

# 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

UNITARY  
DEVELOPMENT  
PLAN

Inspector's Report  
into  
Proposed Alterations

July 2001

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THE ROYAL  
BOROUGH OF

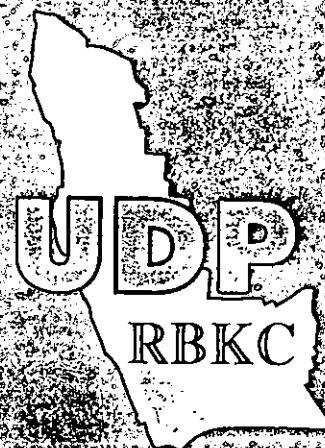


KENSINGTON  
AND CHELSEA

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LOIU

INSPECTOR'S REPORT



## Control of Development

### Objections:

<i>RJ0422, RJ0424</i>	<i>CO Roberts</i>
<i>CB0272, CB0273, CB0274</i>	<i>George Law, Campden Hill Resident's Association</i>
<i>MB0086, MB0087, MB0090</i>	<i>Mr Henry Manisty</i>
<i>SK1988, SK1989, SK1990</i>	<i>Bernard Setwyn</i>
<i>KH1325 BS0972 CO1672 CP2108</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1326 BS0973 CO1673 CP2109</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1328 BS0975 CO1675 CP2111</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1330 BS0978 CO1678 CP2113</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1331 BS0979 CO1679 CP2114</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1333 BS0981 CO1681 CP2116</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1353 BS1002 CO1702 CP2136</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1354 BS1003 CO1703 CP2137</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>CH0318</i>	<i>Community Safety Team</i>
<i>FB0372, FB0373</i>	<i>FL Estates</i>
<i>GD0368, GD0369</i>	<i>Goldcrest Homes London Limited</i>
<i>LA0054</i>	<i>London Electricity</i>
<i>RI0191, RI0193</i>	<i>Ropemaker Properties Ltd</i>
<i>CM0675</i>	<i>Cadogan Estates Limited</i>
<i>NE0905</i>	<i>Mr R.Price, Northern Planning Forum</i>
<i>CG0320</i>	<i>Mr T. Childs</i>
<i>KE0283</i>	<i>Kensington Police Station</i>
<i>OE0822</i>	<i>T.E.Nodder, Oakley Street Residents' Association</i>
<i>EH3004</i>	<i>Professor A.J.Seeds Elm Park &amp; Chelsea Park Residents' Association</i>

### Issue(s)

- Strengthen Policy CD25 by changing "To seek" to "To ensure"
- Policy CD25a is too restrictive
- Need for additional description in part (d) of Policy CD25a to mention "landscape and trees"
- Policy CD25a should be applied to Conservation areas only. Policy goes beyond PPG1
- Policy CD25a should be clearer and jargon-free. Need for an urban design framework

- Policy CD27a should include specific mention of car parking
- Policy CD27a is too restrictive. Should be an 'encouraging' policy
- Criterion c) of Policy CD27a is not a planning matter
- Need to include views and vistas of Borough importance
- Add "trees and other vegetation" to paragraph 4.3.2a
- Change paragraph 4.3.2b into a list of bullet points
- Conflict between energy conservation and other policies in the plan
- Need for additional policy to require energy efficient measures, particularly solar panels as part of new developments
- Paragraph 4.3.23a should take account of existing sense of enclosure
- Replace "on site" with "on-site" in last sentence of 4.3.23a
- Policy CD30a is unnecessary. Policy goes beyond PPG1
- Policy CD30a is too vague
- Paragraphs 4.3.24 and 4.3.25 should be more specific on building height and acceptable locations
- There should be a map of areas sensitive to high buildings
- Need to refer to publication 'Secured by Design' in paragraph 4.3.32
- Need to strengthen Policy CD33 by mentioning guidance and advice
- Last sentence of paragraph 4.3.33 is contentious and unnecessary
- Need to refer to level of activity and protection of residents in Policy CD34
- Delete "material" in Policy CD34

#### Representations in Support:

*FE0801*

*Kensington & Chelsea With Westminster  
Friends of the Earth*

*LM0626*

*N. Seabag-Montefiore Ladbrooke Association*

*OC0406, OC0407, OC0408, OC0409*

*Hugh Brady, Onslow Neighbourhood  
Association*

#### Conclusions:

- 4.31 Although the Council considers that "to seek" recognises that this Policy CD25 can be more rigorously applied in some areas than in others in my view the purpose of the policy is to ensure a high standard of design regardless of location. I believe the word ensure should be used.
- 4.32 Following considerations of views from objectors, it seems to me that the Council has now simplified the wording of both Policy CD25a and the explanatory text to make it more intelligible, and that both the text and the policy deal comprehensively with urban design. In this Borough with its wide conservation area restraints, I would expect conservation area proposal statements, Supplementary Planning Guidance or planning briefs to deal with more local matters of urban design. I do not share the view of the objector that such a policy should only apply to conservation areas as this would not accord with advice in Annex I paragraph s 13 and 14, PPG1 or RPG3. I believe the criteria of the policy provide positive guidance on urban design

- 4.33 . I consider by adding "trees and other vegetation" to paragraph 4.3.2a the objection would be satisfactorily dealt with, as criterion d) of the Policy 25a is not exhaustive.
- 4.34 Policy CD27a deals with all forms of subterranean development. I see no reason to specifically mention car parking.
- 4.35 Apart from the statement in paragraph 4.3.4a I have no evidence before me about the problems created by building below ground. If the Council feels it needs to take a restrictive stance on the basis of its experience I see no objection to a negatively worded policy.
- 4.36 Although I accept structural stability is of concern where it might result in the demolition of a listed building or an unlisted building in a conservation area, on balance I do not consider it to be a policy matter. I see no reason, however, why the Council's concerns should not be mentioned in paragraph 4.3.4a.
- 4.37 I have dealt with views and vistas at paragraph 4.25 above.
- 4.38 "Trees and other vegetation" have been added to paragraph 4.3.2a which would include soft landscape. As I have said above the list is not intended to be an inclusive.
- 4.39 I agree that it would be clearer if paragraph 4.3.2b were re-arranged into a series of bullet points.
- 4.40 I do not believe any statement in paragraph 4.3.2c is likely to be in any significant conflict with other policies in the plan, although on particular buildings and in particular locations, energy conservation and other material urban design matters may have to be carefully balanced.
- 4.41 Energy efficient measures such as solar panels are not a matter for a plan. If such factors of energy efficient design became enforceable I would expect them to be dealt with under the Building Regulations rather than planning legislation.
- 4.42 "On-site" has replaced "on site" in paragraph 4.3.23a. This was what was intended.
- 4.43 The objectors consider that Policy CD30a is superfluous in that not only is it unworkable because it does not give any idea how such "sense of enclosure" would be measured, it is unnecessary because other policies of the plan already adequately deal with "sense of enclosure"
- 4.44 I accept that the Council considers the proposed policy would cover a land use planning issue of local importance and that it is most unsatisfactory that an important and commonly considered planning issue should remain only obliquely addressed by other development plan policies. I have no evidence before to indicate how "sense of enclosure" was defined in past cases or on appeal but I have no doubt that it would have been an important consideration.

- 4.45 However, it seems to me that in considering "sense of enclosure" a number of related factors have to be taken into account. These include; the impact of a development on the character of its surroundings e.g. would it be unduly obtrusive by reason of its scale, height or bulk; would it infringe daylighting or sunlighting standards; would it result in the unacceptable loss of an open amenity; in effect would it be unneighbourly. Although I consider "sense of enclosure" to be an important issue, and do not share the concern of the objectors that it would be difficult to justify, I believe that to create a separate policy on a matter which is so interlinked with other issues, would result in an over detailed plan.
- 4.46 Nevertheless, I do agree that sense of enclosure should be given greater weight in the explanatory text of plan. In my view both Policy CD25 and Policy CD25a deal with the "sense of enclosure" issue. "Sense of enclosure" is an integral part of "urban design" whether it affects the public or private domain. I recommend that Policy CD30a be deleted and that new paragraph 4.3.23a be edited and transferred under the Urban Design heading under paragraph 4.3.2a. I have suggested below a form of wording so that the paragraph concentrates on sense of enclosure, and not other related matters.
- 4.47 Policy CD31 is not proposed for change and the objection to it, therefore, is not duly made, although the explanatory text at 4.3.24 and 4.3.25 have both been proposed for alteration. From my visits throughout the area I consider the whole of the Borough is sensitive to high buildings, but would be concerned about a specific height restriction being included for this Borough although it may be appropriate in other parts of London. I believe it would end up as a target to aim for and give a misleading impression that buildings up to the height specified would be likely to be acceptable. However, all I can suggest at this stage is that the Council takes into account the Mayor of London's notification criteria on high buildings and decide whether amendment is required.
- 4.48 The document SECURE BY DESIGN has now been mentioned in paragraph 4.3.32.
- 4.49 Policy CD33 and supporting text are not up for alteration and I have no evidence before me.
- 4.50 I can only presume that the statement in paragraph 4.3.33 reflects the matters which are drawn to the Council's attention as causing some detriment to amenity. I found that objectors did accept that living in the Borough imposed its own environmental noise problems but they expected these to be controlled or mitigated where possible under planning or environmental legislation.
- 4.51 In my view revised paragraph 4.3.34 reflects the wider concerns of the objectors. However, I do not consider Policy CD34 as revised fully deals with objector's point. It would be helpful to include the words after "generated" .. **by the use or activity** would.... I believe the word "material" is acceptable because a minor disturbance would not justify a refusal of planning permission.

#### 4.52 RECOMMENDATIONS:

- a) Substitute "ensure" for "seek" in Policy CD25.
- b) That Policy CD30a be deleted
- c) That paragraph 4.3.23a be edited as follows and transferred under the Urban Design heading.

"A certain degree of "sense of enclosure" will often be experienced by occupants of property. This can relate to both the public and the private domain. There may become a point where a proposal for development would result in an increase in enclosure so that it becomes an unacceptable burden on the occupiers of adjacent property. This could occur where the amount of adjoining habitable accommodation within a dwelling unit is limited, or is situated within the lower floors of buildings with openings on to light wells. Mathematical calculation to assess daylighting and sunlighting may be an inappropriate measure in these situations; on site judgement will be the best starting point for assessment."

- d) Include reference to the concern about listed buildings and unlisted buildings in conservation areas in paragraph 4.3.4a
- e) Arrange paragraph 4.3.2b into a series of bullet points.
- f) Add after "generated" in Policy CD34 the words "by the use or activity"
- g) Delete criterion c from Policy CD27a
- h) Otherwise modify otherwise in accordance with Proposed Revisions.

