

COMMITTEE REPORT

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Committee Report

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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/03/00272
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

17 Selwood
Terrace, London,
SW7 3QG

APPLICATION DATED 24/03/2001

APPLICATION REVISED

APPLICATION COMPLETE 31/01/2003

APPLICANT/AGENT ADDRESS:

Simon Hands &
Ass.,
12 Ruislip Road,
Greenford,
Middlesex
UB6 9QN

CONS. AREA 13A CAPS Yes

ARTICLE '4' No WARD CFA

LISTED BUILDING II

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

Ae.
DP1

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

DELEGATED

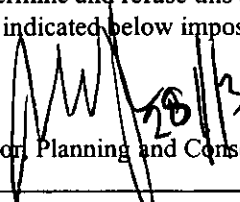
APP NO. PP/03/00272/CHSE

804
This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - 8th Schedule development

RECOMMENDED DECISION: Refuse planning permission

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


Exec. Director, Planning and Conservation

W. W. W.
Head of Development Control

Area Planning Officer

27/3

ADDRESS OF SITE:

**17 Selwood Terrace, London,
SW7 3QG**

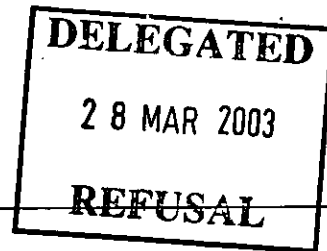
APPLICATION DATED 24/03/2001

APPLICATION COMPLETE 31/01/2003

APPLICANT/AGENT ADDRESS:

Simon Hands & Ass.,
12 Ruislip Road,
Greenford,
Middlesex
UB6 9QN

APPLICANT: Rainey Associates,



CONS AREA **Thurloe
and Smith's Charity**

CAPS Yes

ART '4' No

WARD Courtfield

LISTED BUILDING II

ENG. HERITAGE

CONSULTED 9

OBJ. 0

SUP. 0

PET. 0

Erection of
PROPOSAL: ~~Proposed~~ basement and ground floor rear extension and internal alterations.

RBK&C Drawing No(s): PP/03/00272

Applicant's Drawing No(s) 01, 02, 03, 04A, 05A, 06A, 07 and 08.

REASONS FOR REFUSAL

1. **The proposed extension, by virtue of its bulk and appearance, would disrupt the even, traditional rhythm of rear additions within the terrace in which the property stands, and would represent an incongruous feature to the original building, terrace and local conservation area, contrary to Policies contained within Chapter 4 "Conservation and Design" of the Unitary Development Plan, in particular CD25, CD41, CD44, CD52 and CD53.**
2. **The proposed extension, by virtue of its glazed elements at upper ground floor level, would represent an incongruous addition to the original building, terrace and conservation area, contrary to Policies contained within Chapter 4 "Conservation and Design" of the Unitary Development Plan, in particular policies CD25, CD41, CD42, CD44, CD52 and CD53.**

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 CD225, CD30, CD37, CD41, CD42, CD44, CD52 and CD53. (I51)

1.0 THE SITE

- 1.1 This application relates to a two-storey plus basement, north-east facing, mid-terraced property on the residential Selwood Terrace. The property is both Grade II Listed, and forms part of the Thurloe/Smith's Charity Conservation Area.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission for the erection of a basement and ground floor rear extension within the void between existing closet wings of No.16 and 17 Selwood Terrace.
- 2.2 These works, including additional internal works of refurbishment are the subject of a listed building application under reference LB/03/00273.

3.0 HISTORY

- 3.1 Planning permission and Listed Building consent were granted for the erection of a basement extension with ground floor conservatory above in May 1983. Almost identical to the current proposals, save for a number of small internal works, these approvals were not implemented and have therefore expired.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main issues for consideration are the impact of the proposal on the appearance of the property, on the character and appearance of the Conservation Area, and on the amenities of neighbouring occupiers. With regard to the above, it is therefore considered that the relevant policies within the UDP are CD25, CD30, CD37, CD41, CD42, CD44, CD52 and CD53. Guidance laid out within the Thurloe/Smith's Charity Conservation Area Proposals Statement is also relevant.
- 4.2 With regard to the application for Listed Building consent, it is considered that policies CD57 and CD58 are also relevant.
- 4.3 Policy CD41 f) resists extensions which would spoil or disrupt the even rhythm of rear additions. It is considered that the terrace in which the property stands has maintained the traditional form of closet wing/void, and that whilst basement level infills may sometimes be acceptable, the proposed extension would appear overly bulky and clearly interrupt the identifiable rhythm of rear additions within the terrace.
- 4.4 Policy CD42 b) resists proposals for conservatories which would be located significantly above garden level. Whilst the proposed conservatory would be built onto a basement extension recessed within a partial lightwell, it would

stand well above the rear garden level and would appear an incongruously glazed structure at this level.

- 4.5 With regard to the impact of the proposal upon the Listed Building, Circular 01/2001 advises Local Authorities on the new arrangements for handling Heritage applications. English Heritage did not need to be notified of this application under the new arrangements and therefore the Council are authorized to determine it. The formal observations of the Council's Conservation and Design Officer are as follows:-

"This listed building survives in a tolerable state of preservation; all but one of the rooms retain lath and plaster ceilings, and most rooms retain their original skirting boards and cornices. There are, however, no original fireplaces, and all the doors have been removed from the site."

"This application, whilst generally involving refurbishment, would also include the total loss of original door openings and architraves, the installation of double doors off the stair in the basement, alterations to the original under-stair cupboard, and the loss of a chimney breast in the rear, first floor room."

"It would also include a substantially solid two-storey lightwell infill. There currently appears to be no adjacent precedent for a two-storey infill within the terrace, and the proposal is crudely detailed and would entail the loss of a good original sash with crown glass."

"Both the proposed rear extension, and the cumulative impact of the internal works would cause harm to the remaining character of this building as a building of special architectural or historic interest."

- 4.5.1 In view of the above, it is considered that the development would run contrary to policy CD57 and CD58.

- 4.6 With regard to issues of privacy and residential amenities, due to the nature of the development and its position, it is considered that the proposal would not have any impact upon the amenity of the immediate area.

5.0 CONSULTATIONS

- 5.1 In total, the residents of 8 neighboring properties were contacted with regard to the proposal. No representations have been received.

6.0 RECOMMENDATION

- 6.1 With regard to the above, it is considered that the proposal is unacceptable and would not comply with the adopted policies within the UDP. A recommendation of refusal of both planning permission and listed building consent is therefore made.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/03/00272 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NB
Report Approved By: JT/LAWJ
Date Report Approved: