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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**

EB010621

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- 1. Photos of the Site**
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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





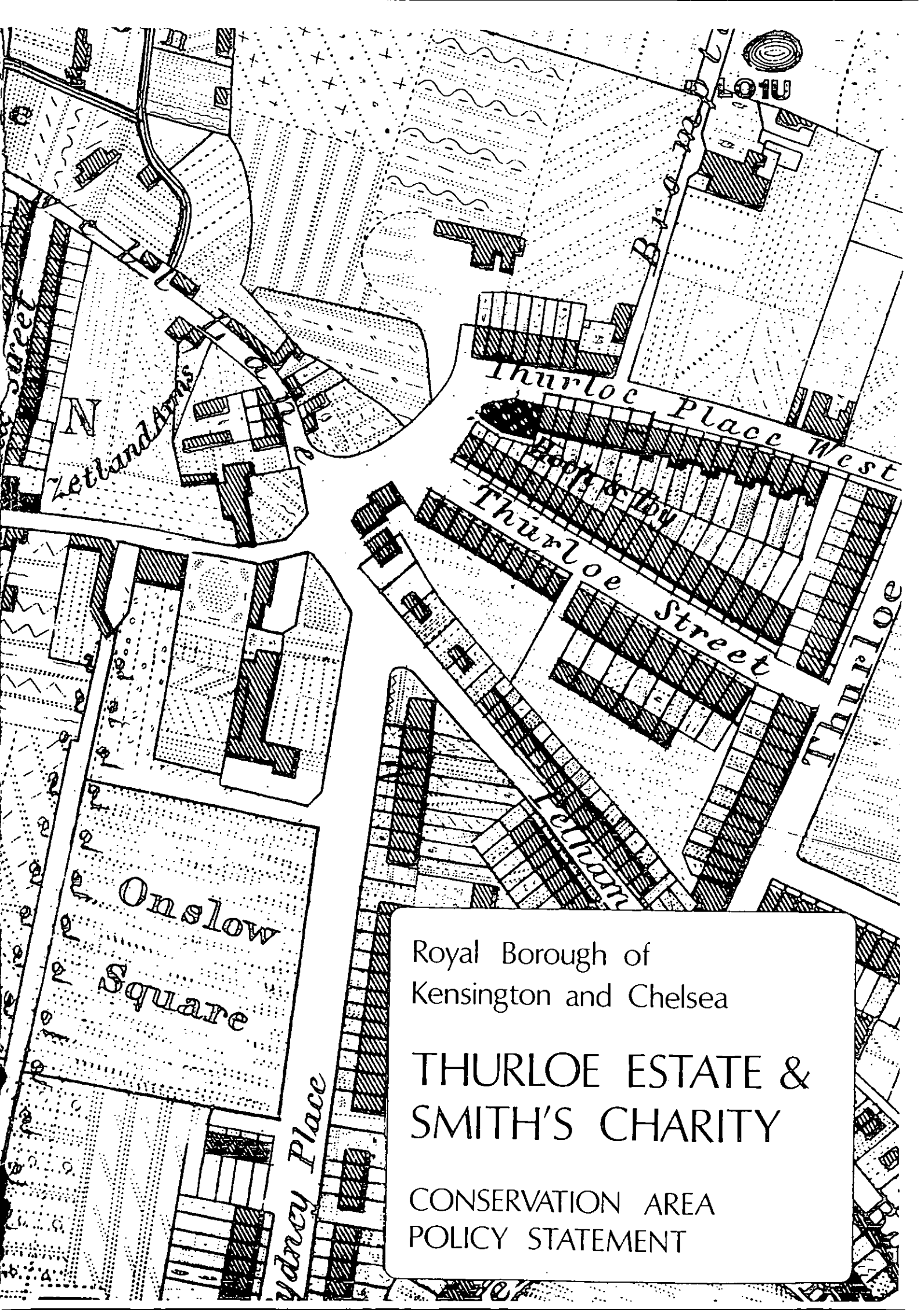
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APPENDIX

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.