## Alterations and Extensions to Buildings

### Objections:

<i>NE0906</i>	<i>Mr R.Price, Northern Planning Forum</i>
<i>KH1306 BS0953 CO1653 CP2090</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1307 BS0954 CO1654 CP2091</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1308 BS0955 CO1655 CP2092</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1309 BS0956 CO1656 CP2093</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1310 BS0957 CO1657 CP2094</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1361 BS1010 CO1710 CP2144</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1363 BS1012 CO1712 CP2146</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1364 BS1013 CO1713 CP2147</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1365 BS1014 CO1714 CP2148</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1367 BS1016 CO1716 CP2150</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>FB0374, FB0375, FB0376</i>	<i>FL Estates</i>
<i>GD0366, GD0367</i>	<i>Goldcrest Homes London Limited</i>
<i>RL0534, RL0544, RL0546</i>	<i>Royal Brompton &amp; Harefield NHS Trust</i>
<i>EC0288, EC0289</i>	<i>Mark Balaam. Eardley Crescent Residents' Association</i>
<i>ED0294, ED0295</i>	<i>Jennifer Ware, Earl's Court Neighbourhood Association</i>
<i>EH0653, EH1984</i>	<i>Professor A.J.Seeds Elm Park &amp; Chelsea Park Residents' Association</i>
<i>BE0239, BE3124</i>	<i>BT plc</i>
<i>RJ0427</i>	<i>CO Roberts</i>
<i>VB0350</i>	<i>Vodafone Ltd</i>
<i>PA0005</i>	<i>Vicky Butler, The Pembridge Association</i>
<i>RJ0198</i>	<i>Ropemaker Properties Ltd</i>

### Issue(s)

- Criterion (a) of Policy CD41 is too restrictive
- Need to mention harm to trees in criterion b) of Policy CD41
- Criterion (j) of Policy CD41 is too restrictive and should be deleted
- Add 'historic gap' to criterion k) of Policy CD41
- Use of 'normally' in Policy CD41
- Need for additional criterion for Policy CD41 to protect mature trees
- Delete "normally" from Policies CD42, CD43, CD44a and CD44b



- Use of the word "whose" in paragraph 4.4.13a
- Paragraph 4.4.13b needs to cross-reference to paragraph 4.3.33 and planning obligations
- Policy CD44a is too restrictive and should be deleted
- Policy CD44b should be strengthened by the deletion of "material" from criteria b) and c)
- Policy CD44b is too restrictive in relation to hospital requirements
- Need for more precise cross-reference in paragraph 4.4.18
- CD45 should be strengthened
- Policy CD45 is too restrictive. Policy goes beyond PPG8
- Not sufficient distinction between domestic and non-domestic antennae in Policy CD45
- More detail required in Policy CD45
- Add criterion to Policy CD45 to encourage the use of communal satellite dishes/antennas on blocks of flats
- Use of "material" in criterion c) of Policy CD45
- Policy CD47a is too restrictive and should be deleted

#### Representations in Support:

<i>CB0040</i>	<i>George Law Campden Hill Resident's Association</i>
<i>OE1969, OE1970</i>	<i>T.E.Nodder, Oakley Street RA</i>
<i>OC0410</i>	<i>Hugh Brady, Onslow Neighbourhood Association</i>
<i>SA0023</i>	<i>Mr H.Schumi</i>

#### Conclusions:

- 4.53 I consider that with the important grouping of buildings within the Borough it is likely to be very rare when a front extension is acceptable. I, therefore, have no objection to criterion j). However, criterion a) of Policy CD41 refers to the *general rear building line of any neighbouring extensions*. I am not sure what this is intended to mean. In certain circumstances it could relate to the building line created by previous extensions, which if built as "permitted development" might not bear a satisfactory relationship with the buildings they forms part, or to neighbouring buildings. Unless this can be clarified I believe this criterion could be deleted as other criteria in Policy CD41 impose significant restriction on rear extensions.
- 4.54 Policy CD72 should adequately deal separately with trees. Damage to trees is now mentioned in the policy and explanatory text paragraph 4.7.1 has been extended to reflect the duty of the Council under Section 197 of the Act in respect of trees.
- 4.55 The words or "historic gap" have been included in criterion k) of Policy CD41.

- 4.56 I have dealt with **normally** in the introduction chapter. I consider the word should be deleted.
- 4.57 I believe that trees are already well protected by Policy CD72.
- 4.58 I consider that paragraph 4.4.13a could be better worded by making two sentences out of the one. End the first sentence after "amenity". Start the next sentence **The significance of these lies....**Add **and** after "scene," for continuity
- 4.59 The Council has agreed that reference should be made to planning obligations in paragraph 4.4.13b.
- 4.60 I believe that the cumulative effect is too often ignored until it is too late. Policy CD44a draws attention to that concern. The policy should remain. The change to "**or**" from "and" would be preferable as suggested by the objectors.
- 4.61 If there were no *material* disturbance or nuisance it would be unlikely that a refusal of planning permission would be justified. I consider the word should remain in the criteria to Policy CD44b.
- 4.62 The objectors consider Policy CD44b is too restrictive since there will be many cases where extensions beyond an existing extension will be acceptable. In my experience there is far greater demand than before for external plant and equipment, not just on the larger commercial buildings, but also on smaller premises, both commercial and residential. I believe criteria (a)(b) and(c) of this policy are a logical and reasonable assessment of those instances where the Council would normally wish to refuse planning permission. They are also material considerations which the Council would need to take into account in determining a planning application. It seems to me that there might be a few occasions where because of the specific needs of a particular use, such as a hospital, one or more of the criteria would need to be set aside for other reasons, but that does not make the criteria any less necessary.
- 4.63 However, in both criterion a) and paragraph 4.4.13b fifth sentence, it does seem to me that where plant or equipment is to be added to a building that, however sympathetically located, they are alien features, and will generally cause some visual harm, however, minor. In this case It would be helpful to add the word **unacceptable** before "harm" in both the policy and the explanatory text to allow a degree of flexibility. Reference has also now been made to the area of planning obligations.
- 4.64 Paragraph 4.4.18 has been revised as suggested. This is helpful to those reading the plan.
- 4.65 Objectors both consider Policy CD45 to be too strict or not restrictive enough. One objector considers that it might not be possible for an efficient and effective hospital/medical service to comply with the criteria set out in the policy. This might exceptionally be the case. However, no policy can cover every eventuality, and because of rapidly changing technology I note that it is the intention of the Council to prepare planning guidelines on the siting and location of satellite dishes and the apparatus connected with cable television, which will be the subject of future

consultation. I consider the Council has followed national guidance in PPG8 – Telecommunications - in formulating its policy to protect the best and most sensitive environments and has revised the wording of the explanatory text accordingly. As about 70% of the Borough is covered by conservation area status there is a need for a restrictive policy. In my view the criteria are appropriate for both domestic and commercial apparatus.

- 4.66 I accept that there may be a few occasions when the special needs of a hospital would require the relaxation of the normal restrictive policy. These should be dealt with as “one off” matters when the Council would take into account other material considerations.
- 4.67 Other objectors questioned the original wording, but it seems to me that the Council’s latest revisions, which include reference to PPG8; the encouragement of communal satellite dishes on blocks of flats; and the addition of “and above rooflines” in criterion b) provide reasonable control over telecommunications apparatus.
- 4.68 As I have said above I consider the word “material” to be necessary as if there were no material harm it is unlikely planning permission would be refused.
- 4.69 From my visit I believe these artists studios have a particular character which needs to be preserved. The use is considered by the Council to be “sui generis” and a definition has been added to the Glossary to make this clear. B1 uses, as such, are not affected by this policy.
- 4.70 **RECOMMENDATIONS:**
- a) **Reconsider criterion a) in Policy CD41.**
  - b) **Convert par 4.4.13a into two sentences.** . End the first sentence after “amenity” Start next sentence **The significance of these lies.....**Add and after “scene,” for continuity.
  - c) **Substitute the word “or” for “and” in Policy CD44a**
  - d) **Add the word “unacceptable” after “harm” to criterion a)**
  - e) **Add the word “unacceptable” after “harm” in the fifth sentence of paragraph 4.4.13b.**
  - f) **Otherwise modify in accordance with Proposed Revisions.**

## Conservation Areas and Listed Buildings

### Objections:

<i>KH1312 BS0959 CO1659 CP2096</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1368 BS1017 CO1717 CP2151</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>KH1370 BS1019 CO1719 CP2153</i>	<i>Central Planning Forum (Mr M Bach, The Chelsea Society, The Kensington Society)</i>
<i>RJ0430, RJ0431, RJ0432</i>	<i>CO Roberts</i>
<i>FB0377</i>	<i>FL Estates</i>
<i>GD0365</i>	<i>Goldcrest Homes London Limited</i>
<i>RL0535, RL0536</i>	<i>Royal Brompton &amp; Harefield NHS Trust</i>
<i>AB0103, AB0104</i>	<i>Miss E. Arbuthnot</i>
<i>LF0162</i>	<i>London Transport Planning</i>

### Issue(s)

- Section does not adequately reflect PPG15
- Revert to "over" in first sentence of paragraph 4.5.1
- Include reference to a recent planning decision not being taken as a precedent
- Delete last sentence of paragraph 4.5.7
- Sixth sentence of paragraph 4.5.9 does not comply with PPG12
- Need for additional policy to relax other policies if a proposal preserves and/or restores the special character of the listed building
- Policy CD51 needs to be strengthened to ensure that buildings are not demolished
- Oppose weakening of conservation area legislation and to lobby DETR to increase control in conservation areas
- Delete "normally" from Policy CD58
- Policy CD58 should be strengthened by indicating support for restoration of missing features of listed buildings
- Policy CD58 and supporting paragraphs should mention listed underground stations and priority to maintain safe operation of these stations

### Conclusions:

- 4.71 The Council will no doubt note this first objection having regard to Appendix E of PPG15 and the House of Lords Judgement. However, Policy CD57 was not proposed for alteration and is not before me.
- 4.72 I see no reason why "about" should not be used in paragraph 4.5.1 to describe the extent of the conservation area cover in the Borough.
- 4.73 The UDP is a policy document. It would not be appropriate to mention a particular planning application in the text.
- 4.74 Although some authorities attempt to maintain the façade of a building it is evident from paragraph 4.5.7 as a whole that the Council does not support this approach, as

the plan form and integrity of the building would be lost. I do not consider the sentence should be deleted.

- 4.75 This sentence refers to protection or enhancement by "rigorously applying the policies in this chapter". Although this wording is in the existing plan I do not consider it to be appropriate. Policies CD52, CD53, CD54, CD55 and CD56 provide a strong basis for protecting and enhancing a conservation area in themselves. Policies of the plan need to be balanced one against the other and no doubt the Council would apply all policies by observance of the same fair standards. I consider the words should be deleted from paragraph 4.5.9
- 4.76 The objector considers that a new policy is required to deal with those situations where there is a conflict between planning policies and a proposed change of use of a listed building. I believe that if the plan is read as a whole there are policies which provide for this flexibility. The text in the Housing Chapter explains this and paragraph 4.5.22 recognises that listed buildings which were designed for a particular use and no longer required for that purpose will be dealt with on the basis of other policies in the plan. This reflects advice in PPG15 to identify the optimum use that is compatible with the fabric, interior, and setting of the historic building. Also Policy CD60 does not resist change when the character would be preserved or restored. I do not believe an additional policy is required, as the balance between policies will already be a factor of any decisions.
- 4.77 I consider that Policy CD51 as written is sound. The Council is unable to cover every eventuality and I accept that on occasions owners do neglect listed buildings in the hope that demolition can take place. However, the Council has Compulsory Purchase powers which it is able to use if a building is in poor repair
- 4.78 Lobbying the DETR to increase control in conservation areas is not a matter for the UDP.
- 4.79 I have dealt with the argument about the word **normally** in the Introduction chapter. I have recommended it be deleted.
- 4.80 The Council has already agreed to amend Policy CD58 to mention the reinstatement of original features. I consider this to be helpful addition which may help in encouraging the replacement of missing features.
- 4.81 Policy CD58 is a general policy and does to identify individual buildings and their problems. It would not be appropriate for a UDP policy to do so.

**4.82 RECOMMENDATIONS:**

**Delete the penultimate sentence from paragraph 4.5.9**

## Shopfronts and Advertisements

### Objections:

*AB0105*

*Miss E.Arbuthnot*

### Issue(s)

- 'Normally' in Policy CD64 provides to much flexibility

### Conclusions:

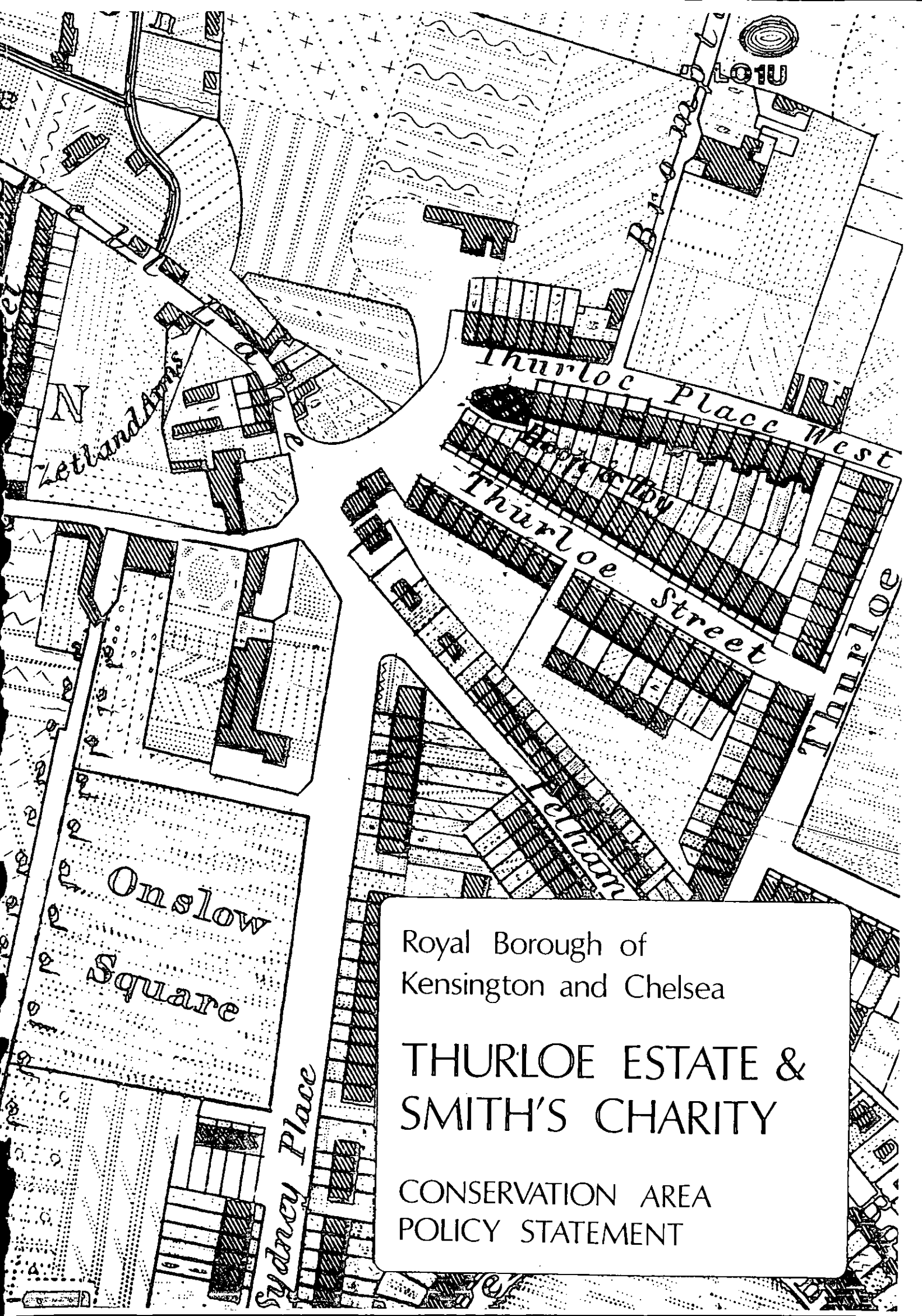
4.83 I have dealt with the arguments about the word **normally** in the introduction Chapter. And earlier in this chapter. I consider it should be deleted.

### 4.84 RECOMMENDATION:

**That the word "normally" be deleted.**

# **APPENDIX**

5



Royal Borough of  
Kensington and Chelsea

# THURLOE ESTATE & SMITH'S CHARITY

CONSERVATION AREA  
POLICY STATEMENT



# 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.

# **APPENDIX**

**6**

# London terrace houses 1660-1860



*A guide to alterations and extensions*



## Introduction

The terrace house is of outstanding importance to the historical development of London. Many are individually of great architectural or historical significance. Their construction in planned streets and squares on the great private estates of central and inner London from the mid-seventeenth century onwards has bequeathed a remarkable legacy which has dictated the character and form of large areas of London. London's terrace houses are a valuable resource. Their conservation makes good economic and practical sense. For over 350 years they have provided highly

adaptable accommodation for a wide range of domestic and commercial uses, and with care and sensitivity they can continue to do so indefinitely.

This leaflet is intended to assist local planning authorities in London, as well as owners and their professional advisers, in considering some of the most common forms of alterations to London terrace houses. It sets out English Heritage's guidance on London terrace houses and is concerned largely with listed eighteenth- and nineteenth-century examples. However, similar principles can be applied generally to cellular domestic buildings of all periods, including many unlisted terraces

*Early nineteenth-century terrace at Montagu Street, Bloomsbury*

and mews. Although the guidance is drawn from English Heritage's work in London, it may well be applicable elsewhere, particularly in the south-east where London house types were often used as models. Traditional regional architecture and repair techniques do vary, however, and the advice of the local planning authority should always be sought.

## Historical background

Narrow-fronted, timber-framed houses were the norm in London before the Reformation. In the



seventeenth century brick increasingly replaced timber. Early brick houses were built in small groups of two or three in streets, yards, and alleys, and as ribbon development along the main roads. They were not just houses, but workshops, offices, shops, and taverns, each with a rear private space used either as a garden or as a backyard for trade or washing. Few London town houses from before 1700 now remain.

Linked to the growth of the London town house is the tradition of the London square with rows of houses of a similar design grouped around a central open space. This originated in the 1630s under the direction of Inigo Jones who was inspired by French and Italian examples. The development of the Piazza at Covent Garden (1631) is the most celebrated example, drawing strongly on the work of Palladio and Serlio. Nos 52-55 Newington Green, built in 1658, are the earliest surviving examples of a row of matching, classically-influenced brick houses in London. External uniformity was made

possible by the widespread adoption of brick after the Great Fire of 1666. The principal developer responsible for the growth of the London brick terrace was Dr Nicholas Barbon (d 1698), a financier who refined the system of speculative development under which much of early Georgian London was built. This essentially involved a number of builders each undertaking to construct small numbers of houses within a given development. In order to ensure some measure of consistency, the row of uniformly designed houses evolved and became architecturally fashionable. Slight differences in window or parapet height marked the boundaries between different builders, but the overall effect was a striving towards greater uniformity. Queen Anne's Gate, Westminster, retains some superb examples from around 1704.

The brick houses of the post-Fire period were considerably more regular than the timber-framed buildings they replaced. This trend towards sober regularity was strengthened from the 1720s

*Nos 867-869 High Road, Tottenham  
Restored early eighteenth-century  
houses saved from dereliction*

onwards by the Palladian revival. As external opulence and sculptural enrichment became unfashionable, abstract qualities of proportion assumed greater prominence, although external sobriety often concealed lavish interiors of remarkable splendour. This process was assisted by the London Building Acts of 1667, 1707, and 1709, consolidated into a single Act in 1774. Timber was discouraged for external use to reduce the risk of fire. Brick parapets replaced wooden eaves, and windows were usually recessed. The 1774 Act specified different 'rates' of houses. The floor area determined the rate, which in turn determined the minimum thickness of the principal walls. There was a huge range of scale - from modest buildings one room deep to those with a grand five bay front and a linked mews building at the rear. Builders were left with fewer design decisions, a development that intensified from

the late eighteenth century onwards when individual estates began to insist on a more standardised approach to elevations which were drawn up by estate surveyors. This accounts for the close similarity of so much late Georgian London housing in areas as diverse as Islington, Kennington, and Bow.

The resulting sobriety of the Georgian terrace is still evident. Individual houses did not compete with each other but were subordinate to the overall composition. The exception to this was the temple-fronted terrace, in which the middle and end elements were given greater emphasis by means of pediments and end pavilions, defined by pilasters and columns. The Adam brothers in particular set the trend for the palace-fronted street. Whole lengths of houses were unified into grand compositions such as the Adelphi (1768-72), Portland Place (1776-80), and Fitzroy Square (1790-94). The grandest culmination of this process came with John Nash's spectacular design for Regent's Park, Regent Street, and Carlton House Terrace (1812-33).

By the mid-nineteenth century stucco facades, popularised by Nash, facilitated large-scale palatial compositions. Many of London's Victorian terraces, particularly those in Kensington and Bayswater, reflect the Georgian emphasis on uniformity and proportion, combined with a greater stress on outward elaboration using Italianate sources for inspiration. This tradition continued into the early twentieth century and gave large areas of London their distinctive character.

Although London terrace houses are varied, certain aspects of their special interest are common to nearly all:

- the layout of the houses in streets and squares, or less frequently crescents and circuses, with small rear yards, private gardens or large communal gardens surrounded by terraces, and consistent boundary treatments using railings or walls
- the architectural composition of the terrace facades themselves, in which the single houses form a unit in a larger entity, but are subordinate to it

- the detailed architectural treatment of the elevations, their proportions, the character of the materials used, and the craftsmanship employed

- the plan form and general treatment of the interiors. The majority of London terrace houses conform to a limited number of closely related plan forms with a consistent hierarchy between front and back rooms and with the principal rooms located almost universally on the ground and first floors (see Figs 1, 2, and 3); similarly, mouldings and decorative features vary in scale and elaboration but generally conform to a standard vocabulary and disposition throughout the house.

As a result of the leasehold system under which much of Georgian and Victorian London was built, buildings were often upgraded at the expiry of individual leases to reflect the latest fashion rather than completely redeveloped. Accordingly, it is common to find earlier interiors behind later reconstructed facades.

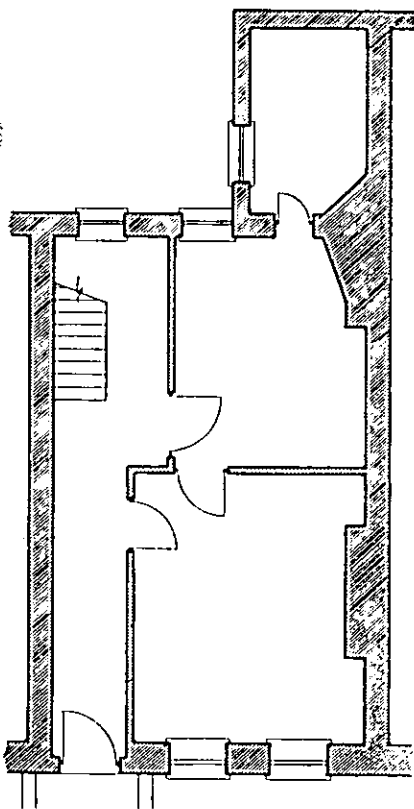


Figure 1: typical house plan of c 1700

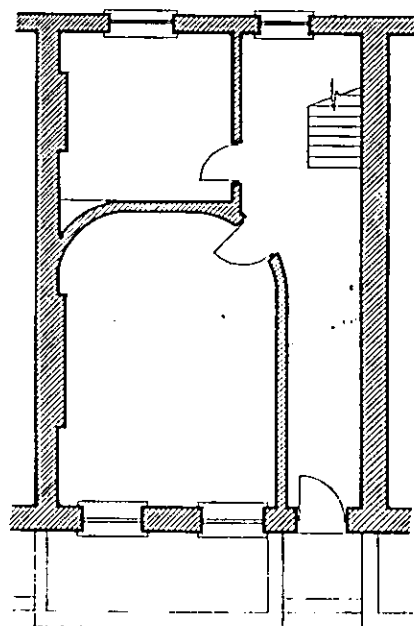


Figure 2: typical house plan of c 1780

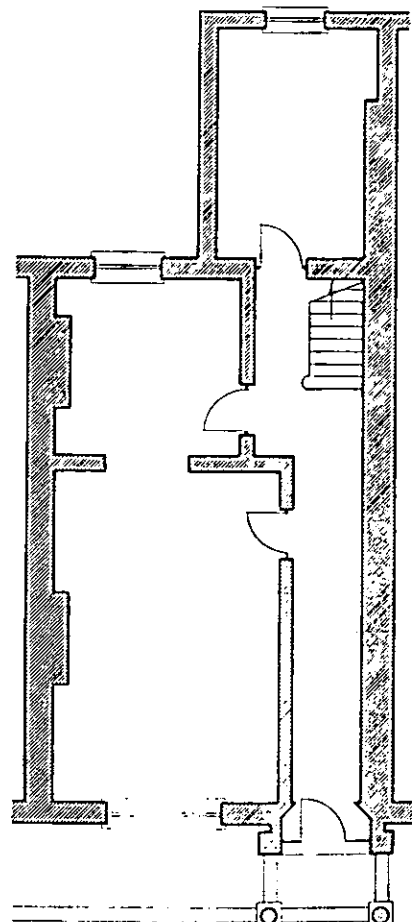
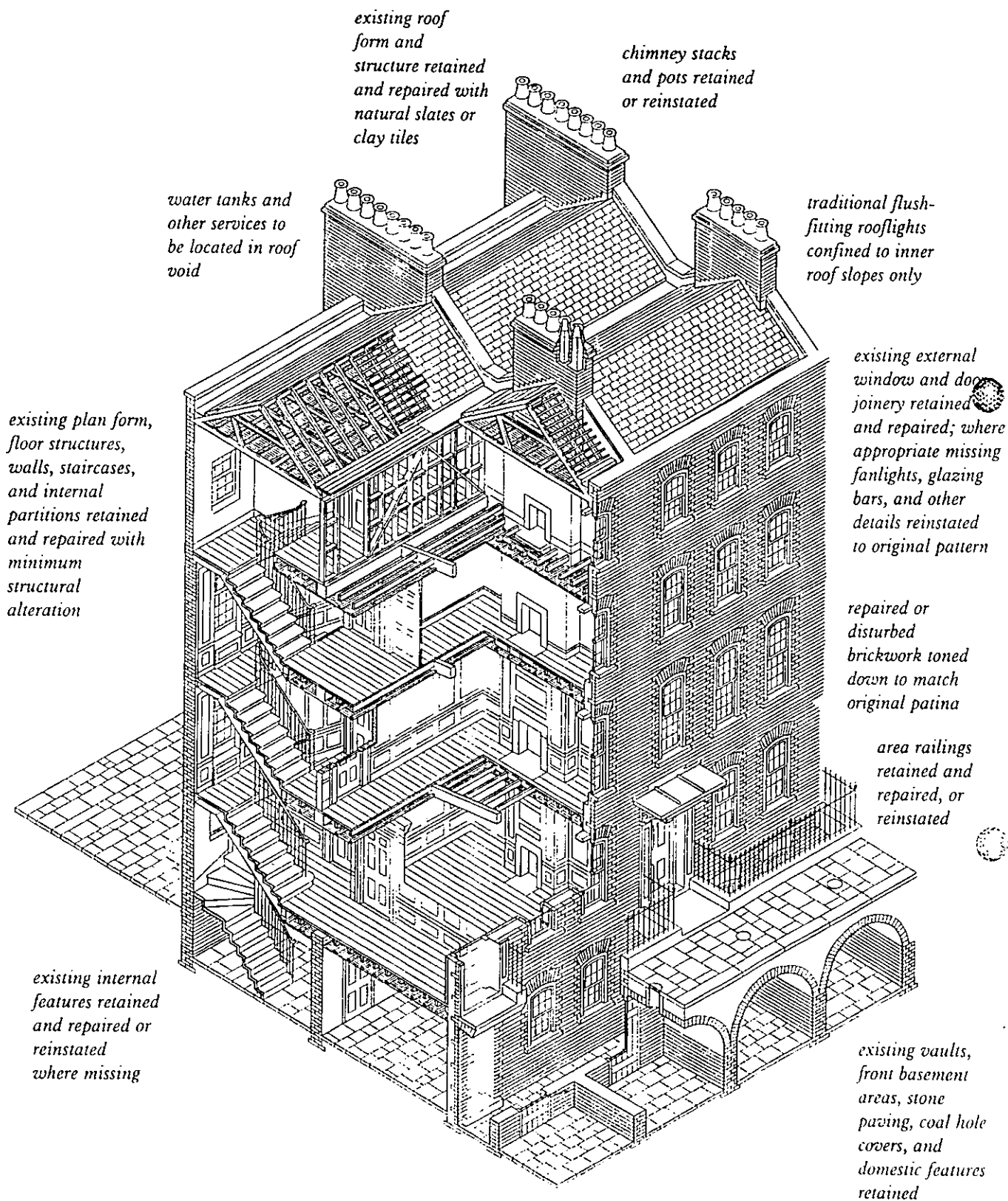


Figure 3: typical house plan of c 1850

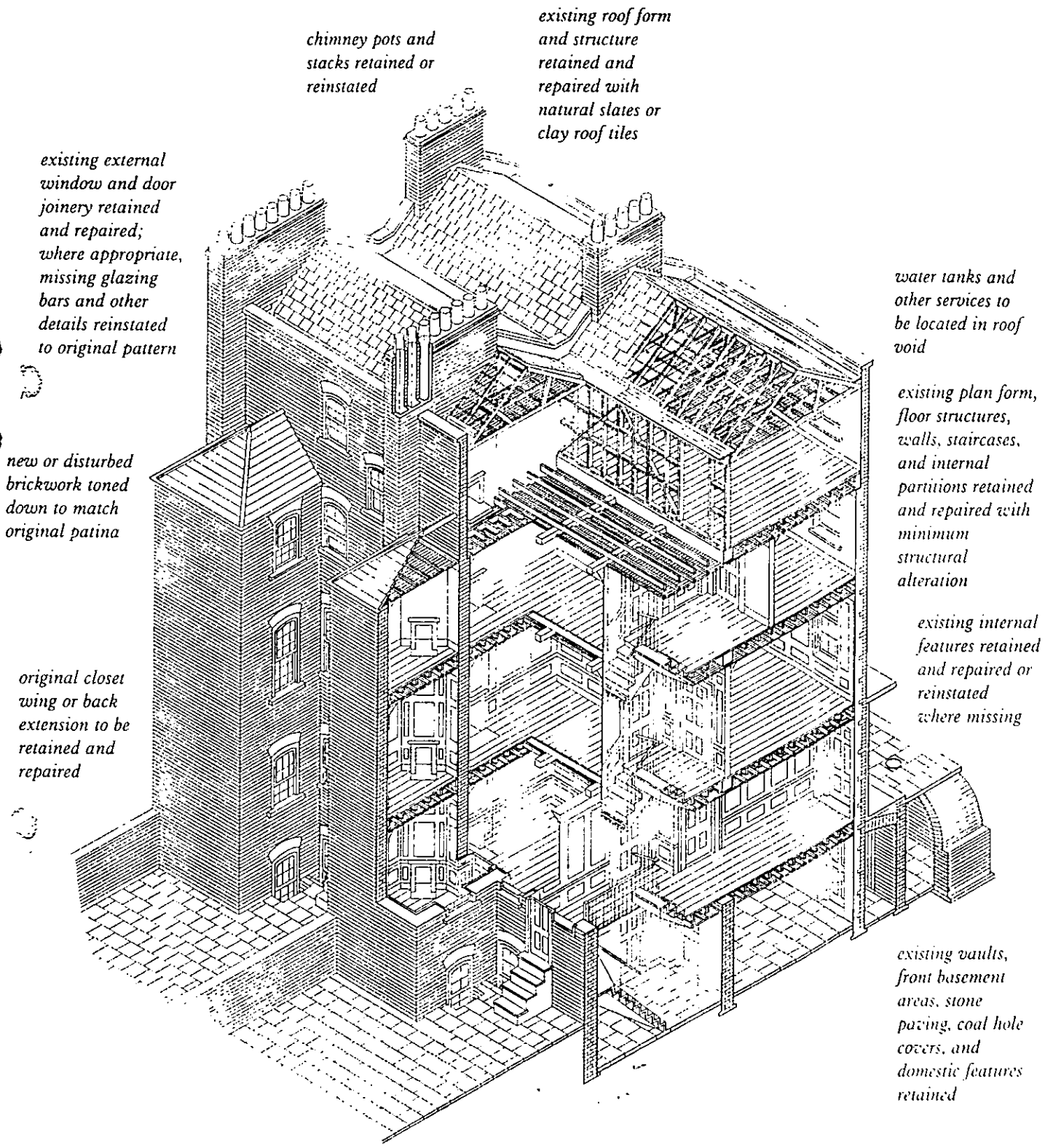
FIGURE 4



Typical early eighteenth-century terrace house: cut open isometric view from front

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing

FIGURE 5



Typical early eighteenth-century terrace house: cut open isometric view from back

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing

## Applications

Applications for listed building consent, and queries about the need for consent for any external or internal works, should be made to the conservation officer in the local planning authority. Planning permission and conservation area consent may also be required. Pre-application discussions at an early stage in the design process can be particularly useful and help to avoid problems at a later stage.

Applications should be supported by photographs and accurate, suitably scaled drawings illustrating both the existing condition of the building and the proposed works. These are usually best produced by architects or surveyors experienced in historic buildings work.

All applicants and their professional advisers should be familiar with the advice set out in PPG 15 *Planning and the historic environment*, and with the relevant sections of the local Unitary Development Plan. Helpful advice can also be found in *Development in the historic environment: an English Heritage guide to policy, procedure, and good practice*.

It is important to anticipate other statutory requirements at an early stage. Planning controls over land use allocation, density, plot ratio, daylighting, and other controls should be relaxed where this would enable historic buildings to be given a new lease of life. A sensitive and sensible application of the Building Regulations and fire safety legislation is also extremely important. For instance, it may be acceptable to employ discreetly sited smoke detectors rather than lobbies to rooms off a staircase. Each case will require a careful balance to be struck between the special interest of the building and any protective measures required, such as means of escape requirements. Generally, listed building consent will not be forthcoming until such matters are resolved satisfactorily as an integral part of any application. For this reason it will normally be advisable to submit full plans under the Building Regulations in conjunction with any planning or listed building consent applications.

## General advice

Many of the materials and craft techniques used in the construction of Georgian and Victorian terrace houses are still available today, and it is rarely advisable to depart from traditional practice when carrying out alterations or repairs.

Frequently a house may have been altered or acquired later additions. Sometimes these accretions will have an obviously damaging effect both on the individual house or on the overall composition of the terrace making their removal desirable. Sometimes, however, later features such as conservatories, porches, balconies, windows or chimneys may have intrinsic merit and form an important part of the cumulative history of the building. When dealing with an individual terrace house, therefore, it will be necessary to weigh the case for retaining such alterations against the feasibility and benefits of reinstating the overall integrity of the building in particular, and the wider group as a whole. Conjectural restoration should be avoided.

As a general rule alterations should preserve the structure, character and appearance of the building. In a conservation area it is vital to consider the way the house fits into the wider context of the street and any alterations should preserve or enhance the

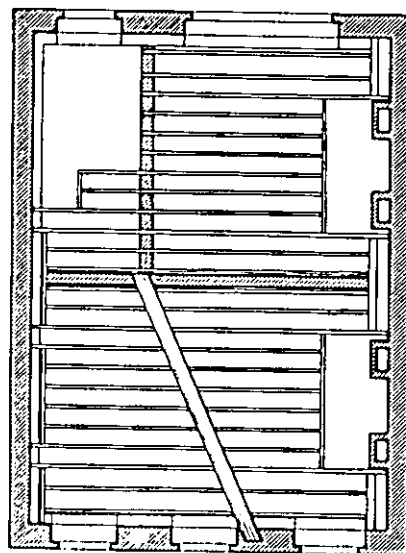


Figure 6: typical first floor structure of an early nineteenth-century terrace house

character or appearance of the area. The front elevation and other parts visible from the street or other public places are particularly sensitive. Alterations should not impair or destroy the overall shape and proportion of a house, or detract from its historic character, in particular its roof profile or the shape, design, and appearance of window and door openings. Interiors should always be considered.

## Alterations

The advice that follows covers the most common types of alterations and is intended as general guidance for the benefit of applicants, owners, and other interested parties including local planning authorities responsible for determining applications. It should be read in conjunction with the detailed guidance on alterations to listed buildings set out in Annex C of PPG 15 and the relevant policies in the local Unitary Development Plan.

### Structural alterations

The structural integrity and fabric of a listed building should always be carefully preserved, and an integrated rather than elemental approach adopted to its repair.

Many old buildings appear to suffer from structural weaknesses arising from their age, methods of construction, and pattern of past use, but these are often overstated. Once they have settled into a state of equilibrium they will normally continue to offer adequate service providing they are not subjected to major disturbance. Major structural intervention can easily turn limited weaknesses into serious defects leading to a rapid escalation of work, loss of original fabric or perhaps collapse. Often proposals stem from the inflexible requirements of particular clients or funding bodies who demand the same standards as those applied to a modern building. These are almost always at variance with the architectural and structural integrity of an historic building and should not normally be regarded as sufficient justification for major intervention.



Alterations and development proposals should be restricted to a modest scale and based on a complete understanding of the structural limitations of the building. Sloping floors, poorly bonded brickwork, and undersized joists are often found in old buildings. Low-key repairs and the reinstatement of the original structural form and elements are preferable to wholesale reconstruction or major disturbance. Even relatively small-scale repairs and alterations should be executed sensitively and to the highest conservation standards.

Where more sophisticated techniques are put forward, applicants will need to justify why these are being proposed. They will need to be acceptable to all interested parties, including Building Control Officers. In every case full details will be required based on site investigation and discussion.

#### *Partial demolition*

For the reasons set out above, proposals for partial demolition or demolition behind the facades of terrace houses will almost always be unacceptable. Such an approach destroys the integrity of the historic structure and reduces the building to stage scenery. The overall plan form, materials, and totality of the structure are

inextricably part of the special interest of any listed building and should be preserved.

In some cases consideration may be given to modest amounts of demolition where the fabric is of limited interest or quality, and where appropriate adaptation may secure the long-term preservation and restoration of the building as a whole.

#### *Floor strengthening*

Proposals for floor strengthening increasingly form part of refurbishment schemes for office use. The floors of most historic buildings are usually perfectly adequate for the actual loads they will carry and consent will not normally be granted for schemes involving high levels of intervention.

The extensive replacement of floor joists with either new timber or steelwork will generally not be acceptable. Low-key and localised techniques of repair, stiffening, and strengthening are favoured, retaining the existing fabric and structure and, where necessary, improving its performance. Repairs should usually be carried out using the same materials and established traditional methods, such as scarfing on new timber. Further guidance is set out in a separate English Heritage leaflet *Office floor loading in historic buildings*.

#### *Rot and infestation*

The eradication of dry or wet rot or beetle infestation can rapidly lead to the progressive stripping of a building. In each case only the minimum works necessary should be carried out after detailed discussion with the local planning authority and English Heritage. Specialist advice should always be sought and the use of non-destructive techniques requiring the minimum removal of timber will be encouraged.

#### *Urgent works*

Where severe damage has occurred due to the failure of roof coverings or prolonged neglect, the first step should be to prop unstable structures and erect a temporary roof. The building should then be allowed to dry out while more

detailed inspections are conducted. The removal of rubbish will facilitate drying out and better access, but care should be taken not to discard historic features or details. Adequate recording is essential. Each element of the structure should then be assessed for repairs.

#### *Bowed or cracked brickwork*

Proposals for rebuilding large areas of brickwork should be avoided or minimised whenever possible. Many London terrace houses were built with little or no foundations or sometimes just with shallow stepped footings. Poorly bonded brickwork is common. Front walls are often found inadequately tied to party walls. However, these are not adequate reasons for wholesale reconstruction. It is essential to investigate the cause of any failure, which may be due to a variety of problems, such as old bomb damage, subsidence, delamination or unfortunate prior alterations. Low-key repairs, involving tying back existing brickwork or limited stitching, may often suffice and reduce the risk of the progressive dismantling of the structure.

#### **External alterations**

As a general rule any alterations or repairs to external elevations should respect the existing design and materials and match them as closely as possible in colour, texture, and quality. Figures 4, 5, and 7-10 illustrate the appropriate treatment of common London terrace house types of various periods.

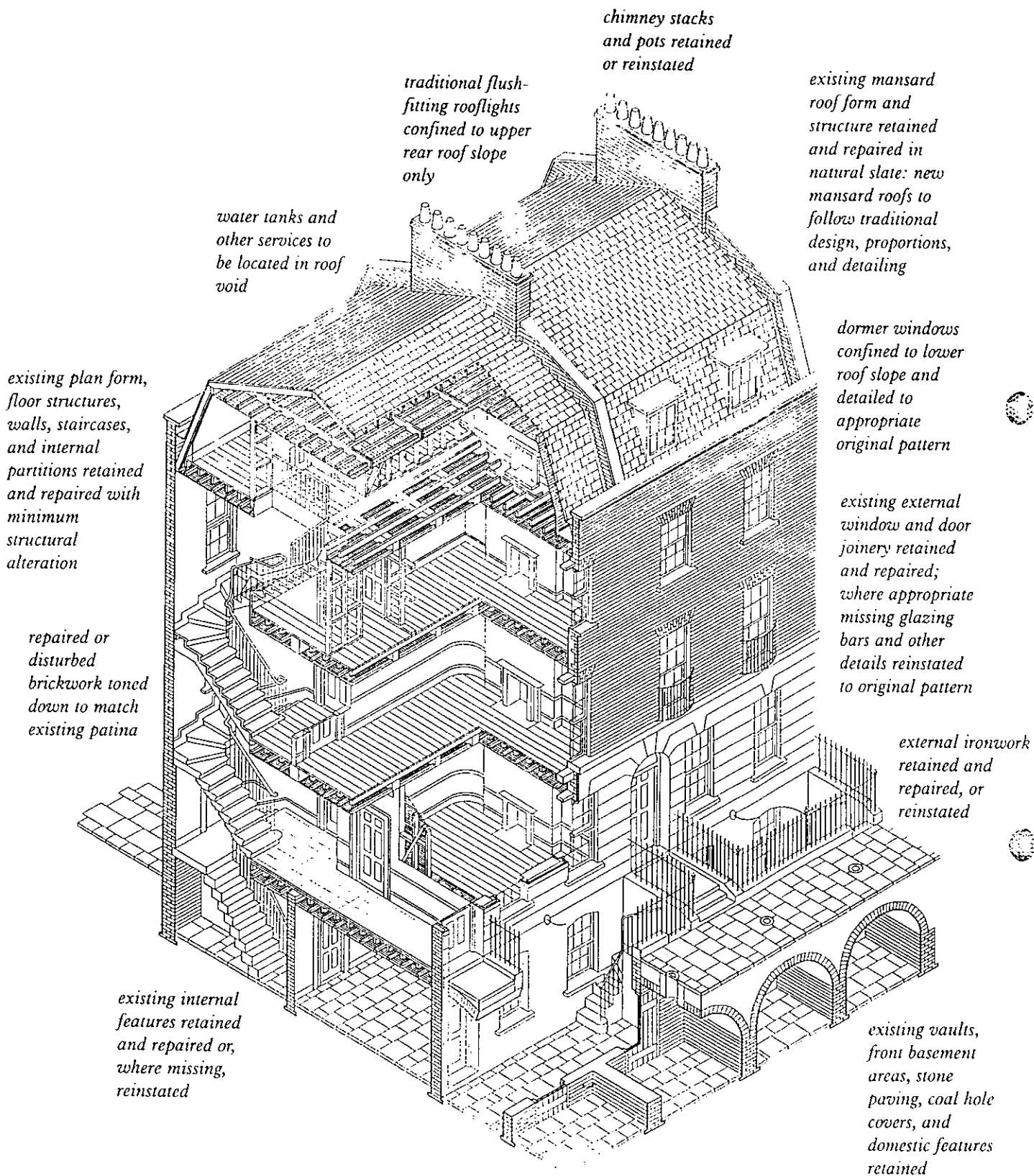
#### *Brickwork*

Frequently the brickwork of many London terrace houses has acquired a patina of age, and some retain traces of historic tuck pointing. In such cases the cleaning of brickwork will usually require listed building consent. Specialist expertise is essential and unless done carefully it can damage brickwork and have an adverse impact on historic character. For these reasons it should usually be avoided. Traditional techniques such as soot washing can be used to tone down raw new brickwork to a more muted appearance.



*Non-destructive techniques should be used to eradicate dry rot. Adequate ventilation is essential*

FIGURE 7



Typical early nineteenth-century terrace house with mansard: cut open isometric view from front

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing

FIGURE 8

traditional flush-fitting rooflights confined to upper rear roof slope only

chimney stacks and pots retained or reinstated

water tanks and other services to be located in roof void

existing mansard roof form and structure retained and repaired in natural slate; new mansard roofs to follow traditional design, proportions, and detailing

dormer windows confined to lower slope and detailed to appropriate original pattern

new or disturbed brickwork toned down to match existing patina

existing plan form, floor structures, walls, staircases, and internal partitions retained and repaired with minimum structural alteration

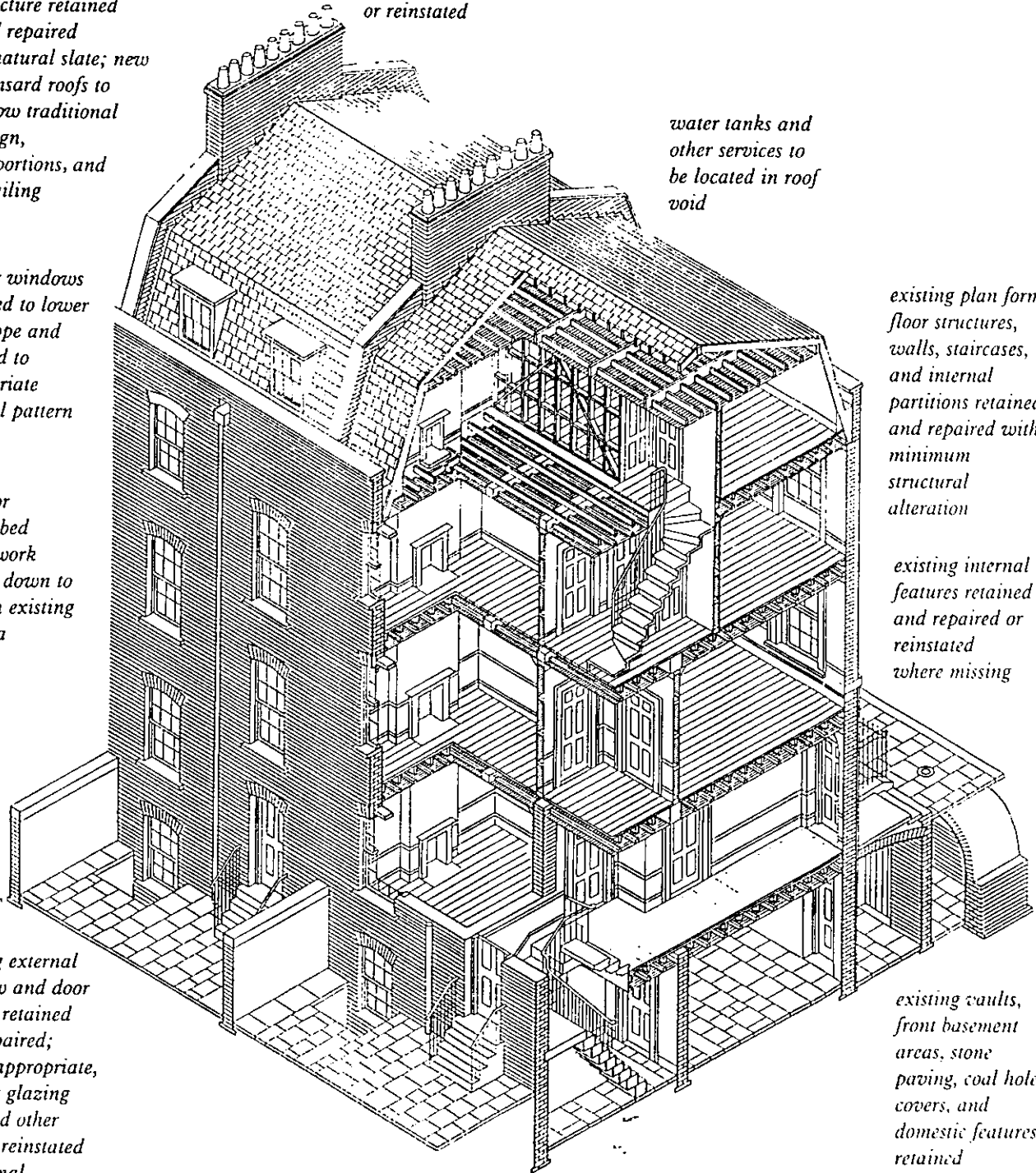
existing internal features retained and repaired or reinstated where missing

existing external window and door joinery retained and repaired; where appropriate, missing glazing bars and other details reinstated to original pattern

existing vaults, front basement areas, stone paving, coal hole covers, and domestic features retained

Typical early nineteenth-century terrace house with mansard: cut open view from back

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing



### Pointing

Repointing should only be carried out when absolutely necessary. Defective mortar should be raked out by hand. Power tools should be avoided. Lime-based mortar should always be used and finished to match the original joint. Weatherstruck and ribbon joints are inauthentic and potentially damaging and should not be used. A separate English Heritage leaflet, *The pointing of brickwork*, gives practical advice on mortars and pointing.

### Painting

Painting the outside of a listed building requires listed building consent if the special character of the building is affected. Unpainted surfaces and stone details should never be painted over. Many nineteenth-century stucco terraces have been painted for generations with oil paint. When choosing a colour, care should be taken to consider the integrity of the whole terrace, as well as the historic colour scheme and its effect. On unified formal compositions uniformity of colour, texture, and tone may be a vital part of the overall townscape. On more fragmented terraces of different styles or periods a greater degree of choice may be possible.

### Windows

Existing timber windows should be retained and repaired, unless they are obviously inappropriate or in very poor condition. Weatherstripping and draught proofing can improve thermal efficiency at a fraction of the cost of replacement. Old glass should be protected, retained or reused. Traditional lead fanlights should be kept or, where missing, reinstated to the original pattern.

Where new windows are required, careful consideration should be given to the reinstatement of original patterns of glazing bars where these are known. However, where good early plate glass windows survive, they can often be of interest in their own right and may need to be kept. The exact dimensions of glazing bars vary greatly depending on the date of the building and these refinements should always be carefully



*Poor repointing can cause irreversible damage to a building and ruin its appearance*

respected. A separate English Heritage guidance leaflet is available on *Timber sash windows*. Standard factory-made windows in timber, aluminium, UPVC or steel are not acceptable as these are almost always damaging to the character and appearance of historic buildings. For similar reasons double-glazed sealed units set in existing frames should also be avoided. Carefully designed secondary glazing can sometimes offer an acceptable alternative provided it does not compromise panelled window reveals or other internal details.

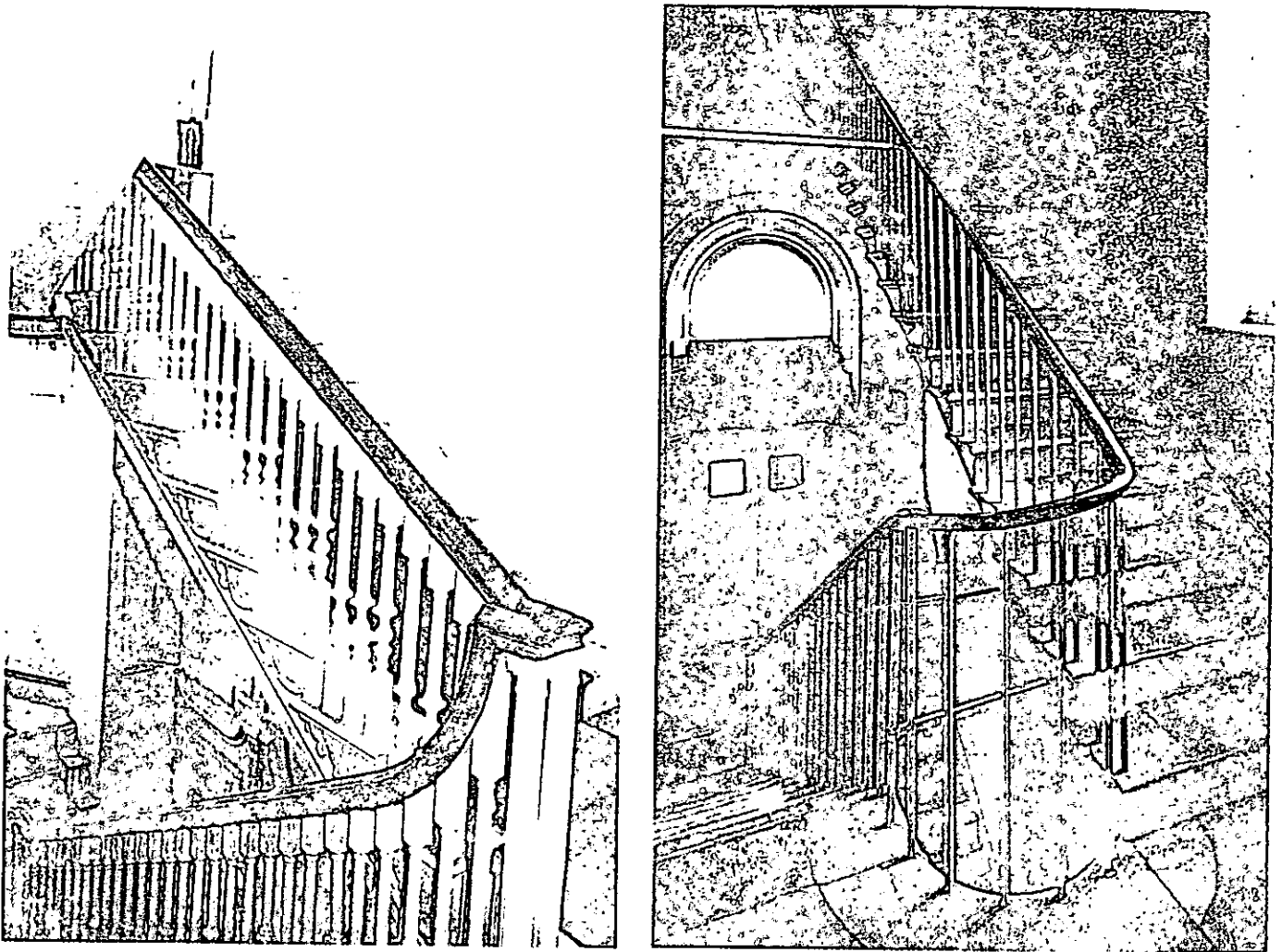
### Ironwork

Cast and wrought iron details such as balconies, railings, overthrows, and door furniture should be retained and repaired wherever possible. Missing details can be

copied from original patterns. A separate English Heritage leaflet is available entitled *Ornamental ironwork: gates and railings*. External plumbing should be minimised and, where required, sited unobtrusively. Plastic should be resisted in favour of cast iron or alloy, painted to blend with the background surface.

### Roofs

Most terrace houses were roofed in slate or clay tile, and it is important to ensure that appropriate traditional natural materials are employed. Artificial slates and tiles are not usually acceptable, and original details such as lead hips or rolls, or ornamental crestings, should be retained or reinstated. Rooflights may be appropriate where they are out of sight and not on principal roof slopes, provided that traditional rectangular designs fitted flush to the roof slope are used. Chimney stacks and pots should always be retained, even if redundant.



*Left: early eighteenth-century staircase. Right: early nineteenth-century staircase. Staircases are integral parts of the character of domestic buildings*

#### *External services*

External fire escapes and guard rails should only be considered if all other possibilities for means of escape have been exhausted. They should always be located unobtrusively to minimise their impact on the surrounding area. Similarly, burglar alarms, satellite dishes, aerials, meter cupboards, CCTV cameras, and air conditioning or other plant should be located as discreetly as possible and should not impinge on the character, appearance or silhouette of the building. On particularly sensitive elevations it may not be possible to add such fittings.

#### *Boundary treatments*

Many terrace houses face directly onto front gardens or areas which provide an important element of the setting of each individual house and of the terrace as a whole. The provision of hard standing for car parking in front gardens will

almost always have a detrimental effect upon the appearance of the building from the street and generally should be avoided. Original boundary treatments such as metal railings, stone balusters, hedges, walls or fences should be preserved or reinstated where they have been removed at a later date. Dustbin enclosures can also be highly obtrusive and should not normally be allowed on the street frontage. Refuse storage problems can usually be resolved by the discreet use of basement, rear or side areas, or by the coordination of the requirements of individual tenants.

#### **Internal alterations**

Listed building consent is required for all alterations which affect the character of the interior of a listed building, whatever its grade. Interiors should always be considered even if they are not referred to in the list description.

Normally, individual features of interest should be retained and left *in situ*, and fully protected during the course of any works. Some features or early wallpapers may survive hidden behind later linings and care should always be exercised to avoid unnecessary damage.

The domestic plan form of London terrace houses is an important part of their character and special interest. As a general rule the character, proportion, and integrity of the principal rooms at ground and first floor levels, together with the primary and secondary staircase compartments, should be preserved. Normally, such areas should not be subdivided. Elsewhere a greater degree of flexibility may be possible, although the original plan form and features should remain clearly discernible. Any alterations should be reversible.

At basement level proposals for wholesale clearance should be resisted. Evidence of domestic service arrangements is becoming

increasingly rare. Features such as stone flags, ovens, ranges, grates, pantries, wine cellars, strong rooms, and bell indicators all illustrate the character of a past age and should normally be retained.

#### *Conversion*

The division of a large house into a number of separate units may often be acceptable in principle, but it needs to be planned and carried out with care and sensitivity. The need to preserve the special interest of the interior will influence the number and kinds of units which can be formed. The separation of a basement flat from the remainder of the house will usually be the simplest and generally least disruptive form of subdivision, particularly where the basement can be approached via front area steps. In such cases the internal staircase from the ground floor to basement should usually remain, but should be enclosed to provide effective separation. In listed buildings which retain panelled partitions or fine interiors the scope for conversion may be limited, and the physical implications will need to be assessed before planning permission is granted for any change of use.

- multiple occupation of the house above basement level can lead to a greater degree of disturbance and involve problems of fire protection and sound insulation. These will require detailed resolution at application stage. Upgrading of floors and partitions for fire resistance and acoustic insulation should always avoid conspicuous alteration or loss of original fabric. A fire safety engineering approach may obviate the need for extensive physical alteration. Most panelled doors can be upgraded to improve fire resistance by applying sheet materials sensitively to one face, but retaining the panelled appearance. Works to upgrade the fire resistance of separating floors and walls are also likely to achieve normal requirements for airborne sound. Impact sound transmission can usually be resolved by the use of thick underlay and carpet.

- lateral conversion of two or more houses is normally unacceptable, particularly where this involves the removal of staircases or the plan form of principal rooms, but a simple door opening between adjacent buildings in areas of limited interest is often acceptable as a means of reconciling functional requirements with the integrity of individual houses.

- openings between front and rear rooms are sometimes possible to meet modern requirements providing these are treated sensitively as archways, retaining substantial nibs of the existing wall.

- the principal and secondary staircases and chimney breasts are vital parts of the character and plan form of most domestic listed buildings and should be kept. Similarly, other elements such as internal doors and doorcases should be retained, even if redundant and fixed shut.

- where permitted, new internal walls and partitions should be scribed around existing mouldings or details to permit reinstatement at a later date.

- original ornamental features such as panelling, shutters, architraves, skirtings, dados, panelled doors, door furniture, mouldings, cornices, decorative plasterwork, and chimney pieces of all types are essential parts of the domestic character of most buildings. They should always be carefully protected and restored or, where damaged, reinstated. A separate English Heritage leaflet *Georgian joinery, 1660-1840* is available on the history, design, and conservation of interior woodwork in Georgian houses.

- in some listed buildings colour schemes and lighting are important elements of the total character. These aspects may require detailed discussion and specialist advice.

#### *Services*

In general, kitchens, bathrooms, and modern services should be

confined to rear rooms, or areas of lesser importance. In larger houses these can often be designed as free-standing elements of furniture within the room, thereby minimising the impact on the overall proportion and on any architectural features. Running vertical ducts or conduits through major rooms and entrance halls should be avoided because of the potential damage to cornices and other decorative features. Pipework should be run to the rear of the building, preferably within the floor void, and unobtrusively routed down the rear elevation. Where this is not feasible it is sometimes possible to conceal vertical ducts within voids, cupboards or staircase compartments, chased into the wall.

#### *Security*

Particular care should be exercised when buildings are vacant or under refurbishment to prevent damage or theft of architectural features. Vulnerable items such as chimney pieces or stained glass should be insured, photographed, protected, security marked, and, where appropriate, wired to an alarm system.

#### **Extensions**

Many owners want to improve their property by adding bathrooms or modern services, or by extending at the rear, side or roof level. The balance between preservation and change may not always be easy to strike. The aim should be to minimise the impact on the building while helping the owner to adapt the property to suit reasonable needs.

Extensions should never dominate the parent building in bulk, scale, materials or design. The most appropriate solution will normally be to use a traditional design employing the existing architectural vocabulary of the parent building to ensure that the new work is integrated harmoniously with the character of the building as a whole. However, there may be some occasions where a more modern design approach may be acceptable. Early guidance from the local planning authority is essential.

### *Roof extensions*

Proposals for roof extensions on terrace houses are common, but in many cases they are inappropriate and detrimental to the character and integrity of the building and the wider townscape. Each case needs to be judged on its merits, but where it is evident that additional floors in any form will harm the architectural integrity of a building, a roofscape or the interest of a group, they should not be accepted. More detailed guidance on roof extensions is set out in the English Heritage guidance leaflet on *Mansard roofs*.

### *Rear extensions*

In many Inner London areas, it is difficult to extend buildings and maintain their character, appearance, and integrity without infringing wider planning constraints on daylight, sunlight, privacy, and outlook. However, with skill, sensitivity, and expertise, rear extensions can often be acceptable, providing they are well related to the original building and are in scale with the building and the space around it (see Figs 5 and 10). Particular circumstances will vary widely but certain general guidelines should be followed:

- original closet wings and rear extensions or later rear extensions or features of interest should always be preserved. Proposals for adjacent infill, or for the substantial reconstruction of rear walls, will normally be resisted.
- a proposed extension should be subordinate to the main building. In general, rear extensions should not extend rearward beyond the line of any neighbouring extensions, or intrude on any garden space of amenity value or above the general height of neighbouring extensions. Important landscape features such as walls, railings, and trees should be left undisturbed.
- full-width extensions should not usually be allowed, except in some cases at basement level. As a general guideline, rear extensions should comprise no more than

half the width of the rear of the house and should not rise higher than one storey beneath the original main rear eaves or parapet line. Where a distinct rhythm of rear extensions exists, any new proposals should follow the existing scale and character.

- extensions should be designed to complement the plan form, architectural characteristics, materials, and detailing of the original building. New windows, arches, openings, and doors, etc, should be designed to match the existing or original detail found on the main building. Brickwork should also match the existing in respect of colour, texture, facebond, and pointing. Where necessary, it should be toned down to a weathered patina on completion, using a sootwash or an alternative, organic-based traditional technique, to blend the new work with the old.

### *Lifts*

The introduction of a lift within a London terrace house will almost always result in a significant loss of historic fabric and major disruption to its structure and plan form. For these reasons lifts may often be unacceptable in principle, either internally or on the rear elevation. However, in those cases where it is possible to site a lift externally without causing undue damage to the integrity of the building as a whole, care will be needed to ensure that the external envelope is well integrated into the design and form of the rear elevation. Where an overrun or plant room requirements are likely to add unacceptable height to the overall structure, consideration should be given to the use of a hydraulic system or to the termination of the lift beneath the top floor. Where a lift is added internally, the motor room and overrun should be contained within the existing roof profile.

### *Side extensions*

In many areas of planned townscape, such as on the great aristocratic estates of London, individual buildings, terraces or

semi-detached pairs of houses are often set in a landscape of gardens or open spaces which provide an important punctuation in the townscape. In such cases the gaps between the buildings and the quality of the landscaping and planting are vital elements in the overall composition. For this reason, the infilling or erosion of such gaps by side extensions for garages, or for other additional accommodation, should be avoided.

### *Conservatories*

These should relate satisfactorily to the buildings to which they are fitted and also to surrounding spaces. Where conservatories would be incompatible with the character and integrity of a particular building, they should be resisted in principle.

Conservatories should normally be permitted only at the rear garden level of buildings. They should be modest in size and not obscure important architectural elements. Proposals for conservatories at a high level on existing rear extensions, or on the front or roofs of buildings, will normally be inappropriate.

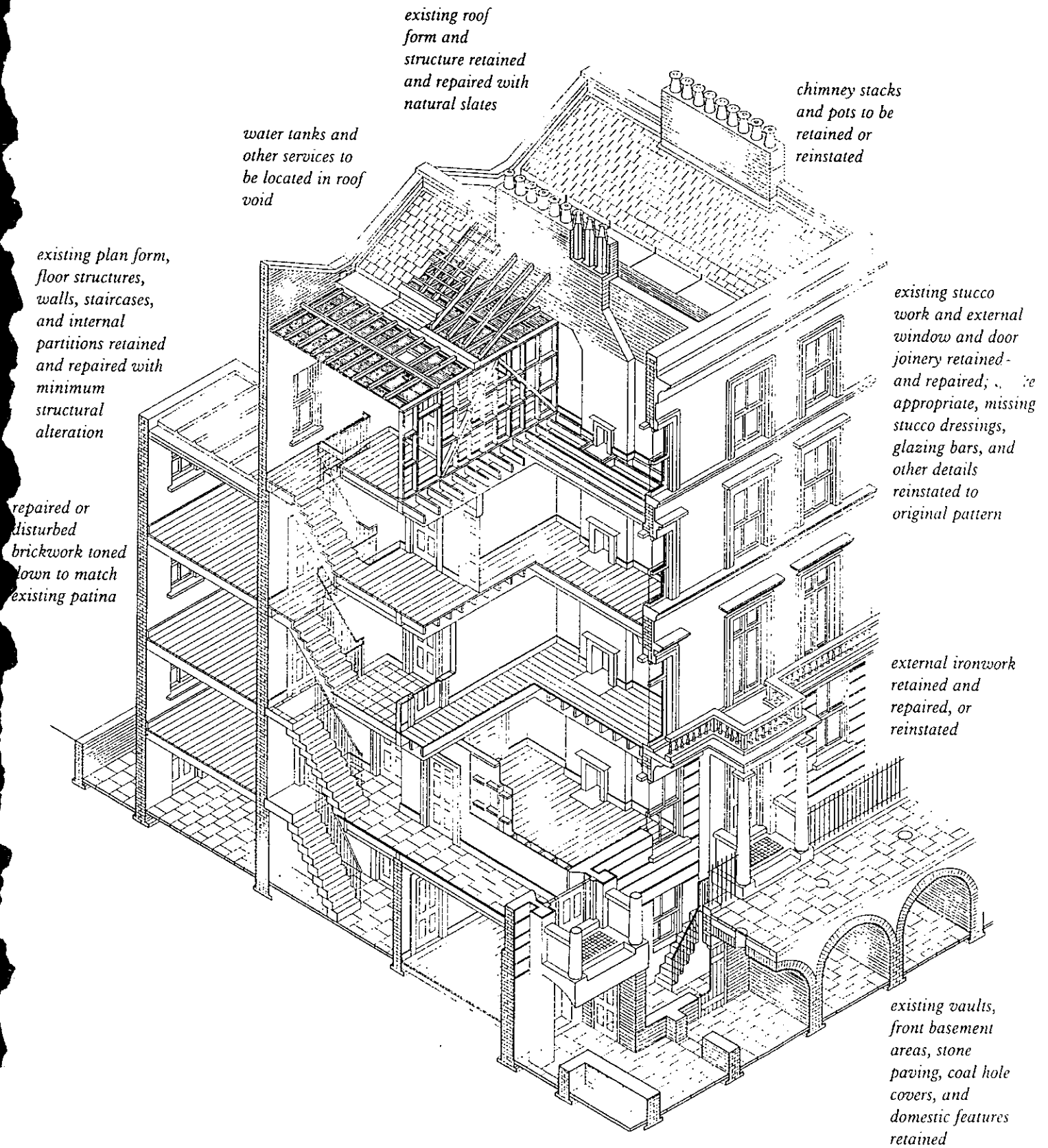
Conservatories should be designed using traditional materials and painted finishes in a manner and style consonant with the style and detail of the building to which they are fitted. Double-glazed units with false glazing bars are not considered appropriate.

### *Crossovers and vaults*

The small area underneath the crossover to the front basement area can often be enclosed to provide limited extra accommodation, such as an entrance lobby to a basement flat, but any enclosure should not project into the open basement area.

Vaults should be left largely intact, although sometimes it may be possible to provide a series of small openings to link the spaces internally for storage purposes. Coal hole covers are an important historical feature of the street scene and should be retained where they survive.

FIGURE 9

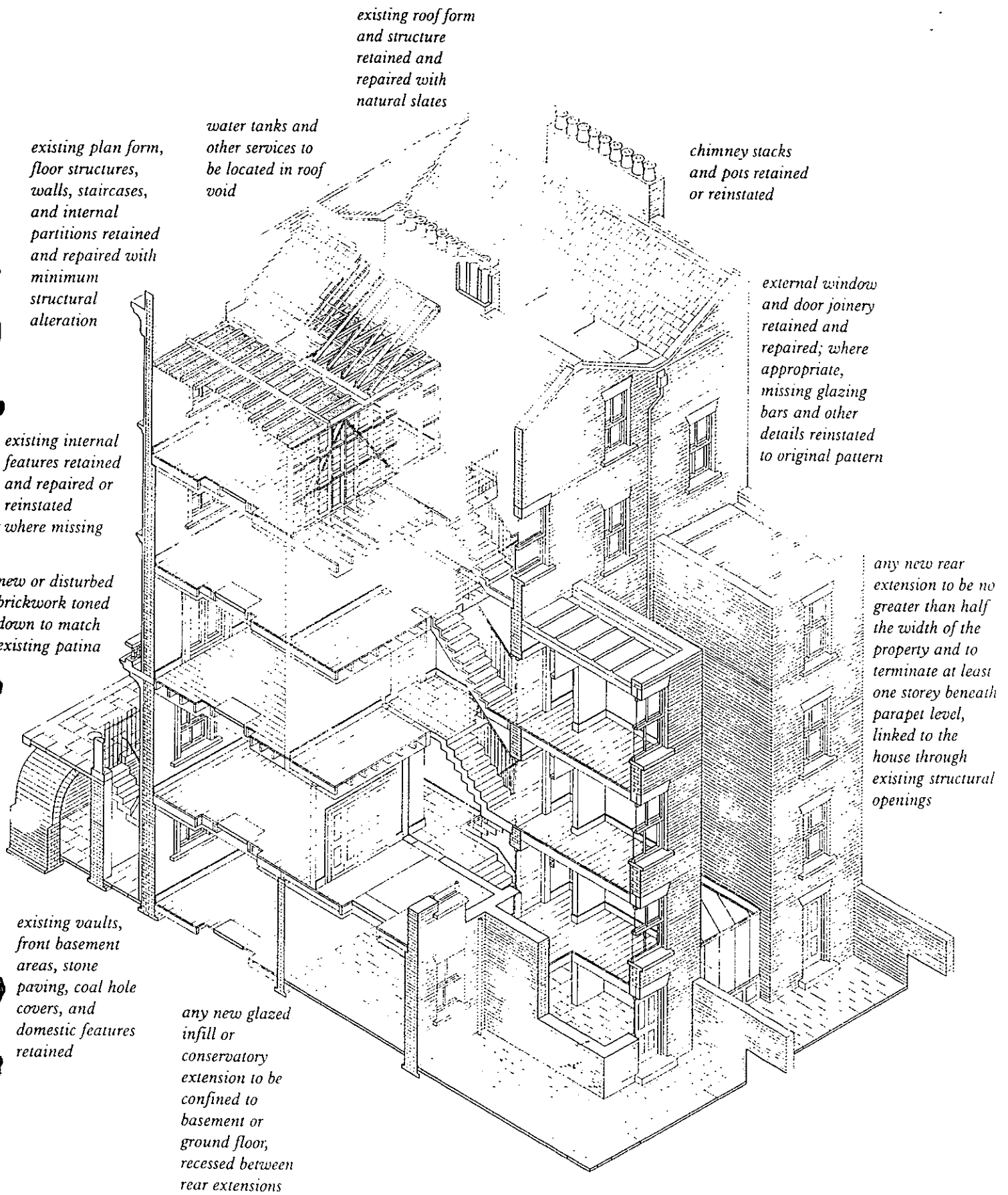


Typical mid-Victorian terrace house:  
cut open view from front

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing



FIGURE 10



Typical mid-Victorian terrace house:  
cut open isometric view from back

All original and later features of interest should be retained and repaired *in situ* wherever possible or reinstated to match the original detail where missing

## Further reading

### Books

- Brereton, C *The repair of historic buildings*, London 1995  
 Byrne, A *London's Georgian houses*, London 1986  
 Cruickshank, D, and Wyld P *Georgian town houses and their details*, London 1986  
 Cruickshank, D and Burton, N *Life in the Georgian city*, London 1990  
 Johnson, A *How to restore and improve your Victorian house*, London 1992  
 Muthesius, S *The English terraced house*, London and Newhaven 1982  
 Parissien, S *The Georgian Group Book of the Georgian House*, 1995  
 Ramsey, S C and Harvey, J D M *Small Georgian houses and their details, 1750-1820*, London  
 Rasmussen, S E *London: the unique city*, London 1937  
 Sambrook, J *Fanlights*, London 1989  
 Summerson, J *Georgian London*, London 1988

### Guidance notes

- English Heritage: *Georgian joinery 1660-1840*, 1993  
 English Heritage: *Ornamental ironwork: gates and railings*, 1993  
 English Heritage: *The pointing of brickwork*, 1994  
 English Heritage: *Framing opinions*, 1994  
 English Heritage: *Timber sash windows*, 1994  
 English Heritage: *Mansard roofs*, 1989  
 English Heritage: *Dormer windows*, 1991  
 English Heritage: *Office floor loading in historic buildings*, 1994  
 English Heritage: *Development in the historic environment: an English Heritage guide to policy, procedure, and good practice*, 1995  
 Georgian Group: *Guides nos 1-14*  
 Victorian Society: *Care for Victorian houses nos 1-7*  
 London Borough of Wandsworth: *Do it in style: a guide to the care, repair and adaptation of your house*, 1992

City of Westminster: *The protection of historic buildings in Westminster Conservatories*, 1994  
*A guide to care and maintenance: Stucco* 1994  
*Facade Cleaning*, 1995  
*Roofs*, 1995  
 Department of the Environment/Department of National Heritage: *Planning and the historic environment PPG 15* September 1994

### Acknowledgements

Figures 1-10 drawn by Alan Baxter and Associates

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THIRD-RATE HOUSE.

PLATE II

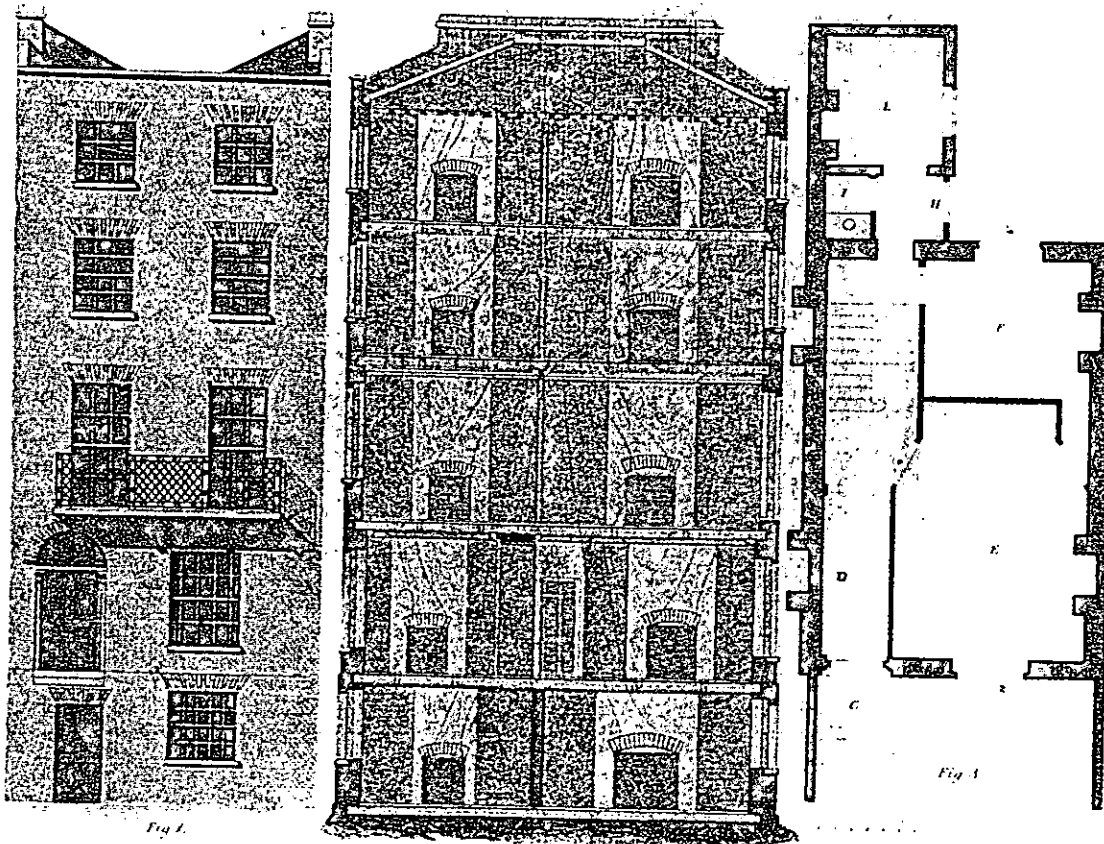


Fig 1

Fig 2

Fig 3

Drawn by M. L. Anderson

London: Published by Thomas Kelly, 17 Paternoster Row, SW1P 3JF

Engineered by W. Jones

# **APPENDIX**

7

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING &  
CONSERVATION

MEMBERS' PANEL

APP NO. PP/01/00620/ CHSE

ADDRESS

19 Alexander Place, London,  
SW7 2SG

APPLICATION DATED 19/03/2001

APPLICATION COMPLETE 22/03/2001

APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS:

Gavin Jackson,  
23 Chartfield Avenue,  
London SW15

CONSERVATION AREA 13A CAPS Yes

ARTICLE '4' No WARD O

LISTED BUILDING II

HBMC DIRECTION N/A

CONSULTED 10 OBJECTIONS 0

SUPPORT 0 PETITION 0

Applicant A. Jeffreys

PROPOSAL:

Erection of extension to rear at at second and third floor levels.

RBK&C Drawing No(s): PP/01/00620

Applicant's Drawing No(s): 0102/01, 0102/02, 10102/03, 0102/04, 0102/05, 0102/06,  
0102/07, 0102/11, 0102/12, 0102/13, 0102/14, 0102/15, 0102/16 and 0102/17.

RECOMMENDED DECISION: Refuse planning permission



**REASONS FOR REFUSAL**

The proposed extension by reason of its height and scale would cause harm to the special architectural character and historic interest of the listed building and the character and appearance of the listed terrace and the Conservation Area in which it is situated. On this basis, it would be contrary to the Council's policies as contained within the "Conservation and Development" Chapter of the Unitary Development Plan, in particular Policies CD25, CD41, CD52, CD53 and CD58.

**INFORMATIVE**

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, CD28, CD30, CD30a, CD41, CD52, CD53 and CD58. (I51)

## 1.0 THE SITE

- 1.1 The application relates to a mid-terrace property located on the southern side of Alexander Place. The property is a single family dwelling house.
- 1.2 The property is a Grade II listed building and it lies within the Thurloe/Smith's Charity Conservation Area.

## 2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of an extension to the rear closet wing at second and third floor level.

## 3.0 RELEVANT PLANNING HISTORY

- 3.1 Planning permission and listed building consent were granted for alterations to the rear elevation and internal alterations on the 21<sup>st</sup> December, 1999. These applications originally included the extension of the rear closet wing which was omitted following officer advice.

## 4.0 PLANNING CONSIDERATIONS

- 4.1 The main issues for consideration relate to whether the proposal is detrimental to the special architectural character and historic interest of the listed building, the impact that the proposal may have on the character and appearance of the Conservation Area, and any effect on the amenities of neighbouring properties.

- 4.2 The relevant policies for consideration are as follows:

- CD25 (Design);
- CD28 (Sunlight and Daylight);
- CD30 (Visual Privacy);
- CD30a (Sense of Enclosure);
- CD41 (Extensions);
- CD52 and CD53 (Conservation Areas);
- CD58 (Listed Buildings).

- 4.4 Policy CD41(c) is to normally resist proposals for rear extensions if the extension would rise above the height of neighbouring extensions. The application property forms one of a group of six properties (no. 9-19). The neighbouring property to the west (no. 21) was built in the 1950s and it is of a different character to the rest of the terrace. The only property in the group which has an extension of this height is no. 11. This is a historic extension which has no planning record. The proposed extension will rise above the height of the other extensions in the terrace and the proposal is therefore considered to be contrary to Policy CD41(c). The excessive height and bulk of the extension will cause harm to the terrace and to the character and appearance of the conservation area, which is contrary to Policies CD52 and

- Does not rise above all !!

CD53.

- 4.5 Policy CD 41(d) is to resist proposals for rear extensions if the extension is not visually subordinate to the parent building. It is considered that the proposed five storey extension would be over dominant and excessive in scale in relation with the main building. The property has a conservatory extension at lower ground and ground floor level and, as a result of the proposed extension, a significant proportion of the rear elevation of the original building would be covered by extensions. It is considered that the proposed extensions would dominate the rear elevation of the building and fail to comply with Policy CD41(d).

4.6 Formal Observations of the Conservation and Design Officer

English Heritage do not require notification of this application. The comments of the Conservation and Design Officer are as follows:

“The house forms one of a group of six (or seven if a modern redevelopment is included) which together with neighbouring terraces form a Classical arrangement of nineteenth century London town houses.

To the rear of the application house the proposed closet wing is proposed to be extended by an additional two stories, the closet wing would then be five stories high. One other house within the group of six has its closet wing extended to a similar height and this extension has caused harm to the appearance of the parent building and to the group as a whole due to its visual dominant scale. It is considered that if the proposed extension were to be allowed, it would have a similar harmful visual effect to the detriment of the special architectural and historic interest of the listed building and the wider listed terrace.

The application building already has extensions which cover the building's entire width at three levels. The main part of the application house is free of extensions above first floor level as are most other houses within the group, and this ensures that original brickwork and fenestration patterns remain clearly visible at the upper levels. The proposed development should be refused to preserve the rear elevation of the application building and of the wider terrace, above first floor level.”

- 4.7 Secondly, with regard to the impact the proposals may have on the amenities of neighbouring properties, the relevant policies for consideration are CD28, CD30, CD30a and CD41. Policy CD28 resists development which significantly reduces sunlight or daylight enjoyed by existing adjoining buildings. CD41 resists proposals for rear extensions if they would result in any significant worsening of sunlight and daylight conditions or cause an undue cliff-like effect or sense of enclosure to neighbouring property.

- 4.8 It is not considered that the proposed extension will result in any significant loss of light or increased sense of enclosure to the adjoining property, the

proposal complies with the guidelines for daylight and sunlight within the Unitary Development Plan. The proposal is therefore considered to comply with the relevant Policies CD28, CD30, CD30a and CD41.

**5.0 PUBLIC CONSULTATION**

5.1 Nine adjoining properties in Alexander Place, South Terrace and Thurloe Square have been consulted. No letters of representation have been received.

**6.0 RECOMMENDATION**

6.1 Refuse Planning Permission.

**M.J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**