

Decision Notice

Please Index As

File Number

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

Stuart Duffy Appleton Co. Ltd.,
11 Barmouth Road,
Wandsworth,
London,
SW18 2DT

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17 APR 2003

My Ref: PP/03/00561//
Your Ref: TDA

Please ask for: Central Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990

**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT
ORDER, 1995**

REFUSAL OF PERMISSION TO DEVELOP (DP2)

The Borough Council in pursuance of its powers under the above-mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT: Formation of roof terrace above extended second floor level with access from glazed rooflight.

SITE ADDRESS: 13 Pembroke Place, London, W8 6ET

RBK&C Drawing Nos: PP/03/00561

Applicant's Drawing Nos: 02/998/16, 02/998/17A, photographs received 7 March 2003 and Location Plan

Application Dated: 06/03/2003

Application Completed: 07/03/2003

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF



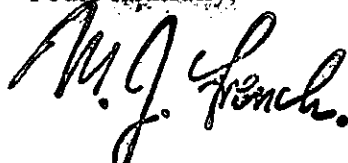
REASON(S) FOR REFUSAL:

1. **Retention of the roof trellis will detract from the appearance and character of the host building and the Edwardes Square, Scarsdale and Abingdon Conservation Area. It is contrary to policies in the Unitary Development Plan particularly Policies CD25, CD38, CD39, CD44, CD52 and CD53.**
2. **Retention of the roof trellis would result in an unsympathetic development which in itself causes harm. A cumulative effect of a number of similar proposals would be detrimental to the character of the area. It is contrary to policies in the Unitary Development Plan particularly Policy CD44a.**
3. **Retention of the roof trellis encourages the use of the flat roof as a terrace and results in an intrusion into the privacy and amenity that nearby residents could reasonable expect to enjoy from their own private space. It is contrary to policies in the Unitary Development Plan particularly Policies CD30 and CD40.**

INFORMATIVE(S)

1. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD25, CD30, CD38, CD39, CD40, CD44, CD44a, CD52 and CD53 (I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation