

COMMITTEE REPORT

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THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE

10/03/98

APPLICATION NO.

AGENDA ITEM

TP/97/2727/M/50

44

REPORT BY THE EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

APPLICANTS NAME/ADDRESS

Application
dated

09/12/97

John & Julia Spence,
1 River House,
The Terrace,
Barnes,
London SW13 0NR

**RECOMMENDATION
ADOPTED.**

Revised

Completed 12/12/97

Polling Ward GA18

ON BEHALF OF : Mr. & Mrs. L. Saglio
INTEREST : Owners

add Inform

District Plan Proposals Map:

Cons.Area	CAPS	Article 4 Direction	Listed Building	HBMC Direction	A/O Consulted	Objectors (to date)
No. 3	YES	YES	NO	NO	32	2

RECOMMENDED DECISION :-

1. SUBJECT to a Planning Obligation under Section 106 of the Town & Country Planning Act 1990 to ensure that the additional storey to No. 39 is carried out as a single building operation with the approved additional storeys at No. 40 and 40A, or is not carried out until after the completion of the approved additional storeys at No. 40 and 40A Ladbroke Square.

2. GRANT planning permission for the erection of an additional storey.

At: 39 LADBROKE SQUARE, KENSINGTON, W:11

As shown on submitted drawing(s) No(s): TP/97/2727

Applicant's drawing(s) No(s) : S27/1 - /8

CONDITIONS

1. C.1
2. C.68
3. C.71
4. C.73 add after "slates" "and flashings shall be lead"
5. C.77
6. C.83
7. C.86
8. All new windows and french windows shall be single glazed.
9. C.11 ... any proposed handrails to rear third floor.

**APPROVED BY
PLANNING SERVICES CTTEE**

SUBJECT To S106.

MAR 10 1998

CONSENT REF.....

10. The proposed third floor front window heads shall have flat rubbed brickwork to match those approved at No. 40A Ladbroke Square (Application reference TP/97/2010) and existing at No. 37 Ladbroke Square.

REASONS FOR THE IMPOSITION OF CONDITIONS

- | | | | | | | | | | |
|----|------|----|------|----|------|----|------|-----|-----------|
| 1. | R.1 | 2. | R.68 | 3. | R.72 | 4. | R.72 | 5. | R.77 area |
| 6. | R.83 | 7. | R.86 | 8. | R.72 | 9. | R.11 | 10. | R.86 |

INFORMATIVES

- | | | | | | | | | | |
|----|-----|----|------|----|------|----|------|----|-----|
| 1. | I.9 | 2. | I.10 | 3. | I.21 | 4. | I.30 | 5. | I.8 |
|----|-----|----|------|----|------|----|------|----|-----|

1.0 SITES

- 1.1 No. 39 and 40 are located towards the eastern end of Ladbroke Square, near the junction with Kensington Park Road.
- 1.2 They comprise basement and three storey single family dwellings, two of a group of four similar terrace houses (No. 38, 39, 40 and 40A). These premises were rebuilt after World War Two, located within a terrace of Victorian properties which are a storey taller.

2.0 PROPOSALS

- 2.1 It is proposed to erect an additional storey to each property to provide an extra nursery, bedroom and shower room at No. 39 and studio and shower room at No. 40.
- 2.2 The front elevations would be raised in brickwork and the rear would be mansarded with dormers.
- 2.3 This report refers to application TP/97/2728 which is also on this agenda.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Nos. 38, 39 and 40 Ladbroke Square were demolished, probably following war damage. Planning Permission was granted for the erection of four terrace houses in 1953. These were numbered 38, 39, 40 and 40A.
- 3.2 Planning Permission was granted on 9 January this year for the erection of an additional storey at No. 40A. This decision was accompanied by the following informative:

"This permission is granted because of the particular circumstances of the case. The erection of an additional storey, in isolation, at No. 39 or 40 Ladbroke Square would be contrary to the Council's policies as stated in the Unitary Development Plan Chapter 4 notably Policy CD38 and the Ladbroke Conservation Area Proposals Statement p25."

4.0 PLANNING CONSIDERATIONS

- 4.1 The issues in this case are considered to be the effects of the proposed roof extension upon the appearance of the building and the character and appearance of the Ladbroke Conservation Area.
- 4.2 Relevant Unitary Development Plan policies are:
 - 4.2.1 CD25 (Standards of design).
 - 4.2.2 CD38 and CD39 (Additional storeys and roof level alterations).

4.2.3 CD52 and CD53 (Conservation area preservation or enhancement and high standard of design).

4.3 In addition, the Ladbroke Conservation Area Proposals Statement contains a policy concerning roof additions. The properties at No. 38-40A, together with the remainder of the terrace in which they are located, fall within "Category 1" which is:

"those groups or terraces which remain largely unaltered where normally any proposal for an extension or alteration to a roof will not be acceptable."

4.4 In deciding to grant Planning Permission for an additional storey at No. 40A in January this year, the Committee noted the following:

4.4.1 The front elevations of No. 38-40A were designed to reflect the style of the original terrace, although not exactly replicating them. In particular, since four buildings replaced three original houses, the window spacing and proportions are different. The rear elevations are of 1950's design and do not match their neighbours. These properties appear out of keeping with the rest of the terrace, primarily because of their lower roofline.

4.4.2 The proposed front elevation of the additional storey to No. 40A would be in keeping with that of the original terrace and the design of the existing elaborate cornices at No. 41 would be carried across No. 40A. The rear would be of traditional mansard design to accommodate a fire escape route.

4.4.3 The erection of an additional storey at No. 40A, which immediately adjoins one of the taller original buildings, would enhance the appearance of the terrace's front elevation by contributing to the reuniting of the roofline. At the rear, the use of a mansard design would not look out of place given the very different elevational treatment of the existing building's rear elevation. Thus, although the Conservation Area Proposals Statement policy advises against an additional storey here, it was considered acceptable in this instance.

4.4.4 The erection of a roof addition in isolation to one of the middle properties in the group (i.e. No. 39 or 40) would not be acceptable on this basis. An informative was therefore attached to the Planning Permission as stated in paragraph 3.2 above.

4.5 The proposed roof additions to No. 39 and No. 40 would be identical in design to that approved at No. 40A. Their construction would be an enhancement of the terrace's roof line, provided they are not erected in isolation. Subject to this element being secured through planning obligations, by means of a Section 106 agreement attached to both applications the proposed additional storeys are considered to comply with the Unitary Development Plan policies referred to above. The Section 106 agreement will require the additional storey to be either constructed as one building operation with the approved roof additions at Nos. 40 and 40A Ladbroke Square, or after the completion of the approved roof additions at Nos. 40 and 40A.

5.0 PUBLIC CONSULTATION

5.1 Thirty-two residents of Ladbroke Square, Ladbroke Road, Horbury Crescent and Horbury Mews were notified of the application.

5.2 Two objections have been received and three letters of support (including one from the Ladbroke Association).

5.3 A resident of Horbury Crescent objects on grounds of loss of light from No. 39.

There would be no infringement of daylight standards to his house or garden.

5.4 A resident of Ladbroke Square objects to details of the scheme. He comments that the proposed roof form is incorrect since the original roofline in the terrace is hipped valley roofs set behind parapets. He also points out that segmental arches are shown to the new windows to the front elevation, not flat rubbed brickwork as at No. 37 or stucco surrounds as at No. 41. He comments that the latter would be cheaper.

The proposed roofs are as approved at No. 40A i.e. vertical at the front and mansarded at the rear with a "true" rather than "flat topped" mansard section. A rear mansard was proposed at No. 40A to maintain a fire escape route and was considered unobjectionable given the 1950's design of the rear elevation. A valley roof form atop the rear mansard slope would appear incorrect. The upper slope of the "true" mansard will not be a particularly noticeable departure from the original roof form when viewed from the front. The upper roof slopes will be drained internally and do not necessitate rainwater pipes on the front elevation.

5.6 The window heads to the front windows of the roof addition are drawn incorrectly. A condition is recommended to rectify this.

- 5.7 Two further residents of Ladbroke Square support the proposal, subject to matching of the original buildings. One also requests that all four buildings be done at one (i.e. 38, 39, 40 and 40A).

No additional storey is proposed to No. 38. While desirable to reunite the terrace, it is not considered that the absence of an extra storey at No. 38 should prevent the erection of additional storeys to No. 39 and 40.

- 5.9 Th Ladbroke Association states:

"These are welcome additions providing they match the existing."

6.0 RECOMMENDATION

- 6.1 Grant Planning Permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of the file number TP/97/2727 referred to at the head of this report save for exempt or confidential information as defined by the Local Government (Access to Information) Act, 1985.

Officer Contact

The above documents can be inspected by prior appointment with Tracey Rust in the Planning Information Office, Room 325, The Town Hall, Telephone 0171-361-2080.

REPORT PREPARED BY: SW
REPORT APPROVED BY: RT/LAWJ
DATE REPORT APPROVED: 23/02/98

PSC9803.SW.REP

PLANNING SERVICES COMMITTEE: 10th March 1998
MEMORANDUM

To: PRINCIPAL ADMINISTRATIVE OFFICER
c.c.: CHIEF EXECUTIVE (ATT. KATY SHAW)

From: EXECUTIVE DIRECTOR, PLANNING
AND CONSERVATION

Ext. 2004
Room 324A

Date: 11th March 1998

PLANNING SERVICES COMMITTEE: 10th March 1998

Please note the following amendments which were adopted by the Planning Services Committee. This memorandum should be read together with the attached memorandum, which was circulated and agreed by members of the committee.

NORTH

97/2727
44

39 Ladbroke Square, W11

Additional Informative

6. The applicant is commended to undertake improvements to the front elevations of the building as part of the development hereby improved, to match the detailing of those nearby properties which form part of the original terrace. This should be carried out in consultation with the Executive Director, Planning and Conservation. It is considered that such improvements would unify and improve the visual cohesiveness of the terrace.

97/2728
45

40 Ladbroke Square, W11

Additional Informative

6. The applicant is commended to undertake improvements to the front elevations of the building as part of the development hereby improved, to match the detailing of those nearby properties which form part of the original terrace. This should be carried out in consultation with the Executive Director, Planning and Conservation. It is considered that such improvements would unify and improve the visual cohesiveness of the terrace.

CENTRAL

97/2507
2038

12 Scarsdale Villas

Amendments to and Additional Condition:

Delete condition 5 and replace with:

front The six glazed blocks indicated within the garden upon drawing number 125V/06 are not hereby approved, and shall not be installed under the planning permission hereby

PLANNING SERVICES COMMITTEE: 10th March 1998

granted, or otherwise.

Delete reason 5 and replace with:

It is considered that the provision of these glazed blocks would harm the appearance of the building and reduce levels of residential amenity locally, particularly when illuminated at night.

6. Notwithstanding the provisions of article 3 and part 1 schedule 2 of the Town and Country Planning act 1988, no rooflights, glazed blocks, veluxes shall be installed in the front garden area to the roof of the structure hereby improved.

Reason

6. Notwithstanding the provisions of article 3 and part 1 schedule 2 of the Town and Country Planning act 1988, no rooflights, glazed blocks, veluxes shall be installed in the front garden area to the roof of the structure hereby improved.

Additional Informative

5. The planning permission hereby granted should not be seen as a precedent for other similar alterations in Scarsdalee Villas. Each case will be considered on its merits, and particular regard will be paid to the impact of any proposal on nearby trees, including street trees.

**SOUTH-
WEST**

No Changes.

**SOUTH-
WEST**

No Changes



M J French
Executive Director, Planning and Conservation

ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING &
CONSERVATION

PLANNING SERVICES COMMITTEE 10 MARCH 1998

The Planning Services Committee is asked to note and agree the following amendments to the Committee reports for the NORTH area.

AGENDA ITEM 44

TP/97/2727

39 LADBROKE SQUARE

Late letter of objection from the occupier of no.38 Ladbroke Square, suggesting that no's 38, 39, 40, and 40A Ladbroke Square should either be extended together or not at all. The respondent adds that she is unable to extend in her present circumstances. Letter also comments that all detailing should match the flanking existing buildings.

Condition no.8: add "and so maintained".

AGENDA ITEM 45

TP/97/2728

40 LADBROKE SQUARE

Ditto as above for no.39.

AGENDA ITEM 46

TP/97/1815

11 CHEPSTOW VILLAS

In reason for refusal the word "site" should read "size".

End of paragraph 4.5: delete "and therefore is contrary to Policy CD38."