

Other Documents

Please Index As

File Number

Part 1

Part 10

Part 2

Part 11

Part 3

Part 12

Part 4

Part 13

Part 5

Part 14

Part 6

Part 15

Part 7

Part 16

Part 8

Part 17

Part 9

Part 18

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

APPLICANT:

Gavin Jackson,
23 Chartfield Avenue,
London
SW15 6DX

APPLICATION NO: LB/01/00621

APPLICATION DATED: 19/03/2001

DATE ACKNOWLEDGED: 23 March 2001

APPLICATION COMPLETE: 22/03/2001

DATE TO BE DECIDED BY: 17/05/2001

SITE: 19 Alexander Place, London, SW7 2SG

PROPOSAL: Extension to rear of single family dwelling at second and third floor levels. (Listed Building Consent)

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

See PP/01/00620

CONSULT STATUTORILY

HBMC Listed Buildings
HBMC Setting of Buildings Grade I or II
HBMC Demolition in Conservation Area
Demolition Bodies
DoT Trunk Road - Increased traffic
DoT Westway etc.,
Neighbouring Local Authority
Strategic view authorities
Kensington Palace
Civil Aviation Authority (over 300')
Theatres Trust
The Environment Agency
Thames Water
Crossrail
LRT/Chelsea-Hackney Line
Victorian Society

ADVERTISE

Effect on CA
Setting of Listed Building
Works to Listed Building
Departure from UDP
Demolition in CA
"Major Development"
Environmental Assessment
No Site Notice Required
Notice Required other reason
Police
L.P.A.C
British Waterways
Environmental Health
GLA
Govt Office for London
Twentieth Century Society

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 19 ALEXANDER PLACE
~~SQUARE~~

POLLING DISTRICT D

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St. Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
13A	II		10/73														

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area Proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces Required	
	Spaces Proposed	

Notes:

TO: SEE DISTRIBUTION LIST

FROM: EXECUTIVE DIRECTOR OF
PLANNING &
CONSERVATION

MY REF(S): RAG/PP/01/620
+ LB/01/621 7

YOUR REF:
SEE DISTRIBUTION LIST

ROOM NO: 324

EXTN: 3852

DATE: 4.01.02

TOWN AND COUNTRY PLANNING ACT, 1990

APPEAL 19 ALEXANDER PLACE SW7

I attach for your information a copy of the decision for the appeal on the above-mentioned premises.

EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

DISTRIBUTION LIST:

COUNCILLOR B. PHELPS, CO-CHAIRMAN, PLANNING SERVICES COMMITTEE
COUNCILLOR T. AHERN, CO-CHAIRMAN, PLANNING SERVICES COMMITTEE
COUNCILLOR SIR ADRIAN FITZGERALD (CHURCH WARD ONLY)

COUNCILLOR R. HORTON

COUNCILLOR I. DONALDSON

TOWN CLERK & CHIEF EXECUTIVE C.CAMPBELL RM: 253

DIRECTOR OF LEGAL SERVICES..... L. PARKER RM: 315

LEGAL ASSISTANT (ENFORCEMENT ONLY).. H. VIECHWEG RM: 315

LAND CHARGES..... M. IRELAND RM: 306

COUNCIL TAX ACCOUNTS MANAGER..... T. RAWLINSON RM: G29

TRANSPORTATION.....B.MOUNT RM: 230

EXECUTIVE DIRECTOR OF PLANNING & CONSERVATION

HEAD OF DEVELOPMENT CONTROL

APPEALS OFFICER

NORTH

CENTRAL

SOUTH-EAST

SOUTH-WEST

INFORMATION OFFICE

FORWARD PLANNING..... G. FOSTER

DESIGN..... D. MCDONALD

STATUTORY REGISTER

FILE(S) ↓

SYSTEMS..... C.STAPLETON



The Planning Inspectorate

3/07 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-3728930
Switchboard 0117-3728000
Fax No 0117-3728443
GTN 1371-8930

Ms R Gill (Dept Of Planning & Conservation)
Kensington And Chelsea R B C
3rd Floor
The Town Hall
Hornton Street
London
W8 7NX

Your Ref: LB/01/00621/CLBA
Our Ref: APP/K5600/E/01/1074455
APP/K5600/A/01/1074456
Date: 3 January 2002

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPEALS BY MR A JEFFREYS
SITE AT 19 ALEXANDER PL, LONDON, SW7 2SG**

I enclose a copy of our Inspector's decision on the above appeals.

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit
The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 8139

E-mail: Complaints@pins.gsi.gov.uk

Yours faithfully

Mr Dave Shorland

COVERDLI

Copy

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
RB	4		JAN 2002		PLANNING	
KJC					43	
N	C	SW	SE	APP	IO	REC
			ARB	FPLN	DES	FEE



Appeal Decision

Site visit made on 18 December 2001.

by **W.G. Pryce** MSc DipArch RIBA MRTPI

an Inspector appointed by the Secretary of State for Transport,
Local Government and the Regions

The Planning Inspectorate
409 Kite Wing
Temple Quay House
2, The Square
Temple Quay
Bristol BS1 6PN
Tel: 0117 372 6372
e-mail: enquiries@planning-
inspectorate.gsi.gov.uk

Date: **5 JAN 2002**

Appeal A: APP/K5600/E/01/1074455 **19 Alexander Place, London SW7 2SG.**

- The appeal is made under sections 20 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
- The appeal is made by Mr A Jeffreys against the decision of the Royal Borough of Kensington and Chelsea Council.
- The application ref: LB/01/00621, dated 19 March 2001, was refused by notice dated 17 May 2001.
- The works proposed are to erect an extension to the rear of a single-family dwelling.

Summary of Decision: The appeal is dismissed.

Appeal B: APP/K5600/A/01/1074456 **19 Alexander Place, London SW7 2SG.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr A Jeffreys against the decision of the Royal Borough of Kensington and Chelsea Council.
- The application ref: PP/01/00620, dated 19 March 2001, was refused by notice dated 17 May 2001.
- The development proposed is an extension to the rear of the single-family dwelling.

Summary of Decision: The appeal is dismissed.

Main Issue

1. The dwelling that is the subject of these appeals is a Grade II listed building situated within the Thurloe Estate and Smith's Charity Conservation Area. Having regard to these facts, from the written representations and my inspection of the site and the surrounding area I consider the main issue relating to both the appeals is the effect of the proposals on the character and appearance of the listed building and on the conservation area.

Development Plan and other Planning Policies

2. The development plan for the locality comprises the Royal Borough of Kensington and Chelsea Unitary Development Plan (UDP) adopted in 1995. However the Council has also drawn to my attention the Unitary Development Plan Proposed Alterations (PA). Whilst this emerging plan has not yet been adopted, it is at an advanced stage in that process. Therefore, in accordance with the advice contained in paragraph 48 of Planning Policy Guidance Note 1 – General Policy and Principles (PPG1), I shall afford the UDPRA substantial weight in my consideration of these appeals.

3. Amongst the development plan policies relevant to these appeals, policies CD25, CD41, CD52, CD53 and CD58 of both the UDP and the PA are particularly pertinent. Of these, policy CD25 is a general policy that seeks to ensure a high standard of design for all new development. In this regard, policy CD41 deals more specifically with rear extensions to existing dwellings. This policy sets out the criterion that is used to assess the acceptability of new proposals. Amongst these, criteria (c) and (d) require rear extensions to be no higher than the height of nearby or neighbouring extensions and that they should be visually subordinate to the parent building.
4. Policies CD52 and CD53 are concerned with controlling new development in conservation areas. These policies emphasise the importance of ensuring that new proposals preserve or enhance the character and appearance of the area whilst also drawing attention to the advice contained within the relevant Conservation Area Policy Statement (CAPS). In relation to listed buildings, policies CD58 of the UDP and the PA respectively both reflect the general presumption in favour of the preservation of such buildings. These policies state that new works to alter listed buildings should respect the integrity of the plan-form and be in keeping with the style and materials of the original building. In dealing with this appeal I am also cognisant of the advice and guidance provided by English Heritage within "London Terraced Houses 1660 – 1860".
5. The development plan policies generally accord with the national advice contained within PPG15 – Planning and the Historic Environment. In dealing with these appeals I shall also have regard to the duties imposed under the Planning (Listed Buildings and Conservation Areas) Act 1990. Under sections 16(2) and 66(1) of the Act, the decision maker is required when considering whether to grant listed building consent or planning permission to have special regard to the desirability of preserving the listed building, or its setting or any features of special architectural or historic interest it possesses. In relation to conservation areas, section 72(1) of the Act states that special attention should be paid to preserving or enhancing the character or appearance of that area.

Reasons

6. No. 19 Alexander Place comprises an extremely attractive mid-19th century four-storey London terraced house. Situated close to the Brompton Road and leading off Thurloe Square, the dwellings fronting Alexander Place back onto the rear gardens of similarly designed dwellings on South Street. The whole of the surrounding area, which comprises some of the best examples of London terraces, squares, streets and crescents was laid out in mid-late 19th century and now constitutes a fine and well preserved conservation area.
7. Whilst No.19 is the penultimate dwelling in the terrace, the adjacent dwelling (No.21) has been constructed in a manner that generally reflects the scale and architectural integrity of the main terrace. During my site inspection I noted that the form of the rear wall of the historic part of the terrace is very typical of its period. It generally still reflects the original plan-form of the dwellings and has a fairly continuous and uniform rear wall and traditional closet wings extending out into the rear garden areas at basement, ground and in some cases, the first floor levels. In addition there are a variety of other types of basement and ground floor rear extensions. In this case, No19 also has a conservatory extension at first floor, which fills the gap between the closet wing and the neighbouring dwelling. Whilst there are other properties in the terrace

that have unusually high closet wings, there is generally a high degree of consistency and uniformity in the historic dwellings nearest to the appeal site where the closet wings are restricted to the lower floors.

8. I recognise that in terms of the overall increase in floor space, this proposal is modest in size. However, the extension would be at a high level and it would be readily visible not only from within the neighbouring property fronting South Street and Thurloe Square but also when looking into the core of the street block from South Street where it would be particularly exposed. In my opinion, from such views the proposed extension would be very obtrusive and would contrast sharply with the uncluttered form and uniformity of the rear wall of the terrace.
9. In this respect I consider that whilst the proposed extension would not protrude above the parapet level, when seen from ground level it would be unduly prominent and would break up the line of the existing parapet. As a result I am of the opinion that this proposal would transform the traditional modest closet wing into a major feature unduly dominating the rear façade of the listed building. It is therefore my view that the proposed extension would conflict with the criteria set out in policy CD41 and as a consequence it would fail to preserve the character and appearance of the listed building.
10. With regard to the wider conservation area, I accept that the rear elevations of buildings of this period were not as ornate and carefully designed as those facing onto the street. However, whilst they are much simpler, they are formal in the general appearance and certainly not unattractive. In my opinion, it is the contrast between the highly sophisticated elegance of the front elevations with the much less grand designs of the rear that is an important feature of the conservation area. Furthermore, within this conservation area it appeared to me that views and glimpses into the rear core of street blocks is much more common than is generally the case in central London.
11. In my opinion, in order to preserve the character and appearance of the listed buildings as well as the conservation area, it is important to be able to see and appreciate the whole of these buildings in as near as possible to their original form both front and rear. In this case I recognise that the proposed extension has been carefully designed to be in keeping with the existing building. However, it is my view that the additional bulk and obtrusiveness of such a high extension would nevertheless make it appear out of place and incongruous. I have therefore concluded that the proposed extension would be harmful to the overall character and appearance of the conservation area. As a result the development would be contrary to national and local policies to protect the historic environment.

Conclusion

12. For the reasons I have given and having regard to all other matters raised, I have concluded that these appeals should not succeed.

Formal Decisions

Appeal A (Ref: APP/K5600/E/01/1074455)

13. In exercise of the powers transferred to me I dismiss this appeal and refuse listed building consent for a rear extension at second and third floor level to 19 Alexander

Place, London SW7 2SG.

Appeal B (Ref: APP/K5600/A/01/1074456)

14. In exercise of the powers transferred to me I dismiss this appeal and refuse planning permission for a rear extension at second and third floor level to 19 Alexander Place, London SW7 2SG.

Information

15. A separate note is attached setting out the circumstances in which the validity of these decisions may be challenged in the High Court within six weeks of the date of the decision.



INSPECTOR

APPEAL

TO: BC

FROM: PA/HD

DATE RECEIVED: 1.10

EXTN: 2081

APPEAL CASE OFFICER: <u>ALS</u>	APPEAL ADMIN OFFICER: <u>BB</u>
OUR REF: <u>LB/01/621</u>	DETR REF: <u>E/01/1074455</u>

ADDRESS: 19 ALEXANDER PLACE

SW7

REASON FOR APPEAL: REF

THE APPEAL WILL BE DETERMINED BY WAY OF:

WRITTEN REPRESENTATIONS

INFORMAL HEARING

PUBLIC INQUIRY

START DATE OF APPEAL:	<u>2.10.01</u>
3 RD PARTY LETTERS DUE:	<u>16.10</u> SENT: <u>9/10</u>
QUESTIONNAIRE DUE:	<u>16.10</u> SENT: <u>10/10</u>
RULE 6/8 DUE:	SENT: _____
STATEMENT DUE/DATE OF PROOF EXCHANGE:	<u>13.11.</u> SENT: <u>22/10</u>

6. Is the appeal site within an approved Green Belt or AONB?

Please specify which

YES / NO

7. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? (If YES, please attach details.)

YES / NO

8. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State?
If YES, please attach details and, where necessary, give our reference numbers.

YES / NO

APP/KS600/A/01/1074456

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details.

YES / NO

9. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q11.)

Cons Area 13A

YES / NO

10. Does the appeal relate to an application for conservation area consent?

YES / NO

11.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?

YES / NO
Grade I / II* / II

b. Would the proposed development affect the setting of a listed building?

YES / NO

If the answer to question 11a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q13.)

12. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953?

YES / NO

13.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?

YES / NO

b. If YES, was English Heritage consulted? Please attach a copy of any comments.

YES / NO

14.a. Is the appeal site in or adjacent to or likely to affect an SSSI?
If YES, please attach the comments of English Nature.

YES / NO

b. Are any protected species likely to be affected by the proposals?
If YES, please give details.

YES / NO

15. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a. Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999? If YES, please indicate which Schedule.

YES / NO

Sch 1 — Sch 2 col 1

b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment)(England & Wales) Regulations 1999?

YES / NO

c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.

YES / NO

d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;

Number of Documents Enclosed

N/A

e. Any representations received as a result of an Article 7 (or Regulation 6) notice;

f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;

g. Any representations received as a result of a notice published under Article 8 and/or Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);

h. Details of any other applications or matters you are currently considering relating to the same site;

i. For all appeals, including those against non determination, you must provide details of all relevant development plan policies. Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan.

j. Any supplementary planning guidance, together with its status, that you consider necessary.

k. Any other relevant information or correspondence you consider we should be aware of.

Not decided if appropriate yet

Chapters 1-4 UDP & proposed alterations
Extract from UDP Inspectors Report.
Conservation area proposal statement

16. a. What is the date you told those you notified about the appeal that we must receive any further comments by?

Notif. letter dated ->

9/10/01

b. Copies of the following documents must, if appropriate, be enclosed with this questionnaire.

Number of Documents Enclosed	N/A
	✓
✓	
	✓

i) representations received from interested parties about the original application

ii) the planning officer's report to ~~committee~~ *members panel*

iii) any relevant committee minute

17. FOR APPEALS DEALT WITH BY WRITTEN REPRESENTATIONS ONLY

Do you intend to send another statement about this appeal?
If NO, please send the following information:-

YES NO

a. ~~In non-determination cases:~~

- ~~i) what the decision notice would have said;~~
- ~~ii) how the relevant development plan policies relate to the issues of this appeal.~~

b. In all cases:

- ~~i) the relevant planning history;~~
- ~~ii) any supplementary reasons for the decision on the application;~~
- ~~iii) matters which you want our Inspector to note at the site visit.~~

18. THE MAYOR OF LONDON CASES ONLY

a. Was it necessary to notify the Mayor of London about the application?
If YES, please attach a copy of that notification.

~~YES/NO~~

b. Did the Mayor of London issue a direction to refuse planning permission
If YES, please attach a copy of that direction.

~~YES/NO~~

I confirm that a copy of this appeal questionnaire and any enclosures have been sent today to the appellant or agent.

Signature: *[Signature]* on behalf of *RBC* Council

Date sent to us and the appellant *10/10/01*

Please tell us of any changes to the information you have given on this form.

This document is printed on a recycled (UK) paper containing 100% post-consumer waste.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colgate
Norwich NR3 1BQ

APPEALS TIMETABLE

ADMINISTRATION

Initials

Time
Hours

Cost
LAWJ

- (1) Notification of appeal to third parties
- (2) Pre Statement Inquiry/hearing
- (3) Preparation of Statement and Documentation
- (4) Notification of appeal decision

CASE OFFICER

- (1) Preparation
- (2) Meeting
 - Legal
 - Counsel
 - Transportation
 - Design
 - Policy
 - BEHO
 - Other Parties
- (3) Statement
- (4) Public Inquiry/Local Hearing

Policy

- Preparation
- Meetings
- Statement if applicable

Design

- Preparation
- Meetings
- Statement if applicable

Transportation

- Preparation
- Meetings
- Statement if applicable

The Planning Inspectorate

Further information about us and the planning appeal system is available on our website www.planning-inspectorate.gov.uk

For official use only
Date received

LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT APPEAL FORM

If you need this document in large print, on audio tape, in Braille or in another language, please contact our helpline on 0117 372 8939.

Please use a separate form for each appeal

Your appeal and essential supporting documents must reach the Inspectorate within 6 months of the date of receipt of the Local Planning Authority's decision notice (or, for 'failure' appeals, within 6 months of the date by which they should have decided the application).

Before completing this form, please read our booklet 'Making your planning appeal' which was sent to you with this form.

WARNING: If any of the 'Essential supporting documents' listed in Section K are not received by us within the 6 month period, the appeal will not be accepted.

A. APPELLANT DETAILS

The name of the person(s) making the appeal must be the same as on the planning application form.

Name A Jeffreys

Address c/o Agent Daytime phone no _____

_____ Fax no _____

Postcode _____ E-mail address _____

B. AGENT DETAILS (if any)

Name The Bell Cornwell Partnership

Address Oakview House Your reference JL.3223

Station Road Daytime phone no 01256 766673

Hook, Hampshire Fax no 01256 768490

Postcode RG27 9TP E-mail address jlarkin@bell-cornwell.co.uk

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA Kesington & Chelsea LPA's application reference no LB/01/00621

Date of the LBC/CAC application 19.03.01 Date of LPA's decision notice (if issued) 17.05.01

D. APPEAL SITE ADDRESS

Address 19 Alexander Place

London

Postcode SW7 2SG

If the whole site can be seen from a road or other public land and there is no need for the Inspector to enter the site e.g. to take measurements or to enter a building, please tick the box.

E. SUPPORTING INFORMATION

Please tick **one** box only ✓

- | | Grade I | Grade II* | Grade II |
|---|--------------------------|-------------------------------------|-------------------------------------|
| 1. If the building is listed, please indicate the grade of the building | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Yes | No | |
| 2. Has a grant been made under sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 3. Does the appeal relate to an application for conservation area consent? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

F. DESCRIPTION OF THE DEVELOPMENT

(This must be the same as on the application sent to the LPA, unless minor amendments were agreed with the LPA)

Extension to rear of single family dwelling

G. REASON FOR THE APPEAL

This appeal is against the decision of the LPA to:
(*Delete as appropriate)

Please tick **one** box only ✓

1. refuse *listed building consent/conservation area consent for the development described in Section F.
 2. grant *listed building consent/conservation area consent for the development subject to conditions to which you object.
 3. refuse to vary a condition(s) in a previous grant of *listed building consent/conservation area consent.
 4. refuse to remove a condition(s) in a previous grant of *listed building consent/conservation area consent.
- or
5. The failure of the LPA to give notice of its decision within the appropriate period (usually 8 weeks) on an application for *listed building consent/conservation area consent.

H. CHOICE OF PROCEDURE

CHOOSE ONE PROCEDURE ONLY

Appeals dealt with by written representations are usually decided more quickly than by the hearing or inquiry methods. It is important that you read our booklet 'Making your planning appeal' about the various procedures used to determine planning appeals. Those procedures are the same as the ones used to decide listed building/conservation area consent appeals.

Please note that when we decide how the appeal will proceed, we take into account the LPA's views

Please tick **one** box only ✓

1. WRITTEN REPRESENTATIONS _____

The written procedure involves an exchange of written statements followed by a site visit by the Inspector. The grounds of appeal should make up your full case.

2. HEARING _____

A hearing is a discussion of the appeal proposals. The Inspector leads the discussion. Hearings give everyone concerned the chance to give their views in a more relaxed and informal atmosphere than at a public inquiry. Hearings have many advantages, but they are not suitable for appeals that:

- are complicated or controversial;
- have caused a lot of local interest;
- involve cross-examination (questioning) of witnesses.

Although you may prefer a hearing, the Inspectorate must consider your appeal suitable for this procedure. Hearings are open to the public.

3. INQUIRY _____

This is the most formal of the procedures, because it usually involves larger or more complicated appeals. These are often cases where expert evidence is presented, and witnesses are cross-examined. An inquiry may last for several days, or even weeks. It is not a court of law, but the proceedings will often seem to be quite similar and the appellant and LPA usually have legal representatives. Inquiries are open to members of the public.

An inquiry is held if you or the LPA decide that you cannot rely on the written procedure and a site visit, and we have decided that a hearing is unsuitable. Sometimes we decide that an inquiry is necessary. If we do, you will be given reasons for our decision.

I. GROUNDS OF APPEAL

If you have requested the written procedure, your **FULL** grounds of appeal must be made, otherwise we will return the appeal form. You should give a clear explanation of why you disagree with each of the LPA's reasons for not granting listed building consent or conservation area consent, if appropriate.

If you have requested a hearing or an inquiry, please provide a brief outline of your grounds.

Refer to our booklet 'Making your planning appeal' for help.

Please continue on a separate sheet if necessary.

Please see statement attached

I. GROUNDS OF APPEAL (continued)

J. APPEAL SITE OWNERSHIP DETAILS

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s). We also need to be sure that any other owner knows that you have made an appeal. **YOU MUST TICK WHICH OF THE CERTIFICATES APPLIES.** Please read the enclosed *Guidance Notes* if in doubt.

If you are the sole owner of the whole appeal site, Certificate A will apply:

Please tick **one** box only

CERTIFICATE A



I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner (see Note (i) of the *Guidance Notes* for a definition) of any part of the land to which the appeal relates;

OR

CERTIFICATE B



I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner (see Note (i) of the *Guidance Notes* for a definition) of the building to which the appeal relates, as listed below:

Owner's name

Address at which the notice was served

Date the notice was served

CERTIFICATES C and D



If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D enclosed with the accompanying *Guidance Notes* and attach it to the appeal form.

K. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1–6 below, **must** be sent with your appeal form; 7–8 must also be sent if appropriate. If we do not receive **all** your appeal documents by the end of the 6 month appeal period, we will not deal with it. Please tick the boxes to show which documents you are enclosing.

1. A copy of the original **listed building consent/conservation area consent application** sent to the LPA.
2. A copy of the **site ownership certificate and ownership details** submitted to the LPA **at application stage** (this is usually part of the LPA's planning application form).
3. A copy of the **LPA's decision notice** (if issued).
4. A **plan showing the site outlined in red**, including two roads clearly named (preferably on a copy of a 1:10,000 Ordnance Survey map).
5. Copies of all **plans, drawings and documents** sent to the LPA as part of the application.
6. Any **additional plans, drawings and documents** sent to the LPA but which did not form part of the original application (eg drawings for illustrative purposes).

Copies of the following must also be sent, if appropriate:

7. **Additional plans or drawings** relating to the application but not previously seen by the LPA.
Please number them clearly and list the numbers here:

8. Any relevant **correspondence** with the LPA.
9. If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

PLEASE TURN OVER AND SIGN THE FORM - UNSIGNED FORMS WILL BE RETURNED

L. PLEASE SIGN BELOW

(Signed forms together with all supporting documents must be received by us within the 6 month time limit)

1. I confirm that I have sent a copy of this appeal form and relevant documents to the LPA (if you do not, your appeal will not normally be accepted).
2. I confirm that all sections have been fully completed and that the details of the ownership (section J) are correct to the best of my knowledge.

Signature The Bell Cornwell Partnership  (on behalf of) A Jeffreys

Name (in capitals) JASON LARKIN Date 27.09.01

The Planning Inspectorate is registered under the Data Protection Act to hold personal data supplied by you.

NOW SEND:

• **1 COPY to us at:**

The Planning Inspectorate
Customer Support Section
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

We do not currently accept
appeals by e-mail or fax.

• **1 COPY to the LPA**

Send a copy of the appeal form to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA). There is no need to send them all the documents again, send them any supporting documents not previously sent as part of the application. If you do not send them a copy of this form and documents, we may not accept your appeal.

• **1 COPY for you to keep**

When we receive your appeal form, we will:

- 1) Tell you if it is valid and who is dealing with it.
- 2) Tell you and the LPA the procedure for your appeal.
- 3) Tell you the timetable for us receiving further information or representations.

**If information or representations are received late we may disregard them. They will not be seen by the Inspector but will be sent back to you.
YOU MUST KEEP TO THE TIMETABLE**

- 4) Tell you about the arrangements for the site visit, hearing or inquiry.

At the end of the appeal process, the Inspector will give the decision, and the reasons for it, in writing.

This document is printed on recycled (UK) paper containing 100% post-consumer waste.

© Crown Copyright 1998. Copyright in the printed material and designs is held by the Crown. You can use extracts of this publication in non-commercial in-house material, as long as you show that they came from this document. You should apply in writing if you need to make copies of this document (or any part of it) to:

The Copyright Unit
Her Majesty's Stationery Office
St Clements House
2-16 Colegate
Norwich NR3 1BQ

REASON FOR DELAY

CASE NO. LB/01/621

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....

I have been unable to pass through the case within the target period for the following reason(s) [*highlight as necessary*]

- 1) Delays due to internal Consultation (i) Design
[*highlight one or all*] (ii) Transportation
(iii) Policy
(iv) Environmental Health
(v) Trees
(vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....

Signed..... (Case Officer)

MEMORANDUM

TO: FOR FILE USE ONLY

**From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION**

My Ref: LB/01/00621/SG

CODE 1D

Room No:

Date: 26 March 2001

DEVELOPMENT AT:

19 Alexander Place, London, SW7 2SG

DEVELOPMENT:

Extension to rear of single family dwelling at second and third floor levels. (Listed Building Consent)

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

M.J. French

Executive Director, Planning & Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Gavin Jackson,
23 Chartfield Avenue,
London
SW15 6DX

Switchboard: 020-7937-5464
Direct Line: 020-7361-2012
Extension: 2012
Facsimile: 020-7361-3463



**KENSINGTON
AND CHELSEA**

Date: 23 March 2001

My Ref: **DPS/DCSE/PP/01/00620** Your ref: Please ask for: Ms.S Gentry

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application for Planning Permission at: 19 Alexander Place, London, SW7 2SG
Proposal: Extension to rear of single family dwelling at second and third floor levels.

Dated: 19/03/2001
Fee Received: £95.00

Complete: 22/03/2001 Decision due by: 17/05/2001

I acknowledge receipt of your application.

If you have not been notified by the Council of its decision within 8 weeks of the date of completion above you are entitled to appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. You may, by agreement in writing with the Council, extend the period within which the decision is to be given. The Council decides on applications as soon as possible. Many applications can be determined in six weeks or less, although there will often be reasons why a longer period is necessary.

Proposals that may affect the character or appearance of a Conservation Area, or the special character or setting of a Listed building, and some other proposals, must be advertised on site and in a local newspaper. Therefore, these applications often take longer to determine. Many applications, including all those to which objections are received, must be presented to the Planning Services Committee, which may also mean a short delay. Should you wish to discuss the progress of your application, please contact the Case Officer on the above number.

You are reminded that it may be unlawful to begin the development forming the subject of this application prior to receipt of a written Planning Permission from the Council, and you are strongly advised against doing so.

Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Gavin Jackson,
23 Chartfield Avenue,
London
SW15 6DX

Switchboard: 020-7937-5464
Direct Line: 020-7361-2012
Extension: 2012
Facsimile: 020-7361-3463

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Date: 23 March 2001

My Ref: **DPS/DCSE/LB/01/00621** Your ref: Please ask for: Ms.S. Gentry

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Application for Listed Building Consent at: 19 Alexander Place, London, SW7 2SG
Proposal: Extension to rear of single family dwelling at second and third floor levels.
(Listed Building Consent)

Dated: 19/03/2001 Complete: 22/03/2001 Decision due by: 17/05/2001
Fee Received: £0.00

I acknowledge receipt of your application.

If you have not been notified by the Council of its decision within 8 weeks of the date of completion above you are entitled to appeal to the Secretary of State for the Environment in accordance with Section 78 of the Town and Country Planning Act 1990. You may, by agreement in writing with the Council, extend the period within which the decision is to be given. The Council decides on applications as soon as possible. Many applications can be determined in six weeks or less, although there will often be reasons why a longer period is necessary.

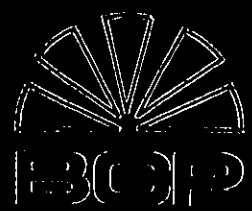
Proposals that may affect the character or appearance of a Conservation Area, or the special character or setting of a Listed building, and some other proposals, must be advertised on site and in a local newspaper. Therefore, these applications often take longer to determine. Many applications, including all those to which objections are received, must be presented to the Planning Services Committee, which may also mean a short delay. Should you wish to discuss the progress of your application, please contact the Case Officer on the above number.

You are reminded that it may be unlawful to begin the development forming the subject of this application prior to receipt of a written Planning Permission from the Council, and you are strongly advised against doing so.

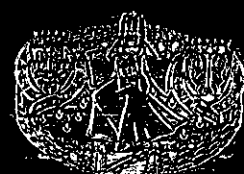
Yours faithfully,

M.J. FRENCH

Executive Director, Planning and Conservation



THE
 BELL
 CORNWELL
 PARTNERSHIP
 CHARTERED TOWN PLANNERS



PLANNING SUPPORT STATEMENT
for an
APPLICATION
for
REAR EXTENSION ON 2ND AND 3RD FLOOR
at
19 ALEXANDER PLACE, SW7

Susanne Dahm MSc
The Bell Cornwell Partnership
Oakview House
Station Road
Hook
Hampshire
RG27 9TP

Job No: 3223

Date: February 2001

Telephone: 01256 766673

Fax: 01256 768490

R.B.K.C PLANNING

Received 2 8 SEP 2001

Ex Die HDC TP CAC AD CLU
AOACK N C SW SE APPEALS
IO REC ARB F.PLAN CON.DES

CONTENTS

	Page
1. INTRODUCTION	2
2. APPLICATION PROPOSALS	2
Site History	3
Determining Considerations	3
3. THE POTENTIAL IMPACT OF THE PROPOSAL ON THE CHARACTER AND	
Appearance of The Listed Building	4
National Planning Policy Guidance 15	5
The Statutory Development Plan	8
4. THE POTENTIAL IMPACT OF THE PROPOSAL ON THE CHARACTER AND	
APPEARANCE OF THE CONSERVATION AREA	11
The Statutory Development Plan	11
Thurloe Estate & Charity Smith's Conservation Area Policy Statement	12
5. CONCLUSIONS	13

Appendices

- 1. Photos of the Site**
- 2. Extract from Conservation Area Policy Statement**

1 INTRODUCTION

- 1.1 This statement supports the planning and listed building consent applications made by Mr. and Mrs. Jeffreys for a rear extension at the 2nd and 3rd floor at No. 19, Alexander Place.
- 1.2 19 Alexander Place forms part of a Grade II group listed terrace. The listing description does not specify any features of special interest .

2 APPLICATION PROPOSALS

- 2.1 The proposals are for the rear extension at second and third floor of 19 Alexander Road. The extension is extending an existing two storey extension at ground and first floor upwards by a further two storeys to the same width and depth and using the same material.
- 2.2 The existing 2nd floor window will be reused in the extension. The new window in the third floor is designed to replicate in terms of width, lintels, material and detailed appearance the reused window at the second floor and the existing window in the main rear wall at 3rd floor level. The existing window at the top floor (see drawing No.0102/17) will remain unchanged.
- 2.3 The top of the proposed extension matches that of the existing 1st floor level extension with a slightly raised parapet.
- 2.4 The proposal is for approximately 9 m² increase in floorspace.

Site History

- 2.5 In September 1999 listed building and planning applications were submitted for “alterations to the rear elevation” [PP/99/1895] and “internal refurbishment, alterations to rear elevation” [LB/99/1896].
- 2.6 Both applications were granted permission on 21st December 1999.

Determining Considerations

- 2.7 The determining considerations of these current applications are twofold:
- A - The potential impact of the proposal on the character and appearance of the Listed Building
 - B - The potential impact of the proposal on the character and appearance of the Conservation Area
- 2.8 The report analyses each consideration in turn in Section 3 and 4 respectively with regard to National Planning Policy Guidance, UDP Policies and Supplementary Planning Guidance, which in this case comprises a Conservation Area Proposals Statement.

3 THE POTENTIAL IMPACT OF THE PROPOSAL ON THE CHARACTER AND APPEARANCE OF THE LISTED BUILDING

- 3.1 Section 54A of the 1990 Town and Country Planning Act states that planning applications should be determined in accordance with the statutory development plan, unless material considerations indicate otherwise.
- 3.2 The statutory development plan is the **Royal Borough of Kensington & Chelsea Unitary Development Plan (UDP)** adopted in 1995. It is currently under review and **Proposed Alterations** and their **Revisions** have been published at the 1st Deposit Stage in August 1999. The 2nd Deposit Stage was published in January 2000 and a further set of **Proposed Alterations** were published in April 2000 to be used for the Public Inquiry. The Public Inquiry is taking place at the moment between the 10th January and the 16th February 2001. The proposed alterations document is at quite a late stage in the reviewing process and thus considerable weight should be attached to these policies. The policies below incorporate changes made in the proposed alterations.
- 3.3 Other material considerations comprise Supplementary Planning Guidance (SPG) which is in this case the '**Thurloe Estate Conservation Area Policy Statement**'. According to the new **Planning Policy Guidance (PPG) No.12** on development plans, SPGs may be taken into account as a material consideration. It carries on to say in para 3.15, that "*the Secretary of State will give substantial weight ... to Supplementary Planning Guidance which derives out of and is consistent with the development plan and has been prepared with public consultation.*"
- 3.4 Further material considerations are PPGs themselves. The relevant PPG for the proposed development is **PPG15 on Planning and the Historic Environment**.
- 3.5 PPG 15 sets the wider framework for the adopted Unitary Development Plan policies regarding the Historic Environment. The policies should be in line with government

guidance and set out the broad principles in more detail. Thus, the report will now discuss the relevant paragraphs from the relevant PPGs followed by relevant UDP policies.

National Planning Policy Guidance 15

3.6 The above property is a Listed Grade II Building. With regard to Listed Building Consent, **PPG 15** para 3.2 advises from the Local Authority “*for any works of alteration or extension which would affect the listed building’s character as a building of special architectural or historic interest (Para 3.1, PPG15)*”. More specifically “*controls apply to all works, both external and internal, that would affect a building’s special interest, whether or not the particular feature concerned is specifically mentioned in the list description. Further detailed guidance on alterations to listed buildings, prepared by English Heritage, is given in Annex C.*” (Para3.2 **PPG15**).

3.7 The general criteria applied to assessing proposals for alterations and extensions is set out in **PPG15** para 3.5 and complemented in more detail guidance given in **PPG15** Annex C under two headings:-

A. Extension to Listed Buildings

B. Alterations to Listed Buildings, as follows.

General Criteria for Listed Buildings

3.8 Para 3.5 of **PPG15** sets out the 4 criteria generally relevant to the consideration of all listed building consent applications. Of relevance for this development are the first three, namely:-

- i. *The importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms;*
- ii. *The particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list;*
- iii. *The building’s setting and its contribution to the local scene, which may be very important e.g. where it shares particular architectural forms or details with other buildings nearby.*

The fourth concerns economic regeneration and environmental enhancement, neither of which are relevant to this small scale proposal.

No.19 Alexander Place is a building listed for its group value rather than its own sake and the rear elevation is not part of the physical features which justified its inclusion in the list. The third concern is dealt with in more detail when the impact of the proposal on the Conservation Area is discussed below.

3.9 Para 3.12 of PPG15 states that “ *In judging the effect of any alteration or extension it is **essential** to have assessed the **elements** that make up the **special interest** of the building in question*”. According to the **SPG Conservation Area Statement**, the rear elevations do **not** form part elements that make up the special interest of the buildings.
[Our emphasis]

3.10 Para 3.13 of PPG 15 confirms that many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing uses. The merit of some new alterations or additions, especially where they are generated within a secure and committed long term ownership, should not be discounted. These proposals conform to that advice.

3.11 Para 3.15 of PPG 15 requires a proper balance to be struck between the special interest of a listed building and proposals for alterations or extensions, which it accepts is demanding but it is rarely impossible, if reasonable flexibility and imagination are shown by all parties involved. The applicant believes that this proposal is within the spirit of this paragraph and that this imaginative solution to provide more space while keeping the character of the building should be regarded flexibly by the LPA.

A. Extension to Listed Buildings

3.12 **Para C.7** states that “ *modern extensions should not dominate the existing building in either scale, material or situation. Successful extensions require .. a sensitive handling of scale and detail*”. The proposed development is only a vertical extension of an

existing extension. It is not above eaves level, nor out of scale, when compared with other extensions in the same terrace and it does not increase the depth or width of the existing extension. The proposed development only proposes an increase in floor space of approximately 9 m². The width of the existing and proposed extension covers only a third of the buildings width. As such, the extension is not a dominating feature of the entire building. The materials will be identical to the existing. In extending an existing extension upwards, re-using the existing window of the second floor and replicating the window on the third floor the architect demonstrates a sensitive handling of scale and detail.

B. Alteration to Listed Buildings

- 3.13 **Annex C** states in **para C.3** that alterations should be based on a proper understanding of the structure. New work should be fitted to the old to ensure the survival of as much historic fabric as is practical. As said above, the existing window is reused and the brickwork extends an existing extension, in compliance with that advice.
- 3.14 **Para C.8** requires alterations to respect the existing fabric and match it in materials, texture, quality and colour. The development proposes to match the materials as existing, in compliance with that advice. -
- 3.15 **Para C.9** states that “ *Window openings establish the character of an elevation; they should not generally be altered in their proportions or details, especially where they are a conspicuous element of the design. The depth to which window frames are recessed within a wall is a varying historical feature of importance and greatly affects the character of a building: this too should be respected*”. [our emphasis]
- 3.16 The proposed extension will use the existing window and window frame and reinstate it at the same height as before in the rear elevation of the extension preserving thereby the historic appearance in the hierarchy of windows. The existing window opening will be preserved as the internal access door to the new extension, in compliance with Para C.9 advice.

3.17 **Para C.40** states that *“If listed building consent is given for additional windows it is important that their design, scale and proportion should be sympathetic to the character of the building”*. The proposal keeps in line with the existing hierarchy of windows, gradually becoming smaller towards the roof. The new window at the third floor replicates the existing 3rd floor window on the main building in terms of width, lintels (single brick arch) and detailed appearance, in compliance with para C.40 advice.

The Statutory Development Plan

3.18 **Policy CD41** deals with **Rear Extensions** and states that proposals for rear extensions would normally be resisted if the following occurs :

- a. The extension would extend rearward beyond the general rear building line of any neighbouring extensions.
- b. The extension would significantly reduce garden space of amenity value, or spoil the sense of garden openness when viewed from properties around.
- c. The extension would rise above the general height of neighbouring and nearby extensions, or rise to or above the original main eaves or parapet.
- d. The extension would not be visually subordinate to the parent building.
- e. On the site boundary, the extension would cause an undue cliff-like effect or sense of enclosure to neighbouring properties.
- f. The extension would spoil or disrupt the even rhythm of rear additions. Full width extensions will not usually be allowed.
- g. The adequacy of sunlight and daylight reaching neighbouring dwellings and gardens would be impaired, or existing below standard situations made significantly worse.
- h. There would be a significant increase in overlooking of neighbouring properties or gardens.
- i. The detailed design of the addition, including the location or proportions or dimensions of fenestration or the external materials and finishes, would not be in character with the existing building.
- j. The extension would breach the established front building line.

- k. An important gap or view would be blocked or diminished.

3.19 The policy is not offended for the following reasons:

- The extension is within the general rear building line of any neighbouring extensions (a).
- The openness of the garden is unaffected (b).
- The extension is to the same height as a number of neighbouring rear extensions, both within the listed terrace, along the entire rear of the terrace directly facing the rear of No.19 Alexander Place and within the terrace on the north side of Alexander Place. [**Please see photographs in Appendix 1**](c).
- The proposed extension is visually subordinate to the main building, being a third of the width and remaining below the eaves level (d).
- The extension safeguards the amenity of the adjoining premises, remaining within the '45° approach' test, as set out in the BRE guidance BR 209 on "Site Layout Planning for Sunlight and Daylight: a good practice guide" and the UDP advice "Conservation and Development Standards 2.2" (e).
- The extension will enhance the existing rhythm of rear extensions along the terrace [**see photos in Appendix 1**] (f).
- As discussed in (e) above, sunlight and daylight to adjacent properties will be safeguarded, in accordance with BRE and UDP guidance(g).
- Existing rear gardens are already generally overlooked. The addition of a small window at 3rd floor level will not materially alter the degree of privacy currently enjoyed (h).
- The design respects the hierarchy of windows established throughout the terrace generally and this property particularly (i).
- The proposed development is not relevant for (i) or (k).

3.20 **Policy CD58** normally resists proposals to **alter listed buildings**, unless:

- a. the original architectural features, and later features of interest, both internal and external, would be preserved; and
- b. alterations would be in keeping with the style of the original building; and

- c. all works, whether they be repairs or alterations, are carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate; and
- d. the integrity, plan form and structure of the building including the ground floor and first floor principal rooms, main staircase and such other areas of the building as may be identified as being **of special interest** are preserved (our emphasis).

The alteration and extension to the Listed Building have already been discussed in detail above, concluding that original features are safeguarded, the alterations are stylistically appropriate, works will be appropriately undertaken and the special integrity of the building will not be prejudiced.

3.21 **Policy CD61** states that development which would adversely affect the **setting of a listed building** will be resisted. Again, the proposed development complies with the policy. The setting of this listed building is that it forms part of a terrace which was listed as a group. Out of this group of listed buildings, the majority already have rear extensions, the setting is thus not adversely affected.

4 THE POTENTIAL IMPACT OF THE PROPOSAL ON THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

4.1 The relevant UDP policies with regard to Conservation Areas and the SPG advice for the Thurloe Estate are satisfied as follows.

The Statutory Development Plan

4.2 **Policy CD52** seeks to ensure that any development in a **conservation area** preserves or enhances the character or appearance of the area. This advice closely repeats that of PPG15, paragraph 4.14.

The proposed development does not harm the conservation area in any way. Other listed buildings within the Conservation Area have the same type of rear extension. A more detailed assessment of the relative impact on the Conservation Area is discussed below in terms of the Conservation Area Policy Statement (CAPS).

4.3 **Policy CD53** seeks to ensure that all **development in conservation areas** is to a high standard of design and is compatible with:

- a. character, scale and pattern;
 - b. bulk and height;
 - c. proportion and rhythm;
 - d. roofscape;
 - e. materials;
 - f. Landscaping and boundary treatment;
- of surrounding development.

Again, the pictures in **Appendix 1** show that rear extensions (of the type proposed) within the same terrace and the opposite terrace represent the majority of cases in the surrounding of the application site. The proposed development thus fully complies with the above policy.

- 4.4 The application fully complies with **Policy CD55** which requires a **full planning application** in conservation areas. The applications are supported by this planning support statement.

Thurloe Estate & Smith's Charity Conservation Area Policy Statement

- 4.5 Appendix 8 of the SPG shows [see **Appendix 2**] , that rear additions are '*allowed in some cases*' in Alexander Place. Figure 11 further states that 89% of applications for rear additions have been accepted. Para 4.12 carries on to say, that "*the comparatively low number of refusals reflects the fact that the rear elevation is **visually of less importance**. In the predominantly terraced development in this area, the maintenance of a uniform front elevation and roof line is considered to be of greater importance.*" [our emphasis]

- 4.6 This clarifies the application of the more general criteria of **Policies CD52 & CD53** to preserve and enhance conservation areas and keep new development within the design of them. The conservation area which includes Alexander Place has as its important architectural features '*uniform front elevation and roof line of the terraces*'. The rear elevations of these groups of terraces are not of special importance.

- 4.7 To the contrary, the rear elevation of the terrace is characterised by a substantial number of extensions of this type and scale. The proposal is thus in harmony with the other extensions in the terrace and is improving the congruity of the long established pattern of full height, half width pattern of rear extensions.

5 CONCLUSIONS

- 5.1 The proposed development fully complies with all relevant policies of the adopted statutory development plan and the supplementary planning guidance on Conservation Areas.
- 5.2 The proposal also complies with the requirements set out in PPG15 for alterations and extensions to Listed Buildings.
- 5.3 The proposed development should thus be granted planning consent and Listed Building Consent.

