of the land to which the application relates constitutes or forms part of an agricultural holding; or

* 2. * I have given the requisite notice to every person other than myself who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:-

Name of Tenant

Address

Date of service of
notice

* Delete where inappropriate

Signed.....

* On behalf of.....

Date.....

APPLICANT NOTIFIED
I.E. SUB CITEE DECISION
22 NOV 1976

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

NO: 76/938/579

TOWN PLANNING SUB-COMMITTEE - 16TH NOVEMBER 1976

REPORT BY THE BOROUGH PLANNING CONTROL OFFICER

TOWN AND COUNTRY PLANNING ACT, 1971. CASE NO. TP:76/938

NORLAND SQUARE MANSIONS, 53 NORLAND SQUARE, KENSINGTON, W11.

APPLICATION dated 19th August 1976 (Completed 24th August) from Ambersark Limited, on behalf of John Dowland, tenant and prospective purchaser for planning permission to erect an additional storey to provide one new flat and extend the existing flat to form a maisonette.

INITIAL DEVELOPMENT PLAN

Use Zoning - Residential
Programming - Not Programmed.
Within Norland Estate Conservation Area.

OBJECTORS
NOTIFIED
23 NOV 1976

FURTHER DETAILS

The premises comprise a five storey block of flats and are situated at the junction of Holland Park Avenue and Norland Square.

The applicant, who is a tenant of one of the existing top floor flats, seeks consent for the erection of an additional storey to convert his flat into a maisonette and to create an additional three bedroom flat.

HISTORY

An application to erect an additional storey to provide two penthouse flats. Total floor area 2,300 square feet was refused in December 1973 on the grounds of overdevelopment, dominant appearance and failure to comply with the Council's additional storeys policy.

A proposal for the erection of an additional storey providing one penthouse flat of 1,745 square feet in area - was approved in 1974. This fell within the applicants Schedule 8 right of extension.

CURRENT PROPOSAL AND CONSIDERATIONS

Although it is of improved design, the current proposal is similar in many respects to the scheme which was refused in 1973. The floor area of the proposed new floor totals, 2,300 square feet, and the proposed accommodation contains 6 habitable rooms. As the height and setback from the existing parapet are also similar all the previous reasons for refusal would still apply.

PUBLIC PARTICIPATION

Nine objections have so far been received to the proposals, including the Kensington Society and the Norland Society. The main grounds of objection are the detrimental effect on the appearance of Norland Square, and the increase in density.

Several residents of Norland Square Mansions are also worried about disturbance due to building works and the increase in service charges which would result from the additional accommodation being created.

RECOMMENDATION

REFUSE PERMISSION for the erection of an additional storey at Norland Square Mansions, 53 Norland Square, Kensington, W.11. as shown on submitted drawings Nos. T76/938, applicants submitted 1" 1 foot scale drawing.

REASONS

1. The erection of an additional storey at this property would result in a building which appears too dominant when compared with its neighbours, and would thus have a detrimental effect on the character of the area, which forms part of a Conservation Area designated under Section 277 of the Town and Country Planning Act 1971.
2. The proposed additional storey would appear as a visually obtrusive protrusion on the skyline, and would thus be contrary to the policy adopted by the Council in October 1972 with regard to the erection of additional storeys.
3. The proposal represents an overdevelopment of the site, the zoned residential density of which, in the Initial Development Plan for Greater London, is 136 persons per acre.

E. A. SANDERS
BOROUGH PLANNING CONTROL OFFICER

MJF/BC/JH
4.11.76.



T.P.8.

THE ROYAL BOROUGH OF KENSINGTON & CHELSEA
TOWN HALL · KENSINGTON · LONDON W8 4SQ

R.L. STILLWELL, D.F.C., D.F.M., Town Clerk

TELEPHONE 01-937 5444

EXT. 34

ORAL REPLYING PLEASE 0075

HJM/AJ/TP.76/938/12,570/579

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Dear Sir,

14 DEC 1976

TOWN AND COUNTRY PLANNING ACT, 1971
Refusal of permission to develop

The Borough Council, in pursuance of their powers under the above-mentioned Act and the Town and Country Planning General Development Order, 1973, hereby refuse to permit the development referred to in the under-mentioned Schedule as shown on the plans submitted.

In accordance with the provisions of Article 7(4)(a) of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

SCHEDULE

Date of Application:
Completed:

19th August, 1976
24th August, 1976

DEVELOPMENT:

The erection of an additional storey at NORLAND SQUARE MANSIONS, 53 NORLAND SQUARE, W11., as shown on submitted drawing No. T/76/938, your 1/8":1 foot scale drawing.

REASONS FOR REFUSAL:

1. The erection of an additional storey at this property would result in a building which appears too dominant when compared with its neighbours, and would thus have a detrimental effect on the character of the area, which forms part of a Conservation Area designated under Section 277 of the Town and Country Planning Act, 1971.
2. The proposed additional storey would appear as a visually obtrusive protrusion on the skyline, and would thus be contrary to the policy adopted by the Council in October, 1972 with regard to the erection of additional storeys.
3. The proposal represents an overdevelopment of the site, the zoned residential density of which, in the Initial Development Plan for Greater London, is 136 persons per acre.

Yours faithfully,

The Secretary,
Ambersark Limited,
9 Hereford Road,
London,
W2

R. L. Stillwell
Town Clerk

P.T.O.

JOHN DOWLAND ASSOCIATES
ARCHITECTS AND TOWN PLANNERS

27 NORLAND SQUARE MANSIONS
HOLLAND PARK LONDON W11 4PY
TELEPHONE 01-802 2848

R. B. DOWLAND

TOWN PLANNING DEPT.
ON 17 MAR 1980

YOUR REF

TP/80/441

The Chief Planning Officer,
Royal Borough of Kensington and Chelsea,
The Town Hall, London W8 7NX.

13th March 1980

Dear Sir,

NORLAND SQUARE MANSIONS: TOWN PLANNING APPLICATION

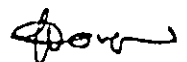
Please find enclosed a duly completed application form and four copies of the relevant drawing relating to the proposal to erect an extension on the roof of the above property.

The building, a 1930s five storey mansion block, currently has a flat roof surrounded by a broad cornice and a low parapet. Projecting approximately 10 ft. above the general roof level are existing tank and lift motor rooms, a brick boiler flue and a lagged water expansion pipe, all of which are clearly visible from the surrounding streets.

The present proposal is to build, within a Mansard form, one new dwelling and an extension to one of the existing flats. It will be noted that in order to avoid conflict with the scale of the surrounding development, the proposed new structure is set back 10 ft. from the edge of the existing building where this fronts onto the Square or Holland Park Avenue. Moreover, the materials chosen are those predominantly in use in the area. Furthermore, in order not to exacerbate the demand for parking accommodation, the applicants propose to couple the new dwelling with an existing vacant garage within the curtilage. The flat being enlarged already has its own garage.

The applicants would add that they entirely support the conditions and underlying reasons attaching to the consent relating to this property of January 1974, and trust that their view will be shared by the Authority that the present discrete proposal will bring order to a currently untidy roofline.

Yours faithfully,



John Dowland.

STRIKE THROUGH THE CERTIFICATES WHICH DO NOT APPLY
AND SIGN AT FOOT OF PAGE.

(see notes overleaf)

Town and Country Planning Act 1971

Certificate under Section 27

DEPT.

TP/80/441

CERTIFICATE B

I hereby certify that:

I have/the applicant has* given the requisite notice to all persons who, 20 days before the date of the accompanying application, were owners of any of the land to which the application relates, viz:

Name of owner

Address

Date of service of notice

John Dowland Flat 27, 53 Norland Square, W11 4PY, 13th March 1980

CERTIFICATE C

I hereby certify that:

(i) I am/the applicant is* unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 27 (1) of the Town and Country Planning Act 1971, in respect of the accompanying application dated

(ii) I have/the applicant has* given the requisite notice to the following persons who, 20 days before the date of the application, were owners of the land, or part thereof, to which the application relates,

Name of owner

Address

Date of service of notice

(iii) I have/the applicant has* taken the steps listed below, being steps reasonably open to me/him*, to ascertain the names and addresses of the other owners of the land or part thereof and have/has* been unable to do so:

(c)

(iv) Notice of application as set out below has been published in the (b)

on (c)

Copy of notice as published.

CERTIFICATE D

I hereby certify that:

1. (i) I am/the applicant is* unable to issue a certificate in accordance with Section 27(1)(a) of the Town and Country Planning Act 1971 in respect of the accompanying application dated and have/has* taken the steps listed below, being steps reasonably open to me/him*, to ascertain the names and addresses of any of the owners of any of the land to which the application relates and have/has* been unable to do so:

(b)

(ii) Notice of application as set out below has been published in the (b)

on (c)

Copy of notice as published.

DO NOT

DELETE

Unless 28 b completed.

2A. None of the land to which the application relates constitutes or forms part of an agricultural holding.

Agricultural Holdings

If the application relates to an agricultural holding the following certificate should be completed as appropriate in substitution for paragraph 2A above or on Part I (Certificate A) which should be deleted.

2B. I hereby certify that I have/the applicant has* given the requisite notice to every person who, 20 days before the date of the application, was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:

Name of Tenant

Address

Date of Service of Notice

Signed

On behalf of William Sindall Ltd

Date 23rd March 80

*Delete where inappropriate.

