

# COMMITTEE REPORT

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**File Number**

**Committee Report**

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**ROYAL BOROUGH OF KENSINGTON & CHELSEA**

**REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION**

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PLANNING & CONSERVATION COMMITTEE  
PLANNING SERVICES COMMITTEE  
MEMBERS PANEL

APP NO. PP/01/00997  
AGENDA NO.

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**ADDRESS/SUBJECT OF REPORT:**

20 Walton Street,  
London, SW3 1RE

APPLICATION DATED                      01/05/2001

APPLICATION REVISED

APPLICATION COMPLETE                      09/05/2001

**APPLICANT/AGENT ADDRESS:**

T.E. Law,  
92 Brackenbury Road,  
London

CONS. AREA    13A                      CAPS    Yes

ARTICLE '4'    No                      WARD    R

LISTED BUILDING                      II

HBMC DIRECTION

CONSULTED                      OBJ.

SUPPORT                      PET.

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**RECOMMENDED PROPOSAL:**

**RBK& C DRAWING NO(S):**

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**RECOMMENDED DECISION:**

**CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:**

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

MEMBERS' PANEL

APP NO. PP/01/00997/ CHSE

ADDRESS

20 Walton Street, London,  
SW3 1RE

APPLICATION DATED 01/05/2001

APPLICATION COMPLETE 09/05/2001

APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS: CONSERVATION AREA Thurloe and CAPS Yes

Smith's  
Charity

T.E. Law,  
92 Brackenbury Road,  
London

ARTICLE '4' No WARD Hans Town

LISTED BUILDING II

HBMC DIRECTION N/A

CONSULTED 21 OBJECTIONS 0

SUPPORT 0 PETITION 0

Applicant Hawthorns Ltd.,

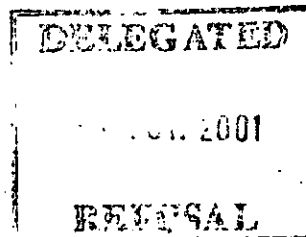
PROPOSAL:

Construction of full rear mansard roof slope at main roof level instead of wide dormer window as approved by planning permission Ref. PP/00/02614, dated 02/04/2001.

RBK&C Drawing No(s): PP/01/00997

Applicant's Drawing No(s): WS 108

RECOMMENDED DECISION: Refuse planning permission



**REASON FOR REFUSAL**

The proposed replacement of the shallow pitch rear roof slope with a mansard slope is considered to be detrimental to the special architectural and historic interest of the listed building and the terrace in which it is situated and the character and appearance of the Thurloe/Smith's Charity Conservation Area. On this basis it is contrary to Policies contained within the Conservation and Development chapter of the Unitary Development Plan, in particular Policies CD25, CD38, CD39, CD48, 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, CD38, CD39, CD48, CD52, CD53 and CD58. (I51)

## **1.0 THE SITE**

- 1.1 No. 20 Walton Street is a Grade II listed, single family dwelling comprising of two storeys with attic and basement which dates from the mid-nineteenth century. It is a part of a group value listed terrace comprising of Nos. 2 to 30 (even) and is situated within the Thurloe/Smith's Charity Conservation Area. The rear of the property has a facade which forms part of the end of a cul-de-sac in Beaufort Gardens and therefore has a prominent public view.

## **2.0 PROPOSAL**

- 2.1 The proposal is for Planning Permission and Listed Building Consent for the replacement of the existing wide dormer window on the rear roof slope with the construction of a full rear mansard roof slope and the erection of two individual dormers at third floor level.

## **3.0 PLANNING HISTORY**

- 3.1 Planning permission was granted for the erection of a rear addition at roof level to provide an addition room in August 1979 (Ref. TP/79/0598).
- 3.2 Planning permission and Listed Building consent were granted in April 2001 for the erection of a rear lower ground floor extension, increase in projection of the rear dormer and elevational alterations. (Ref. PP/00/02614).

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The principal considerations are whether the proposal preserves the special architectural character and historic interest of the building and whether it preserves or enhances the character or appearance of the conservation area.
- 4.2 Policy CD25 seeks that all development in any part of the Borough is to a high standard of design.
- 4.3 Policy CD38 normally resists additional storeys and roof level alterations subject to certain criteria including buildings that include a roof structure or form of historic or architectural interest. Policy CD39 permits roof level alterations where the character has already been severely compromised or the alterations are sympathetic to the character of the building.
- 4.4 Policies CD48, CD52 and CD53 aim to preserve or enhance the character or appearance of conservation areas.

4.5 Policy CD58 normally resists proposals to alter Listed Buildings unless (amongst other criteria) alterations would be in the style of the original building.

4.6 Formal Observations of the Conservation and Design Officer

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

"It is proposed to remove the existing non-original wide dormer on the original shallow pitched rear roof slope and to replace it with a mansard slope with two individual dormers to match the width of the windows on elevation below. Whilst the scale of the dormers represents an improvement on the existing situation, the proposed replacement of the remaining original shallow pitched roof slope with a mansard slope at this 3rd floor level is unwelcome. This roof slope relates to the identical front slope beyond the original ridge line. This front slope represents the top part of the original 'true mansard' profile, with the actual mansard slope situated below, at the second floor level on the front of these properties. The original rear profile of buildings in this terrace features brick vertical rise at the second floor level terminated by the above-mentioned shallow pitched slope rising from behind the main rear parapet. The rear elevations in this part of the terrace (Nos. 10-22 even) are highly visible at the termination of a vista from Beaufort Gardens. Majority of these properties still retain their original rear roof slopes. There are no dormers on these roof slopes as the third floor level is not part of the original scale-composition. N.B. The existing third floor level room at No. 20 is of substandard height, having been approved in 1979 well before the 1984 statutory listing of this group of buildings.

The proposed erection of a mansard slope at this level would set a precedent for a visible additional storey of accommodation at this level and the resulting roof profile of the property would represent an unwelcome hybrid of mansards and pitched slopes at different levels.

The proposal would further detract from the original roof profile and would therefore harm the surviving special architectural and historic interest of this listed building and of the listed terrace as a whole. A listed building consent should be refused."

4.7 On this basis the proposal is considered to be contrary to Policies CD38, CD39 and CD58 of the Unitary Development Plan. The proposal is also considered to be detrimental to the character and appearance of the conservation area and contrary to Policies CD48, CD52 and CD53.

**5.0 PUBLIC CONSULTATION**

5.1 The occupiers of 19 properties in Walton Street, Beaufort Gardens and Pont Street have been consulted on the proposals.

There have been no replies to date.

**6.0 RECOMMENDATION**

6.1 Permission be refused.

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

**Report Prepared By: JW  
Report Approved By: BC/LAWJ  
Date Report Approved: 29/06/2001**

**MP0601/JW.REP**