APPENDICES

APPENDIX

1

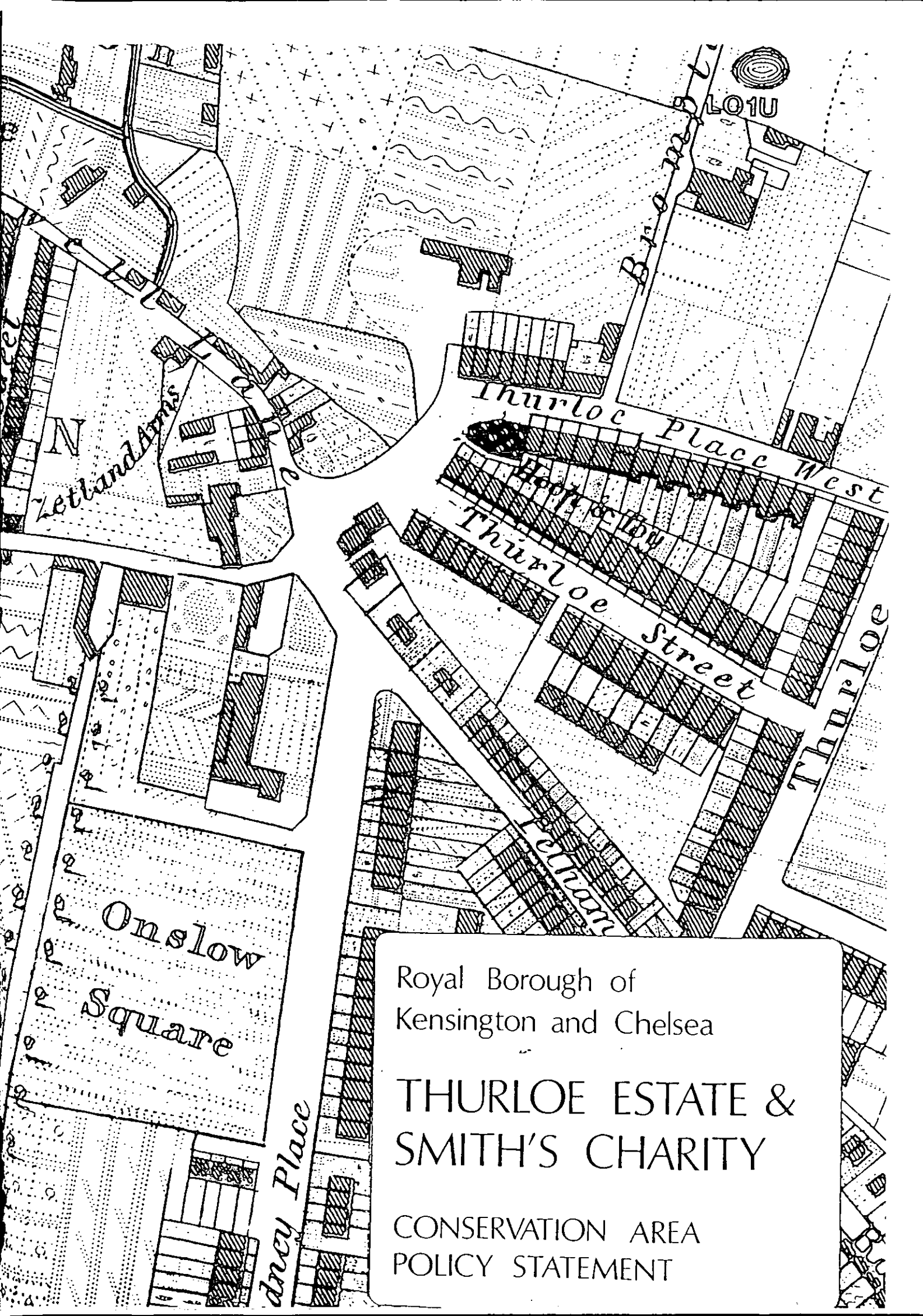






APPENDIX

2



Royal Borough of
Kensington and Chelsea

THURLOE ESTATE & SMITH'S CHARITY

CONSERVATION AREA
POLICY STATEMENT

3.8.5 Public Transport

South Kensington Station is served by the Circle, District and Piccadilly Underground lines. There is therefore direct access to most of London's main line railway stations, to the centre of London, and to Heathrow Airport.

The following bus routes serve the Conservation Area, with the average frequency as indicated. (See figure 10).

3.8.6 Road Safety

Map 12 shows all personal injury accidents within, and on the boundary of, the Conservation Area during the three years 1978-1980 inclusive. It can be seen that (as expected) most of the accidents in the area occurred on the main roads, particularly at major junctions.

4.0 DEVELOPMENT PRESSURE

This section of the chapter analyses the pressure for development in the Conservation Area, by considering the applications for planning permission which have been made since 1947. The information is summarised in figure 11 from which it can be seen that the number and type of applications are very diverse. However, it must be remembered that frequently, several permissions were granted or refused for the same site, while often no development followed the obtaining of planning permission. The planning decisions table is therefore only a general indicator of demand and pressure for land use in the area.

The number of applications in the area has tended to rise gradually over the years. Between 1948 and 1968 when the conservation area was designated, 1,083 planning applications were received at a rate of 51.6 per year. Between 1969 and 1979 776 applications were received at a rate of 70.5 per year. These two time periods also experienced a change in the percentage of applications passed and refused. Between 1948 and 1968, 12.1% of planning applications were refused while between 1969 and 1979 this figure had risen to 21%.

4.1 Physical Changes

Of immediate relevance to the appearance of the Conservation Area are developments which involve change in exterior appearance. These are discussed below.

4.1.1 Additional Storeys

There were a relatively small number of applications for roof additions in the area: 81 in all, out of which 52 were granted permission and 29 refused. The biggest concentration was in Egerton Gardens (11 permissions and 4 refusals) and Beaufort Gardens (8 permissions and 2 refusals).

4.1.2 Rear Extensions

Numerous permissions for rear additions were received, 237 were granted and only 29 refused: this activity is largely due to the period of modernisation and improvement of properties in the 1950's and 1960's. The comparatively low number of refusals reflects the fact

FIGURE 11 PLANNING DECISIONS (1948-1979)

Type of Application	No. Accepted	% Accepted	No. Refused	% Refused	Total
Roof Extensions	52	64%	29	36%	81
Rear Additions	237	89%	29	11%	266
Change in Elevation	163	92%	15	8%	178
Shopfronts	142	97%	4	3%	146
Change of use to offices	144	60%	98	40%	242
Change of use to residential	21	91%	2	9%	23
Change of use to surgery	39	83%	8	17%	47
Change of use to hotels	141	90%	16	10%	157
Change of use to clubs	22	47%	25	53%	47
Change of use to restaurants	24	51%	23	49%	47
Change of use to shops	60	86%	10	14%	70
Internal Alterations	94	98%	2	2%	96
Conversion to Flats	291	96%	11	4%	302
Garage	26	93%	2	7%	28
Hard Standing	15	71%	6	19%	21
New Developments	38	75%	13	25%	51
Other	56	98%	1	2%	57
Total	1565	84%	294	16%	1859

Appendix 8: Policy Summary Chart

development type street	physical changes				changes of use					residential conversions		
	roof additions	rear additions	front elevation alterations	shop fronts	change of use to residential	change of use to hotels and hostels	change of use to offices	change of use to restaurants	change of use to shops	conversion to single family dwellings	conversion including large units	conversion not including large units
Alexander Place.												
Alexander Square.												
Beauchamp Place.												
Beaufort Gardens.												
Brompton Place.												
Brompton Road.												
Cranley Gardens.												
Cranley Mews.												
Cranley Place.												
Crescent Place.												
Cromwell Place.												
Cromwell Road.												
Drayton Gardens.												
Egerton Crescent.												
Egerton Gardens.												
Egerton Gardens Mews.												
Egerton Place.												
Egerton Terrace.												
Elm Place.												
Ensor Mews.												
Evelyn Gardens.												
Exhibition Road.												
Foulis Terrace.												
Fulham Road.												
Glyde Mews..												
Hans Road.												
Lecky Street.												
Neville Street.												
Neville Terrace.												
North Terrace.												
Old Brompton Road.												
Onslow Gardens.												
Onslow Mews East.												
Onslow Mews West.												
Onslow Square.												
Ovington Gardens.												
Ovington Mews.												
Ovington Square.												
Pelham Crescent.												
Pelham Place.												
Pelham Street.												
Roland Gardens.												
Selwood Place.												
Selwood Terrace.												
South Terrace.												
Sumner Place.												
Sumner Place Mews.												
Sydney Close.												
Sydney Mews.												
Sydney Place.												
Thistle Grove.												
Thurloe Close.												
Thurloe Place.												
Thurloe Place Mews.												
Thurloe Square.												
Thurloe Street.												
Walton Place.												
Walton Street.												
Yeoman's Row.												

- development allowed in some cases
- development not allowed

This chart should be interpreted as a visual summary and simplification of the policies contained in Chapter C. Chapter C, rather than the above chart, should be regarded as a definitive interpretation of policy.