(55)

THE PREMISES

Comprise a five storey block of flats which is situated at the junction of Holland Park Avenue and Norland Square.

THE PROPOSAL

Is submitted by the tenant of one of the top floor flats and is to construct an additional storey in order to convert his flat into a maisonette and create an additional 3 bedroom flat.

HISTORY

There have been three previous applications submitted for permission to construct an additional storey at this property.

An application to construct an additional storey over the whole of the roof, to provide two penthouse flats, was refused in December 1973 on the grounds of overdevelopment, dominant appearance and failure to comply with the Council's additional storeys policy.

An application to construct an additional storey to provide one penthouse flat was approved in 1974, subject to the approval of facing materials. These were not submitted, and the consent therefore lapsed in 1977. This scheme was set back behind a 16 feet wide terrace on the front elevation and behind an 8 feet wide terrace on the Norland Square flank elevation and was considered to be within the applicant's schedule 8 rights. Due to recent legal opinion, however, this would not now be the case.

An application to construct an additional storey to provide an extension to the top floor flat and an additional 3 bedroom penthouse flat was refused in December 1976 on the grounds of overdevelopment, non-compliance with the Council's additional storeys policy and its effect on the Conservation Area.

CURRENT APPLICATION

The current application is a resubmission of the scheme which was refused in 1976.

CONSIDERATIONS

The proposal would increase the bulk of the building, increasing its dominance over its Victorian neighbours, and would rise above the general roofline. The grounds of refusal in 1976 still, therefore, apply.

PUBLIC PARTICIPATION

Eleven objections have so far been received, from residents of the block on the grounds of increased pressure on services and the detrimental effect on the character of the Conservation Area.

CONSIDERATION

Refusal on the same grounds as 1976 is recommended, with an additional reason of increased pressure on car parking in order to align with other recent Council refusals to permit additional storeys on mansion block of flats.

E. A. SANDERS
BOROUGH PLANNING OFFICER

MJT/BC/PD
29th April 1980

ROYAL BOROUGH OF KENSINGTON AND CHELSEA
TOWN PLANNING (APPLICATIONS) SUB-COMMITTEE - 13.5.80

Town Clerk's Ref.	Application Number	Agenda Item
	TP80/441/KZ	14/04

REPORT BY THE BOROUGH PLANNING CONTROL OFFICER
APPLICANTS NAME AND ADDRESS

Application Dated 13.3.80 Completed ~~13.4.80~~ 1.4.80

John Dowland Esq. RIBA.,
27 Norland Square Mansions,
London, W11 4PY

ON BEHALF OF William Sindall Ltd.
INTEREST Freeholders

ZONING	I.D.P. PROG	RELEVANT UNDER C.L.A.	CONS AREA	ARTICLE 4 DIRECTION	LISTED BUILDING	G.L.C. DIRECTION	A/O CONSULTED	OBJECTORS (TO DATE)
Residential	Not	No	NORLAND	No	No	No	20	11

RECOMMENDED
DECISION:-

REFUSE PERMISSION for the construction of an additional storey to provide one penthouse flat and to extend one of the existing top floor flats.

at Norland Square Mansions, 53 Norland Square, Kensington, W11
as shown on submitted drawing(s) no(s) T80/441
applicant's ~~XXXXXX~~ submitted, un-numbered 1/8" : 1ft scale plan & elevations.

CONDITIONS/REASONS/INFORMATIVES

REASONS FOR REFUSAL

1. The erection of an additional storey at this property would result in a building which appears too dominant when compared with its neighbours, and would thus have a detrimental effect on the character of the area, which forms part of a Conservation Area designated under Section 277 of the Town and Country Planning Act 1971.
2. The proposed additional storey would appear as a visually obtrusive protrusion on the skyline, and would thus be contrary to the policy adopted by the Council in October, 1972 with regard to the erection of additional storeys.
3. The proposal represents an overdevelopment of the site, the zoned residential density of which, in the Initial Development Plan for Greater London, is 136 persons per acre.
4. The proposed additional accommodation would be likely to increase the pressure on existing car parking facilities.

APPLICANTS
NOTED
46 MAY 1980

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA



E.A. SANDERS, ARICS.,
Borough Planning Officer
Telephone: (01)-937 6484
Extension:

REF: - PV/TP80/441/KZ/14/94

Department 703
The Town Hall,
Hornton Street,
London,
W8 7NX

15 MAY 1980

Dear Sir (XXXXXX).

TOWN AND COUNTRY PLANNING ACT, 1971
Refusal of permission to develop

The Borough Council, in pursuance of their powers under the above-mentioned Act and the Town and Country Planning General Development Order, 1977, hereby refuse to permit the development referred to in the under-mentioned Schedule as shown on the plans submitted.

In accordance with the provisions of Article 7(7)(a) of the Order, your attention is drawn to the Statement of Applicant's Rights endorsed hereon.

SCHEDULE

Date of Application - 13.3.80. Completed 1.4.80.

DEVELOPMENT

Construction of an additional storey to provide one penthouse flat and extension of one of the existing top floor flats at NORLAND SQUARE MANSIONS, 53 NORLAND SQUARE, KENSINGTON, W11, as shown on submitted Drawing No. T80/441, applicants submitted Un-numbered 1/8"=1ft scale plan & elevations.

REASONS FOR REFUSAL

1. The erection of an additional storey at this property would result in a building which appears too dominant when compared with its neighbours, and would thus have a detrimental effect on the character of the area, which forms part of a Conservation Area designated under Section 277 of the Town and Country Planning Act 1971.
2. The proposed additional storey would appear as a visually obtrusive protrusion on the Skyline, and would thus be contrary to the policy adopted by the Council in October, 1972 with regard to the erection of additional storeys.
3. The proposal represents an overdevelopment of the site, the zoned residential density of which, in the Initial Development Plan for Greater London, is 136 persons per acre.
4. The proposed additional accommodation would be likely to increase the pressure on existing car parking facilities.

John Dowland Esq, RIBA.,
27 Norland Square Mansions,
London,
W11 4PY.

Yours faithfully,

E.A. Sanders
Borough Planning Officer.

(91)

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

APPEAL under Section 36 of the 1971 Town and Country Planning Act by John Dowland, ARIBA, acting on behalf of William Sindall Ltd, against the decision of the Royal Borough to refuse planning permission for the construction of an additional storey to provide one penthouse flat and the extension of one of the existing top floor flats at Norland Square Mansions, 53 Norland Square, Kensington, W11.

STATEMENT

The Appeal Premises and the Surrounding Area

The Appeal premises comprise a 5 storey Mansion Block of 29 flats, with an Estate Agents office and a Travel Agents on the ground floor, which were constructed in the 1930s and which are situated at the junction of Norland Square and Holland Park Avenue. They adjoin 2 terraces of Victorian stucco fronted houses which were constructed in the Mid 1840s. The Victorian terraces numbering 2-52 (consecutive) Norland Square are arranged on 3 sides of a central garden square, each house comprising basement and 4 storeys, and being listed as Grade 2 on the statutory list of buildings of special architectural and historic interest. The adjacent terrace numbering 152-168 (even) Holland Park Avenue originally comprised basement and 3 upper floors, but the majority of the houses have had an additional floor constructed of mansard design.

The Appeal site falls within the Norland Estate Conservation Area which was designated on the 26th January 1969 under the provisions of Section 1 of the 1967 Civic Amenities Act. A map showing the extent of the Conservation Area, and the location of the Appeal premises, is annexed to this Statement.

Initial Development Plan

In the Initial Development Plan for Greater London, the Appeal premises are zoned for residential purposes at a density of 133 persons per acre and are not programmed for redevelopment.

Relevant Planning History

There have been a number of applications in the past to construct additions within the curtilage of Norland Square Mansions.

- (1) On the 18th August 1961, planning permission was granted by the former London County Council for the construction of a lock-up garage and a flat over the existing garages at the rear of the block.
- (2) An application for planning permission to construct an additional storey to the block of flats, to provide one self-contained 3 bedroom flat and one self-contained 2 bedroom flat was submitted on the 10th August 1973. This was refused by letter dated the 10th December 1973 on the following grounds:-

"(1) The erection of an additional storey at this property would result in a building which appears too dominant when compared with its neighbours, and would thus have a detrimental affect on the character of the area, which forms part of a Conservation Area designated under Section 277 of the Town and Country Planning Act 1971.

Continued....

- (11) The proposed additional storey would appear as a visually obtrusive protrusion on the skyline, and would thus be contrary to the Policy adopted by the Council in October 1972 with regard to the erection of additional storeys.
- (111) The proposal represents an over-development of the site, the zoned residential density of which in the Initial Development Plan for Greater London, is 136 persons per acre."
- (3) An application for permission to construct an additional storey to form one 3 bedroom self-contained penthouse flat was submitted on 26th January 1974. The Council were advised that the floor area of this proposed extension fell within the provisions of Schedule 8 of the 1971 Town and Country Planning Act, therefore, a refusal of planning permission could have ultimately made the Council liable to pay compensation to the applicant under the provisions of Section 169 of the Act. Bearing this factor in mind, and also considering that the proposed extension would be sufficiently set back from the existing parapet (10 ft. on the Norland Square elevation, and 19 ft. on the Holland Park Avenue elevation) so as to minimize its impact when seen from the street, the Council granted planning permission on the 19th July 1974. The consent, which was conditional upon submission and approval of facing materials, was not taken up and ceased to be valid according to the provisions of Section 42 of the 1971 Act on the 19th July 1977.
- (4) An application for planning permission to construct an additional storey to form one additional 3 bedroom flat and to extend one of the existing top floor flats to form a 4 bedroom maisonette was submitted on the 19th August 1976. This scheme was refused planning permission by letter dated 14th December 1976 on the following grounds:-
- "(1) The erection of an additional storey at this property would result in a building which appears too dominant when compared with its neighbours, and would thus have a detrimental affect on the character of the area, which forms part of a Conservation Area designated under Section 277 of the Town and Country Planning Act 1971.
- (11) The proposed additional storey would appear as a visually obtrusive protrusion on the skyline, and would thus be contrary to the Policy adopted by the Council in October 1972 with regard to the erection of additional storeys.
- (111) The proposal represents an over-development of the site, the zoned residential density of which, in the Initial Development Plan for Greater London, is 136 persons per acre."
- (5) An application for planning permission to construct an extension to form a 3rd bedroom to the flat constructed above the garages in the rear courtyard of the flat was submitted on the 11th August 1977 and conditionally approved by letter dated the 18th November 1977.
- (6) An application for planning permission to construct an additional storey to form one additional 3 bedroom flat and to extend one of the existing top floor flats to form a 4 bedroom maisonette was submitted on the 23rd March 1980.

Continued.....

(100)

This scheme, which is identical to the proposals which were refused by the Council in 1976, was refused by letter dated the 15th May 1980 for the same 3 reasons as in 1976 with relation to the affect on the character of the area, the Council's Policy with regard to additional storeys, and the over-development of the site, with the additional reason which stated "The proposed additional accommodation would be likely to increase the pressure on existing car parking facilities."

It is this decision which forms the subject of this Appeal.

Amplification of Council's Reasons for Refusal

The parapet height of the existing Mansion block of flats is approximately 5 ft. higher than the parapet height of the adjacent terrace in the Norland Square, and approximately 13 ft. higher than the parapet height of no. 152 Holland Park Avenue. Any increase in height would accentuate this difference, and would also increase the already dominant bulk of the Appeal premises when compared to the adjacent Victorian terraces.

The Council, being concerned at pressure from property owners within the Royal Borough to extend their buildings by the erection of additional storeys adopted a Policy in October 1972 which made it clear that the Town Planning Committee were not favourably disposed toward the upward extension of buildings. The Council felt that proposals of this nature were not beneficial in a high density urban environment such as Kensington and Chelsea; upward extensions on the skyline have an inevitable impact on the amenities of nearby residents, and any resultant increase in density further increases existing problems of street parking and may well affect the general quality of life. The Council, therefore, view all proposals for the erection of additional storeys in the context of the heights of neighbouring buildings. If a proposed additional storey would rise above the general roof line, and particularly if it would rise above a hitherto unbroken parapet or ridge line, and thereby obtrude upon an existing skyline, there is a presumption against planning permission being given. All proposals for the erection of additional storeys are consequently judged in relation to:-

- (a) The affect upon the character of the street or terrace.
- (b) The design relationship to the building itself.
- (c) The affect upon the skyline as seen from neighbouring houses and streets, and their affect upon daylighting and sunlighting to neighbouring houses and gardens.

This Policy was superseded by the issue of a similarly worded Policy Statement in August 1976, and the principles therein have been embodied in the Council's current District Plan, in particular in Chapter 4 which is entitled "Conservation, Townscape, Landscape and Development". In addition, Paragraph 5.3 of this chapter emphasizes that in consideration of an application for development within a Conservation Area, the form and size of the building under consideration is important, having regard to the character and scale of nearby properties and others in the Conservation Area which should not generally be exceeded in height. Paragraph 5.4 states that any development in such a situation will be required to respect the existing street scene, and thus to safeguard the character and appearance which designation as a Conservation Area sought to conserve.

Continued.....

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Whilst the Council do not consider that, in itself, the design of the additional storey at the Appeal premises bears a bad relationship to the design of the existing building, they do feel strongly that the additional storey in principle would have an adverse affect on the skyline and hence on the character of Norland Square.

The operation of the Council's additional storeys Policy in Norland Square can be seen by the fact that the Council has refused any application for planning permission to construct additional storeys which would rise above the existing ridge line, or obtrude upon the skyline, as is demonstrated by the refusals to construct additional storeys at no. 29 Norland Square (in November 1971) and at no. 43 Norland Square (in December 1974). Any roof additions which have been permitted involve retaining the existing ridge height and front of the roof slope, and extending at the rear only. If an additional storey were permitted to be constructed at the Appeal premises, it would rise even further above the existing general roof line, and would obtrude on the existing skyline when seen from the street and from neighbouring residential properties, thus having a detrimental affect on the character of Norland Square and hence on the character of the Conservation Area.

The existing block of flats is developed to a residential density of approximately 148 habitable rooms per acre, or taking an occupancy rate of 0.9 persons per habitable room, 132 persons per acre, and the proposed additional storey would increase this to 148 persons per acre or 165 habitable rooms to the acre. The Council consider that this represents an unacceptably high density when judged initially against the zoned residential density of the area in the Initial Development Plan for Greater London, of 136 persons per acre, and secondly when judged against the more recent recommendations of the Greater London Development Plan with a maximum residential density of 120 habitable rooms per acre.

The proposed additional penthouse flat would be likely to result in at least one additional parking space being required, which would increase the already high pressure on existing car parking facilities.

Observations on Appellants Specific Grounds of Appeal

The reasons for the apparent inconsistencies in the Council's previous decisions is explained above, i.e. the lesser impact of the approved scheme on the street scene due to the greater setback from the parapet when compared with the Appeal proposals, and the possible liability of the Council to pay compensation on a refusal of planning permission. The Council do not feel able to accept the considerable financial burden which would fall upon ratepayers in the event of planning permission being refused, especially in view of the fact that there are in the Borough a considerable number of similar Mansion blocks of flats where the same problem could occur. The Council have, however, now taken further advice in this respect, and is now satisfied that a claim for compensation under Section 169 of the 1971 Act could not succeed in this instance, and it is therefore considered that if the proposals which were approved in 1974 were re-submitted today, planning permission would unlikely be granted for similar reasons to the proposals which are the subject of this Appeal.

The Appellant's comments with regard to car parking are noted, although it is pointed out that these proposals would result in one lock-up garage not being available for renting by residents of the existing block, in an area where off-street parking provision is at a premium.

Continued....

103

Although there are certain merits in tidying up the existing roof structures, the construction of the proposed additional storey would be far more dominant on the skyline than these existing structures.

Conclusion

The Council are of the opinion that, when judged against its current planning Policies, an additional storey would be unacceptable in principle in this location. The Department of the Environment are therefore requested to dismiss this Appeal.



Department of the Environment
Room 1411
Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct line 0272-218918
Switchboard 0272-218811
GPN 2074

RECEIVED

TOWN AND COUNTRY PLANNING

7 JAN 1981

4

HOS

Mr John Dowland RIBA ARIAS MRTPI
John Dowland Associates
27 Norland Square Mansions
Holland Park
LONDON W11 4PY

Your reference

Our reference

T/APP/5021/A/80/8372/G2

Date

16 JAN 1981

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MESSRS WILLIAM SINDALL LTD
APPLICATION NO:- PV/TP80/441/KZ/14/94

1. I refer to this appeal, which I have been appointed to determine, against the decision of the Council of the Royal Borough of Kensington and Chelsea to refuse planning permission for the erection of a mansard roof to provide a new dwelling and extend an existing dwelling at Norland Square Mansions, 53 Norland Square, London W11. I have considered the written representations made by you and by the Council and also those made by other interested persons and organisations. I inspected the site on Wednesday, 19 November 1980.

2. From my inspection of the appeal site and surrounding area and from the representations made I am of the opinion that the decision in this case turns on whether the proposed development would be detrimental to the street scene.

3. The appeal property, within the Norland Square Conservation Area, is a 5-storey inter-war corner block of flats adjoining 2 mid-19th century stucco fronted terraces, of which that facing Norland Square is listed. You claim that the proposal is similar to a scheme which was given planning consent in 1974 and would improve the appearance of both the building and the area as a whole. The Council submit that while there were overriding legal and financial considerations which justified the 1974 consent, the set-back on the east side was greater than in the present proposal and policies with the object of preventing the upward extension of buildings of this type are now contained in the approved District Plan.

4. Although the appeal property is of much later date than the adjoining terraces they collectively appeared to me to form a harmonious group of buildings and the general consistency of roof line along the west side of Norland Square was particularly evident. In my judgement this relationship, which can be appreciated from many vantage points within the Norland Square Communal Gardens and Holland Park Avenue east of Norland Square, would be seriously undermined by the additional storey despite the proposed set-back on 2 sides. I accept that the visible parts of the existing tank rooms and other structures on the roof are rather unattractive, however they do not read against the sky as a large mass and in my view are considerably less obtrusive than the proposed development would be.

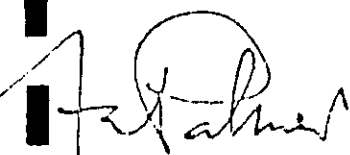
5. Turning to the density and parking aspects, these seem to me to be largely related. The Council say that the proposal would cause the density targets contained in the Initial Development Plan for Greater London and the Greater London Development Plan

be further exceeded. Parking at the kerbside is mainly restricted to the holders of residents' permits and in the particular circumstances of this case I do not consider that one additional dwelling would place an undue burden on parking facilities or other local services. Nevertheless, I find the additional storey sufficiently objectionable in itself to condemn the proposal as wholly unsuitable.

6. I have taken into account all the other matters raised, including the proposed materials and the possible problems of overlooking, but they do not outweigh the harm to the local environment which would result from permission.

7. For the above reasons, and in exercise of the powers transferred to me, I hereby
dismiss this appeal.

I am Sir
Your obedient Servant



F. E. PALMER BArch DipCD RIBA FRSA MBIM FRTPI
Inspector

JW

French, Michael: PC-Plan

From: Richard Walker-Arnott [whatnots@lineone.net]
Sent: 15 February 2004 20:18
To: Michael French
Subject: Norland Square Mansions PP/04/00081

107

Dear Mr French.

Thank you for sending me the details of this application.

On balance I support it. I think that the improvements to the building proposed by the applicant outweigh the consideration that Conservation Area policy is in principle against roof extensions. I have visited the Square to check the point, and think that the applicant's claim that the new structure would barely be visible from ground level is a fair one. I understand that the Norland Conservation Society, while broadly and after local consultation in favour of the scheme, has stipulated that there should be a condition preventing the applicant from putting sunshades or anything else on the terrace which would spoil the skyline, and I agree with that.

I would be grateful if you would report my comments to the committee.

I will return the drawings in due course.

Regards

RWA

DT

French, Michael: PC-Plan

From: Tim Ahern [tim.ahern@btinternet.com]
Sent: 10 February 2004 17:22
To: amanda_frame@bauencorp.com
Cc: French (E-mail)
Subject: RE: Norland Mansions

Dear Ms Frame

Thank you for your email.

I have received a number of requests that this matter goes to committee and by this email I have also asked Mr French to see that it does.

Tim Ahern

-----Original Message-----
From: amanda_frame@bauencorp.com [mailto:amanda_frame@bauencorp.com]
Sent: 10 February 2004 15:47
To: cllr.ahern@rbkc.gov.uk
Subject: Norland Mansions

Dear Cllr Ahern,

Ref: Norland Mansions, Norland Square, W11

We, Norland Conservation Society, are concerned to discover that this significant development will be considered as a delegated decision. It seems to us that a development of such size and significance should come before the full Planning Services Committee. We would be grateful therefore if you would give this serious and early consideration because we understand this application is coming up for decision in the very near future.

Yours sincerely,

Amanda Frame
Secretary, Norland Conservation Society

[&

The Royal Borough of Kensington and Chelsea

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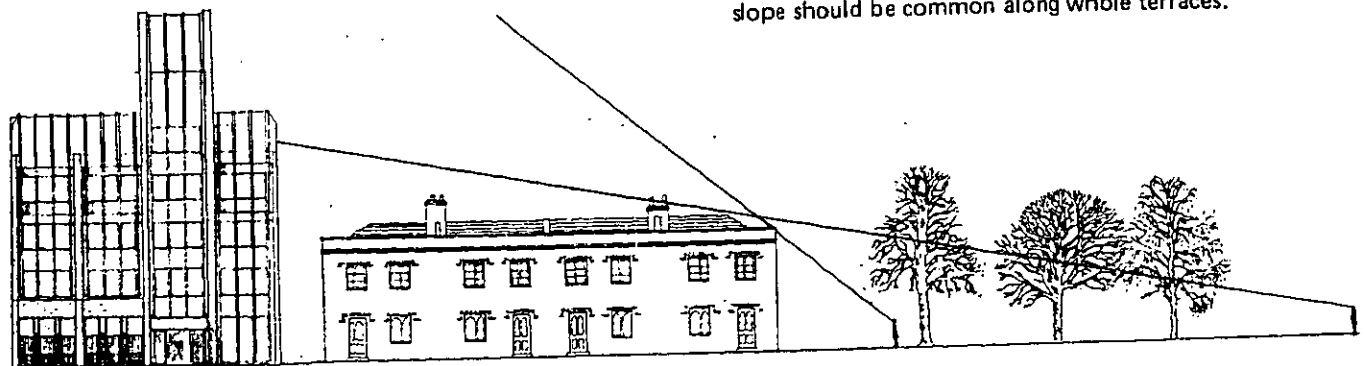


Roof extensions in Addison Avenue

Roof Levels

The roof level of older buildings is naturally one of the first parts to weather and to require substantial maintenance. In the Conservation Area there are examples of replaced roofs and repaired parapets, party walls and chimneys. The roof line is also under pressure as the easiest direction in which to extend without undue change to internal layout or encroaching upon rear garden space and within permitted development levels (see p.26) Extensions above the ridge line do not fall within permitted development levels but may come within the scope of 'schedule 8' part II of the 1971 Act in which allowance is made for the compensation to be claimed where certain applications are refused. The Council is generally unable to accept the burden of substantial compensation payment which can arise and to all intents and purposes therefore such developments may be unrefusable. In many cases of occupied residential properties, fortunately the cost of the works exceeds the added value of the extension and so no compensation is involved.

The sensitivity of roof lines to change varies, according to the setting of the building in the street-scene. Some of the variables are the length of view available of the building (see diagram) whether the roof is hidden by a parapet and whether it is flat or pitched – either fore and aft or sideways.



The nearer a building is approached, the more important the detail at ground level becomes.

Pitched Roofs

(Addison Avenue, St. James's Gardens, St. Anne's Villas, Penzance Street)

Pitched roofs are sensitive to the need for retaining slates to maintain the character of the area. As a general consideration, the replacement of broken slates with genuine slate is most important on the front elevation.



Where works affecting the roof level require planning permission, the Council will require development at the roof level to use natural slates especially where such development is on the front elevation.

Where pitched roofs are re-roofed, red tiles are an unsatisfactory material in this Conservation Area. On any elevation where the roof cannot be easily seen from the front facade grey asbestos slates may be used satisfactorily.

Parapets and flat or low-pitched roofs

Where a flat or low-pitched roof is largely obscured from street level by a parapet or balustrade, the continuity of such a feature in a terrace takes on great visual significance.



When a roof extension is proposed and the surrounding terraces are devoid of modern extensions it will be the Council's policy to refuse planning permission.

Where there are existing roof extensions, the retention of the parapet is important in the continuity of the facade. Where it has been broken to allow a dormer window or mansard this feature should be reinstated if the opportunity arises.



It will be the Council's policy that in cases where planning permission is required parapet walls will be retained in any development proposals. On those occasions when mansard roofs are permitted, the mansard and party wall should slope back at an angle which minimises the intrusiveness of the extension when seen from the pavement on the opposite side of the road, and this slope should be common along whole terraces.

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING POLICY REGARDING THE ERECTION OF ADDITIONAL STOREYS

AUGUST 1976

The Council have, in the past, noted a considerable increase in the wish of local residents and other property owners in the Borough to extend their buildings by the erection of an additional storey. In some cases these proposals stem from the wish of individual householders to provide themselves with added bedroom accommodation, and in other instances they stem from the wish of property companies to provide either an additional dwelling or, with existing accommodation, an enlarged dwelling unit.

The Town Planning Committee wish to make it clear that they are not favourably disposed toward the upward extension of buildings. Proposals of this kind are not beneficial in a high density urban environment such as Kensington and Chelsea; upward extension upon the skyline has an inevitable impact upon the amenity of nearby residents, and any resultant increase in density increases existing problems of street parking and congestion and may well affect the general quality of life.

If a planning application is submitted it will be considered against the following criteria:-

(1) Planning Principles

The Council will view all proposals for the erection of additional storeys in the context of the heights of neighbouring buildings. If a proposed storey should rise above the general roof line, and particularly if it should rise above a hitherto unbroken parapet or ridge line, and thereby obtrude upon an existing skyline, there is a presumption against planning permission being given. As a general rule, however, additional storeys may be permitted in principle if there are already a number of such additions existing as a precedent in the immediate vicinity or terrace. Thus all proposals will be judged in relation to:-

- (a) Their effect upon the character of the street or terrace.
- (b) The design relationship to the building itself, and,
- (c) Their effect upon the skyline as seen from neighbouring houses and streets and their effect upon daylighting and sunlighting to neighbouring houses and gardens.

Particular emphasis is given to these factors in designated conservation areas, and in these areas and others of character the Council intends to prepare a street by street statement of policy.

(2) Design Details

(a) Where planning permission can be agreed in principle, the Council will expect to see that any additional storey is designed to safeguard daylight and sunlight to neighbouring land and buildings. Generally, any additional storeys should be set back from the front and rear elevations of a building in order to allow a reasonable amount of daylight to reach properties opposite. It is considered that this lighting is safeguarded if such additional storeys are set back to rise from behind a parapet gutter within a line drawn at an angle of 45° from the top of the existing parapet wall.

A set-back in this form also minimises the visual impact of the new storey as seen from the street or from other houses nearby.

(N.B. In certain circumstances sunlight criteria referred to in "Daylight and Sunlight" issued by the Department of the Environment will require a greater set-back.)

(b) This consideration of set-back applies equally to the brick 'fins' or party wall parapets which are required on either side of an additional storey. They should be kept back from the parapet, and sloped at a uniform angle throughout any particular terrace - and should be kept to the minimum size compatible with fire regulations.

(c) On occasion dormer windows will be allowed to intrude outside the 45° line. Mansard slopes in which they are set should be clad in grey natural or asbestos slates - and NOT in coloured clay roofing tiles.

(d) The style, size and positioning of windows on the elevations of the additional storey should, where practicable, match or be in architectural sympathy with the windows on the lower storeys of the building. Their overall width should not exceed half the frontage: except in those rare instances where a gifted designer succeeds with an all-glass solution to the elevational problem.

(e) Water tanks, fire escapes, and other roof structures should be positioned in the centre of the roof to be as in-obtrusive as possible. These structures must be shown on submitted drawings.

(f) Chimney pots, which are a characteristic feature on the roofline, should be retained wherever possible: and should be positioned on the party wall parapets in the same relationship to the front edge of the new roof as they previously had to the old parapet. Thus the characteristic skyline is re-created at the higher level.

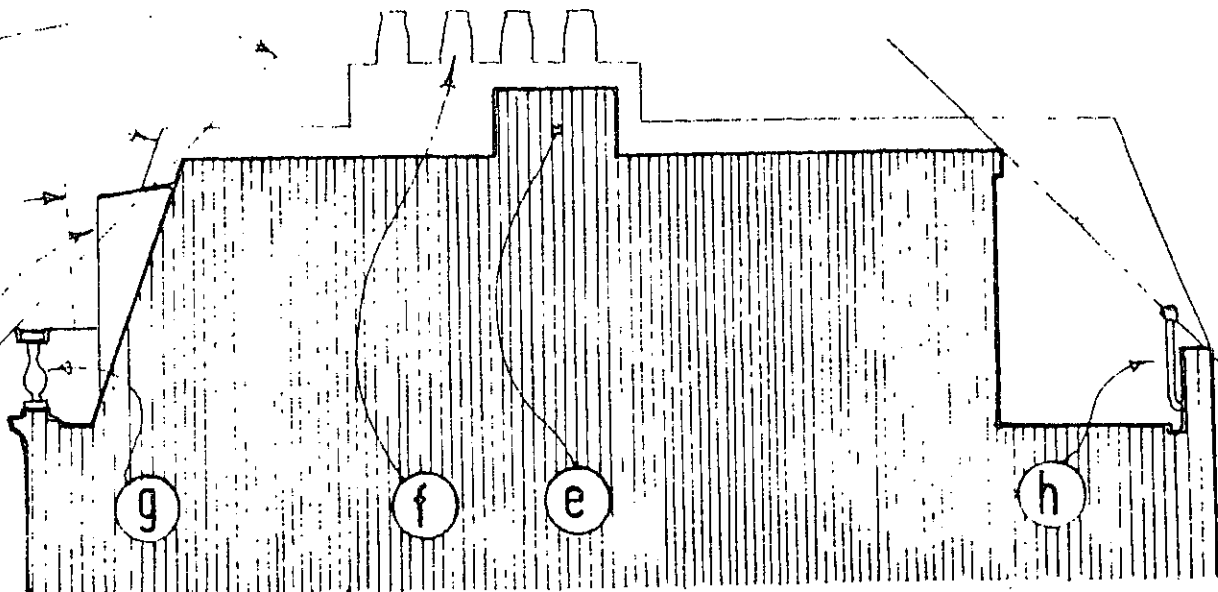
(g) On no account should the front parapet be broken so as to allow additional light to the front windows of the roof extension, but the restoration (or even substitution) of a "bottle" balustrade can conceal the height of an extension while still letting a lot of light through to the windows.

(h) Properties facing in a southerly direction lend themselves to the possible inclusion of small roof terraces enclosed behind the parapet. These require protective railings which should be of a sympathetic design and which should be positioned preferably behind the parapet rather than on it.

(j) Dormers, skylights etc. within 900mm of the party wall parapet result in the profile of it being required by the Constructional By-Laws to be 300mm higher and wider than the dormer.

Plans and Drawings

Plans and drawings should be prepared in consultation with the District Surveyor to secure compliance with the London Building Acts and By-Laws. In the event of the District Surveyor requiring some modification after planning permission has been granted, the written agreement of the Borough Council as Planning Authority to this modification must be obtained.



EAS/DMcC/AMJ

28.10.76

(This note has been developed, in the light of experience, from the one supported by the Council's Environment Advisory Committee 15.9.72.)

PUBLIC INQUIRY

SITE: NORLAND SQUARE MANSIONS,
53 NORLAND SQUARE, W11



RBK&C Ref: DPS/DCN/PP/04/00081/JW

ODPM Ref: APP/K5600/A/04/1148762

APPENDICES

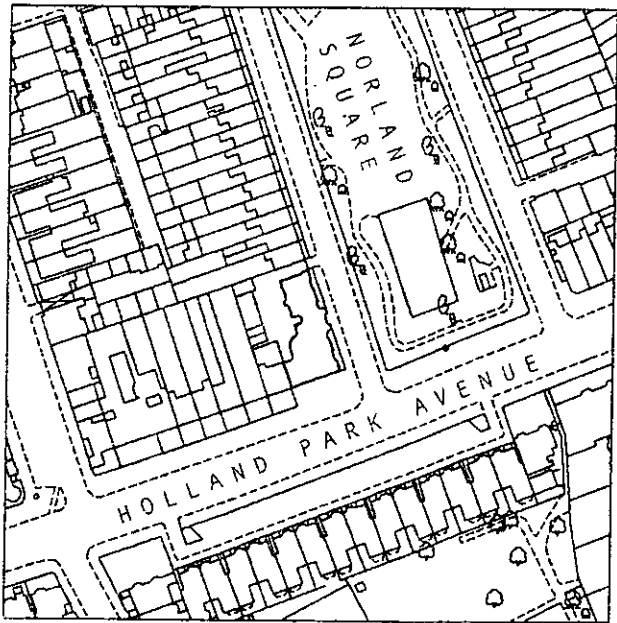
KATE ORME

1ST February 2005

Norland Square Mansions W11

REPORT prepared by Hugh Cullum Architects Ltd, Aug 2003

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1. INTRODUCTION
2. ARCHITECTURAL CONTEXT - ART DECO
3. THE ENTRANCE
4. FACADE COMPOSITION
5. THE ROOFLINE
6. ROOFTOP FLAT
7. SUMMARY PAGE
8. AREA HISTORY
9. NOTES

This report has been prepared by
Hugh Cullum Architects Ltd,
12 East Passage, London EC1A 7LP,
on behalf of Sloan Crest Ltd.

Norland Square Mansions W11

REPORT prepared by Hugh Cullum Architects Ltd, Aug 2003

INTRODUCTION



Left: view from Holland Park Avenue.
Below: the site c.1910



NORLAND SQUARE MANSIONS

Norland Square Mansions is an interwar mansion block built at the corner of the predominantly mid-Victorian Norland Square on the site of a large Victorian school. The architect was Arthur Ash F.R.I.B.A.



Entrance detail.

It is probably true that the architectural composition of Norland Square would be more coherent and consistent if Norland Mansions were to be replaced by a smaller, stuccoed building more stylistically sympathetic to its neighbours. Nonetheless, we feel that even the current building could be very much improved and could contribute more positively to the square and the conservation area.

While the mass and style of Norland Mansions contrasts with the terrace housing enclosing the square it does perform some aesthetic function as a corner stop marking the junction between the square and Holland Park Avenue.



Arthur Ash (?) - Adastral House, Theobald's Road, WC1.
A classic Deco composition, recently restyled as hi-tech offices.

At the moment Norland Mansions is frankly a rather characterless building. While it certainly has an interwar aura it communicates only the more tired and shabby aspects by which the period is distinguished. The three-bay 'palazzo' composition of the buildings main aspect, onto the square, is so timidly articulated as to be all but lost in the hodge-podge of brick and render panels. Features such as the wreath at cornice level above the main entrance are almost invisible from the ground. The recessed brickwork articulation of the bays is so subtle as to go totally unnoticed without careful inspection.

In this report we have highlighted aspects of the building that we believe could be improved by means of careful intervention and sympathetic detailing.



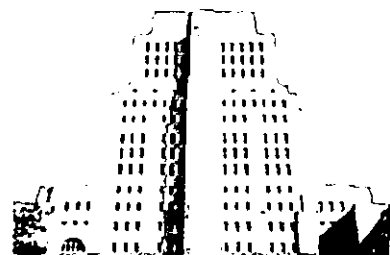
Norland Square Mansions -
Facade details

ART DECO

Norland Square Mansions is at heart an art deco building. It is contemporary with and spiritually akin to the buildings of Holden and Richardson, though its realisation and subsequent treatment have obscured the fact.

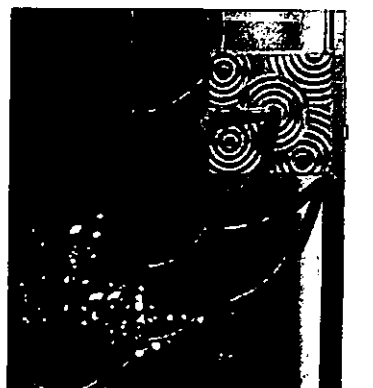
The building has some fine detailing: the stucco decoration at the entrance and cornice and the relief banding (almost like strapwork) is entirely in period and quite charming. The slightly rustic flush pointed handmade brickwork with relief detailing and tile sills again indicates a quality of design and intent.

Our suggestion is that taking these cues from the existing details we can make subtle alterations that would enhance the inherent character of the building and in so doing make it a more worthy corner marker for Norland Square.



Charles Holden - Senate House, UCL.
This heroic Art Deco masterpiece was
completed in 1937, almost exactly
contemporary with Norland Mansions.

Burnet, Tait & Lorne - Royal Masonic
Hospital, W6. (completed 1933)



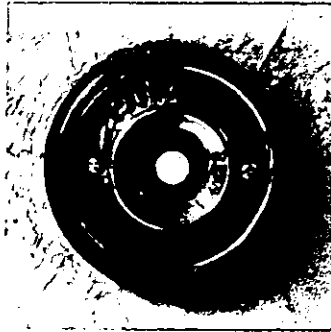
Oswald Milne - Claridges Hotel, W1
Metalwork detail c.1930



Norland Square Mansions W11

REPORT prepared by Hugh Cullum Architects Ltd, Aug 2003

ENTRANCE

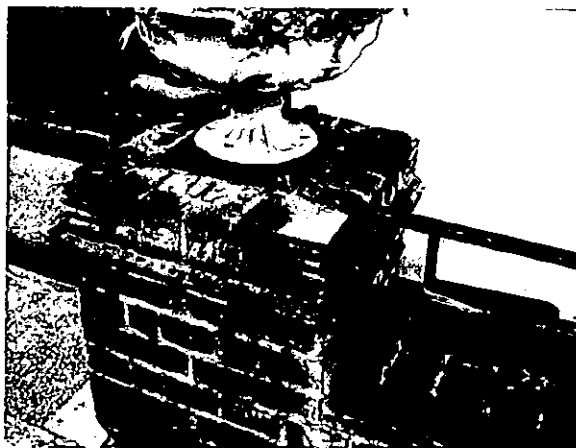


THE ENTRANCE

This is marred in two senses. Firstly the brick piers either side of the entrance are picayune and the urns atop them are stylistically out of keeping and much too small for the size of the building and importance of the entrance. We suggest larger piers with similar detailing and new wrought and cast iron planters whose design will echo the style of the existing wrought iron work and detailing of the interior.

Secondly, the fine quality of the brickwork above the entrance is completely ruined by the overlarge lead flashing and festoons of cabling. We suggest that the rendered panel around the entrance is extended up to replace the flashing (which is an apron against splashes off the canopy) and that the cabling is chased in under the new render. This will also create more visual connection between the entrance and the rendered balconies either side thus strengthening the overall composition.

We also propose that the lighting of the entrance be addressed, to improve both safety and aesthetics.



Above: existing entrance & planters.
Right: proposed improvements.



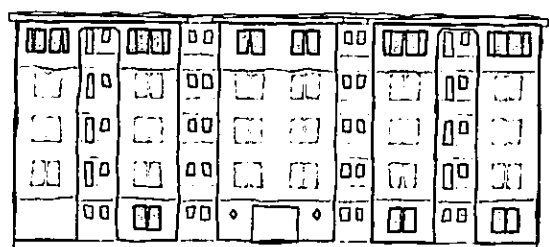
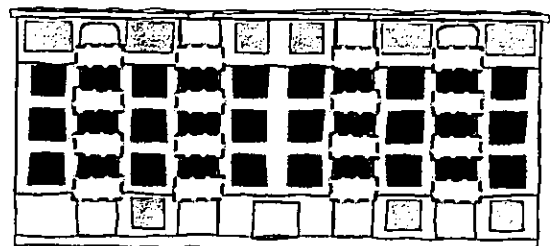
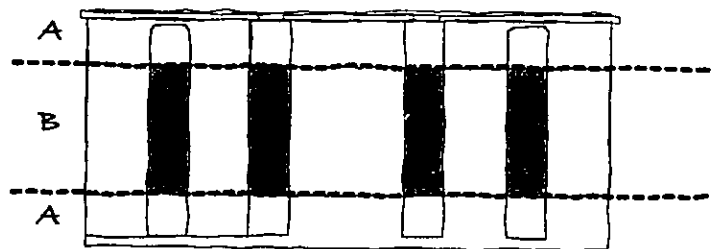
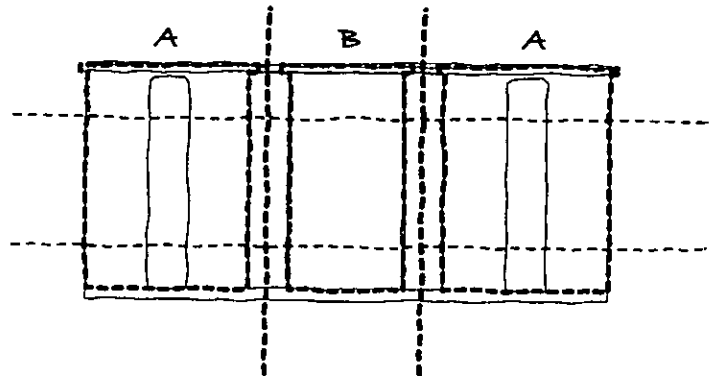
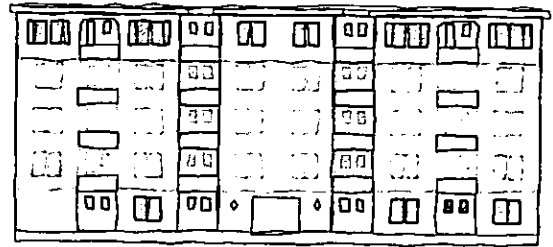
THREE BAY COMPOSITION

While a classical three bay 'palazzo' composition is implied in all the detailing (brick shadow joints, central cornice motif, arched balcony heads on the side bays etc.) the predominant reading of the building is nonetheless horizontal. We think this was not intended by the architect and is not in the spirit of the building.

Unfortunately the strong contrast between the render and the brick gives a reading of a rather flat top rendered band, a middle zone of brick peppered with white balconies, and again a rendered base. The overall impression is of a massive and unarticulated mass of building.

We suggest that this could be corrected by rendering the rear panels of the balconies to allow the brick projecting bays to read more coherently.

This would also offer improved amenity for the building occupants, by making the balconies feel lighter and less over-shadowed.



1930's Flats in Cleveland St, W1.
Strong vertical elements are
used to unify the facade

Norland Square Mansions W11

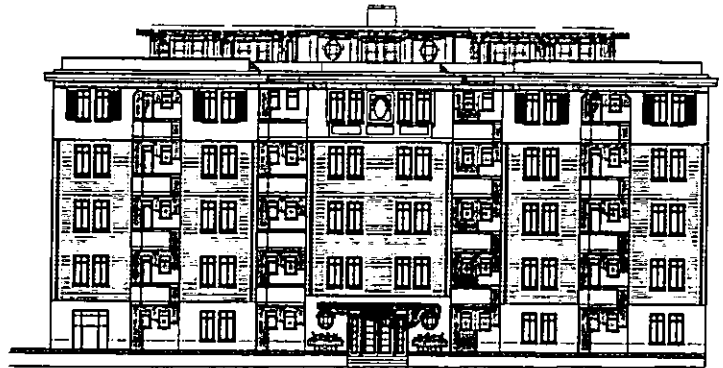
REPORT prepared by Hugh Cullum Architects Ltd, Aug 2003

THE ROOFLINE

THE ROOFLINE

The roofline is currently articulated in plan but not elevation (with the exception of an ugly water tank enclosure). This gives the building a rather 'cut off' look and does nothing to help the bay articulation.

It is possible that Ash's original composition placed greater emphasis on the height of the cornice above the facade (in a letter of January 1935, he proposes a building height of 60 feet, the top floor being a tiled mansard 'above a projecting cornice'), but during planning negotiations Kensington Council stipulated a maximum height of 50 feet.



We suggest that the parapets on the side bays are distinguished by raising the parapet above the cornice in contrast to the central bay. The central bay is then capped by a somewhat recessed and delicate attic storey whose detail and curved roof echo the design of the ground level entrance below. To either side are wrought iron pergolas with planting.

Below - Existing view from Holland Park Avenue.





THE ROOFTOP FLAT

The proposed roof flat is pulled well back from the edge of the roof such that its contribution to the building is only visible from a distance when the building is seen as a whole. Apart from the emphasis given by the curved roofline directly above the entrance none of the flat will be visible from the street in front of the block. In no sense does it detract from the amenity of any of its neighbours.

The roof flat is intended not only to improve the skyline and architectural legibility of Norland Square Mansions, it is also the means by which other improvements to the building can be financed.

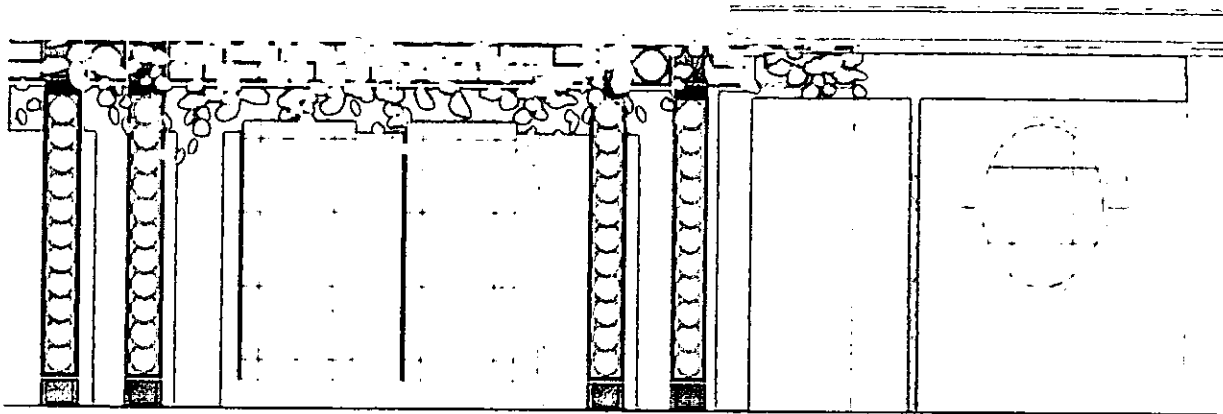
Below - Proposed view showing rooftop flat. Views are taken in winter, when the long views are less obscured by trees. During summer most of Norland Mansions is hidden behind leaves.



Norland Square Mansions W11

REPORT prepared by Hugh Cullum Architects Ltd, Aug 2003

DESIGN DETAILS

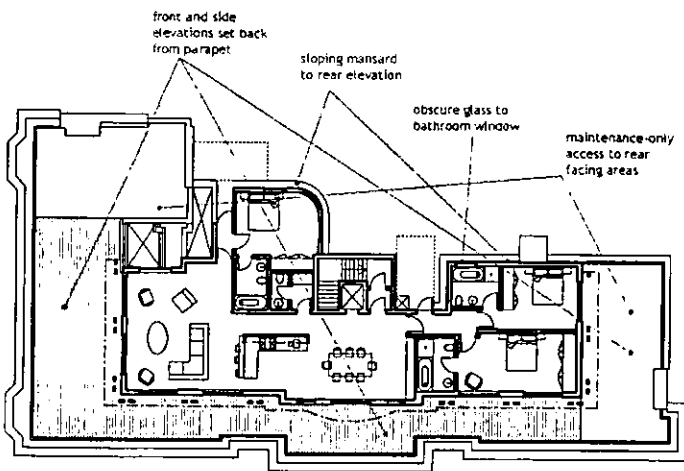


DESIGN DETAILS

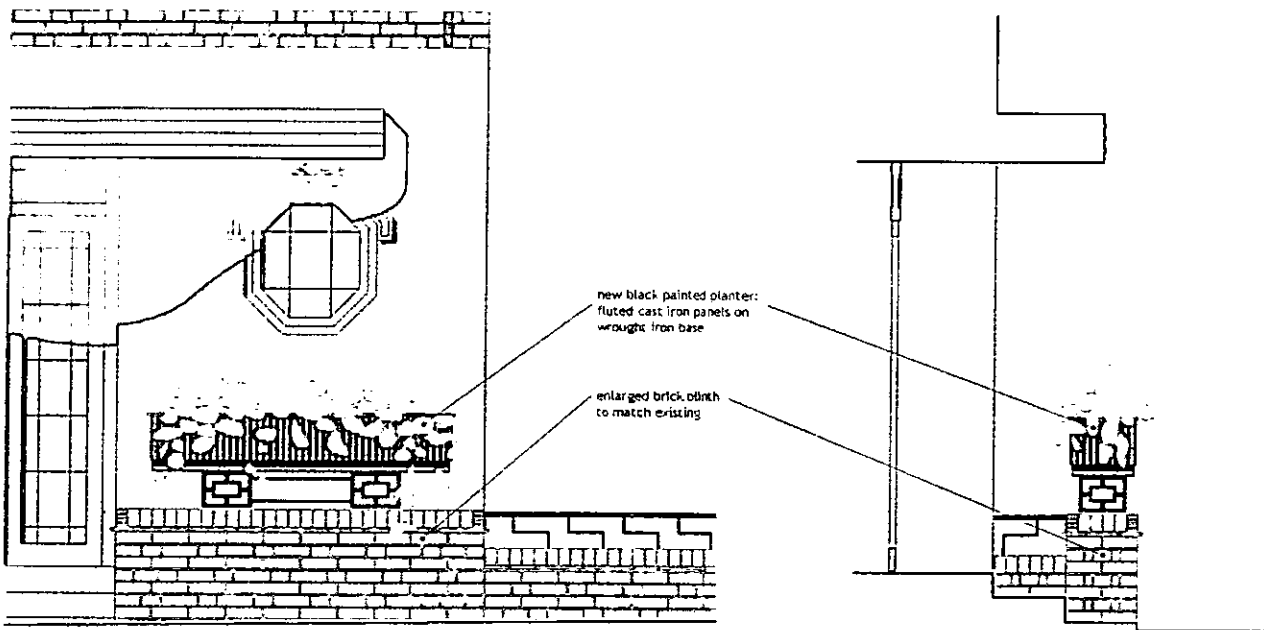
Attention to architectural detail is vital when working with period building fabric, and it is important that any new design elements are deployed in a careful and sympathetic manner.

For example, the proposed iron trelliswork around the rooftop flat picks up on the grecian motif of the railings at the front of the block; a similar treatment of the entrance planters will help to unify the new and existing building details.

A similar level of care is required in the disposition of the roofplan, to avoid any overlooking or other loss of amenity to neighbouring properties.



Top - Detail of proposed trelliswork to rooftop flat
Above - Roof plan showing setbacks from building perimeter
Below - Proposed entrance planter detail



QUALITY OF LIFE DURING CONSTRUCTION

Norland Mansions is predominantly residential accommodation, and inevitably any form of development will cause some disturbance. To ensure that the work to the building is undertaken in such a manner as to minimise disruption to residents of the building and adjacent properties as far as is practicably possible, the following measures are recommended:

A 'Quality of Life' document will be issued, which sets out the initial approach proposed, and is intended to assure local residents and businesses that the Project Team are aware of their concerns and that these will be properly addressed throughout the course of the works.

The building contractor will be required to thoroughly address the key issues listed below. Once their proposals have been carefully scrutinised and confirmed as appropriate they will form part of the contractor's contractual obligations. The key areas identified are:

SAFETY

Safety is of paramount importance. Detailed thought is required to take into account the particular safety issues arising particularly with regard to deliveries to and from the site.

- Proper security measures will be put into place to prevent unauthorised access into the site by the general public. The contractor will provide full site security.
- The rooftop site will be fully hoarded/protected to provide a barrier to falling items and prevent overlooking.
- Departure and arrival of site traffic will be restricted to avoid the rush hours.

A Planning Supervisor will be appointed, in accordance with the requirement of the CDM Regulations, to ensure that all stages of the building process pay due regard to all health and safety issues and requirements.

A full analysis will be undertaken at the start of the project to identify all elements of the design and the construction process that could present risk to the public, operatives employed on the project and the end users of the facility. Once identified the appropriate steps required to mitigate these risks will be recorded, incorporated into method statements and implemented.

LIAISON WITH LOCAL RESIDENTS

One of the key ways of minimising problems will be to ensure proper lines of communications are established. To this end:

- The contractor will be required to nominate a senior member of their project based team to assume the role of Liaison Officer with representatives of the residents. This individual will be responsible for keeping interested parties informed of on-ongoing activities by the issuing of regular written statements, the posting of notices and by personal contact. He or she will also be available to address any particular issues that arise on a day to day basis.
- The contractor will also be obliged to subscribe to Kensington and Chelsea Borough Council's "Considerate Contractors" scheme. This will assist in ensuring that the Borough's high standard of site hoardings, protection and lighting are achieved and maintained on this project.
- Emergency contact numbers will be issued by the contractor.

NOISE

This is usually a principle concern - some noise is inevitable, but the following measures should help to reduce its impact and annoyance.

- The initial removal of the existing rooftop structures etc. is expected to be one of the noisiest phases of the project. The team will make every effort complete this phase as swiftly as possible.
- All noisy activities will be restricted to certain set hours, agreed with the local authority Environmental Health department, to minimise disturbance to local residents.
- All construction plant will be required to incorporate all reasonable up-to-date methods for rendering them as silent running as possible.
- The site will be fully hoarded/enclosed.

- The construction of the rooftop flat will use as many pre-formed components made offsite as is practical.

DUST AND DIRT

- The construction of the rooftop flat will use largely prefabricated construction to minimise wet or dusty operations on site.
- No crushing for re-cycling purposes or burning of materials will be permitted on site and when appropriate water hosing and spraying of workfaces will be carried out to minimise dust generation.
- The contractor will implement a cleaning programme, and will be responsible for making regular checks.

PARTY WALLS/FLOORS

- Any percussive works to party walls or floors will be previously notified to party wall neighbours and be undertaken during specified noisy works periods.

SITE ACCESS AND TRAFFIC

- Specific attention will be given to times when materials can be moved on to and off site. Unloading will be carefully controlled and will take place between times agreed by the council.
- The contractor will be obliged to ensure that all vehicular movements are planned in accordance with this to ensure minimal disruption to local residents and that surrounding streets do not become congested.

LIFT REFURBISHMENT

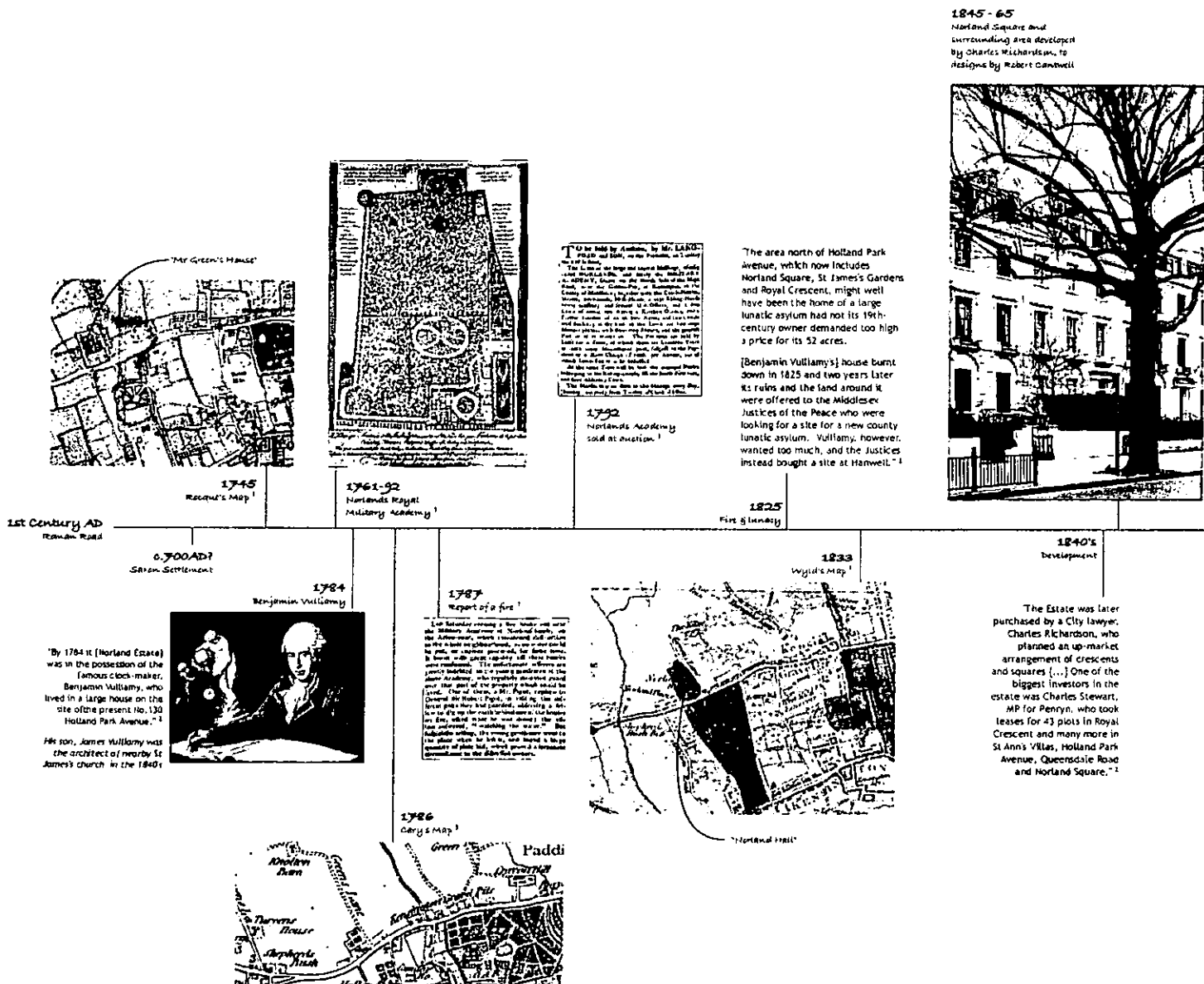
- Inevitably the lift will be out of operation while it is being replaced. Every effort will be made to minimise this period.
- The contractor shall undertake to provide a person in attendance at the building to assist carrying groceries etc. up and down the staircase while the lift is out of service.

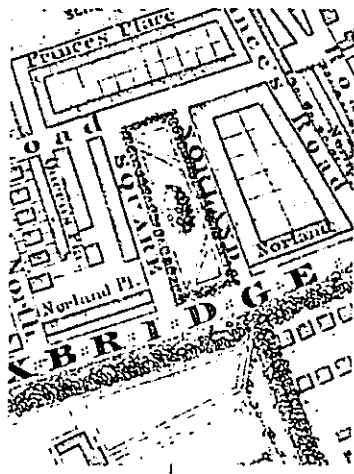
With a careful choice of appropriate contractor, and the adoption of the measures outlined above, we believe that it will be possible to implement the proposals with the minimum of disturbance to the local residents.

Norland Square Mansions W11

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AREA HISTORY (1)





The Census for 1851 shows that Norland Square had a number of doctors and lawyers, a Russian diplomat, an American author with seven servants, a naval captain and a quarry owner.¹

1851 Census



1904 Notting Hill High School for girls²



1874 Ordnance Survey Map³



1910 Notting Hill High School for Girls²



1969 The Norland Society was founded following the designation of the Norland Conservation Area by the Council of the Royal Borough of Kensington and Chelsea under the Civic Amenities Act 1967.⁴



Present Norland Square Mansions



1845



1850



1855



1855-60

1873 Notting Hill High School for Girls



Harriet Morant Jones

The Girls' Public Day School Trust Company was formed in 1872 with the direct intention of providing high schools for girls in towns where there was the necessary financial support. It was decided to establish the first two schools, which were to be public and denominational day schools, in West London. There was not provision in the west at that time and North London was already served by the North London Collegiate and Camden schools. In January 1873, the Trust opened Chelsea High School and, nine months later, Notting Hill and Baywater High School.

It was intended that Notting Hill and Baywater would serve the area north of Hyde Park. It took over premises in Norland Square which had been built for a boys' school in 1867. The building consisted of a basement cloakroom, a hall and at least one room. The first headmistress was Miss Harriet Morant Jones; she was born in 1833 and had had a school in Guernsey.

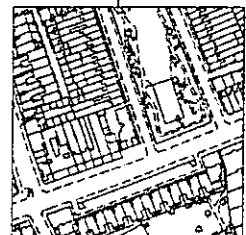
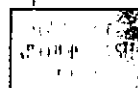
Little else about her background is known but she made her mark at Notting Hill. She began with one assistant and ten children. She retired in 1900 leaving a school of 400 girls and 20 teachers and a steady stream of Cambridge, Oxford and London University entrants.

The premises in Norland Square, despite some acquisition of neighbouring properties, became increasingly unsuitable and in 1930 it

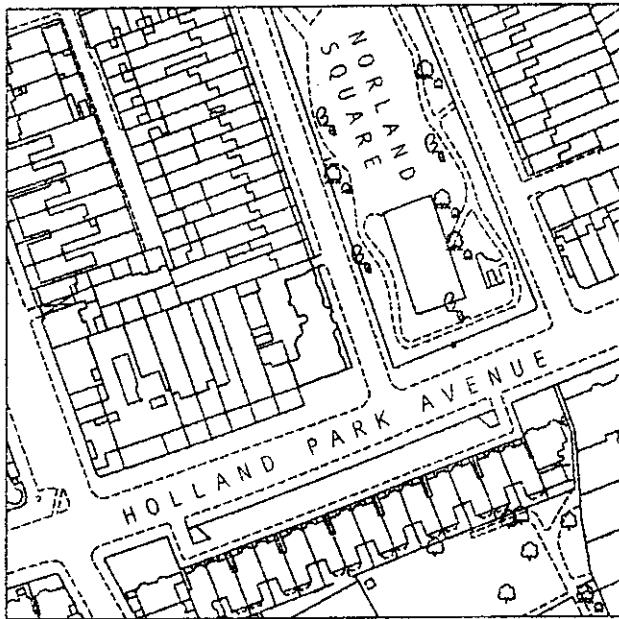
1868 Baywater Proprietary School



c.1935 Norland Square Mansions designed by Arthur S. Ash (d.1966)



2003 Ordnance Survey plan⁵



The EXISTING BUILDING:

- An Art Deco mansion block from the mid-30's.
- Beginning to show it's age, lift needs upgrading.
- Entrance marred by unattractive planters, unsightly lead flashings, poor lighting and exposed cables.
- Unsympathetic shopfront on Holland Park Avenue.
- Gloomy appearance resulting from dark balcony recesses and black paintwork on South facade.

Proposed improvements and alterations:

Improved FACADE:

- Heavy black panels repainted white to balance composition.

Improved SHOPFRONT:

- New canopy, signage, lighting and planting.
- Black painted areas repainted white.

New ROOFTOP EXTENSION:

- Single-family dwelling, replaces existing rooftop tank structure.
- Set well back from eaves to minimise bulk.
- Planting on cast iron trellis to soften building outline.
- Designed to balance & enhance architectural composition of the building as a whole.
- Provides funding for proposed improvements.

Improved COMMON PARTS:

- Renewal of existing lift for improved safety & amenity.

Improved FACADE:

- Rear walls of dark balcony recesses rendered white to reduce shadowing.

Improved ENTRANCE:

- New planters, lighting and rendering over canopy.

