

Other Documents

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① Please ack

② Pass to SW
for Reply.

GUY STANSFELD ARCHITECTS

FAX TRANSMISSION

DATE 02.08.01
TO RBK&C PLANNING AND CONSERVATION
FAX NUMBER 020 7361 3463
RE 8 BASSETT ROAD, W10
TOTAL PAGES (INCLUDING COVER) 8

Helena shall we
discuss ? Appeal lodged
re recent refusal

Sarah 6/8.
Yes. (I still don't much like it)
H. 6/8

F.A.O. Mrs. Sarah Wilden

Dear Mrs. Wilden,

R.E. 8 BASSETT ROAD, W10.

Further to your Council's recent refusal of our application for planning permission (your Ref. PP/01/00945) in respect of the above property, please find attached our revised proposal drawings.

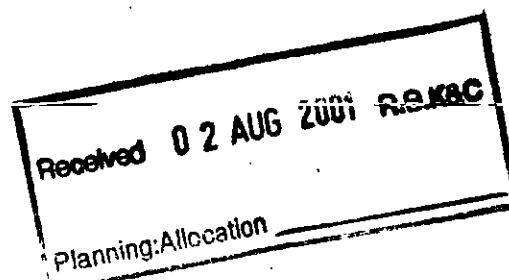
We feel that the revised scheme addresses the issues contained in the Members' Panel report however prior to our submitting a formal reapplication we would be grateful for any comments you may have.

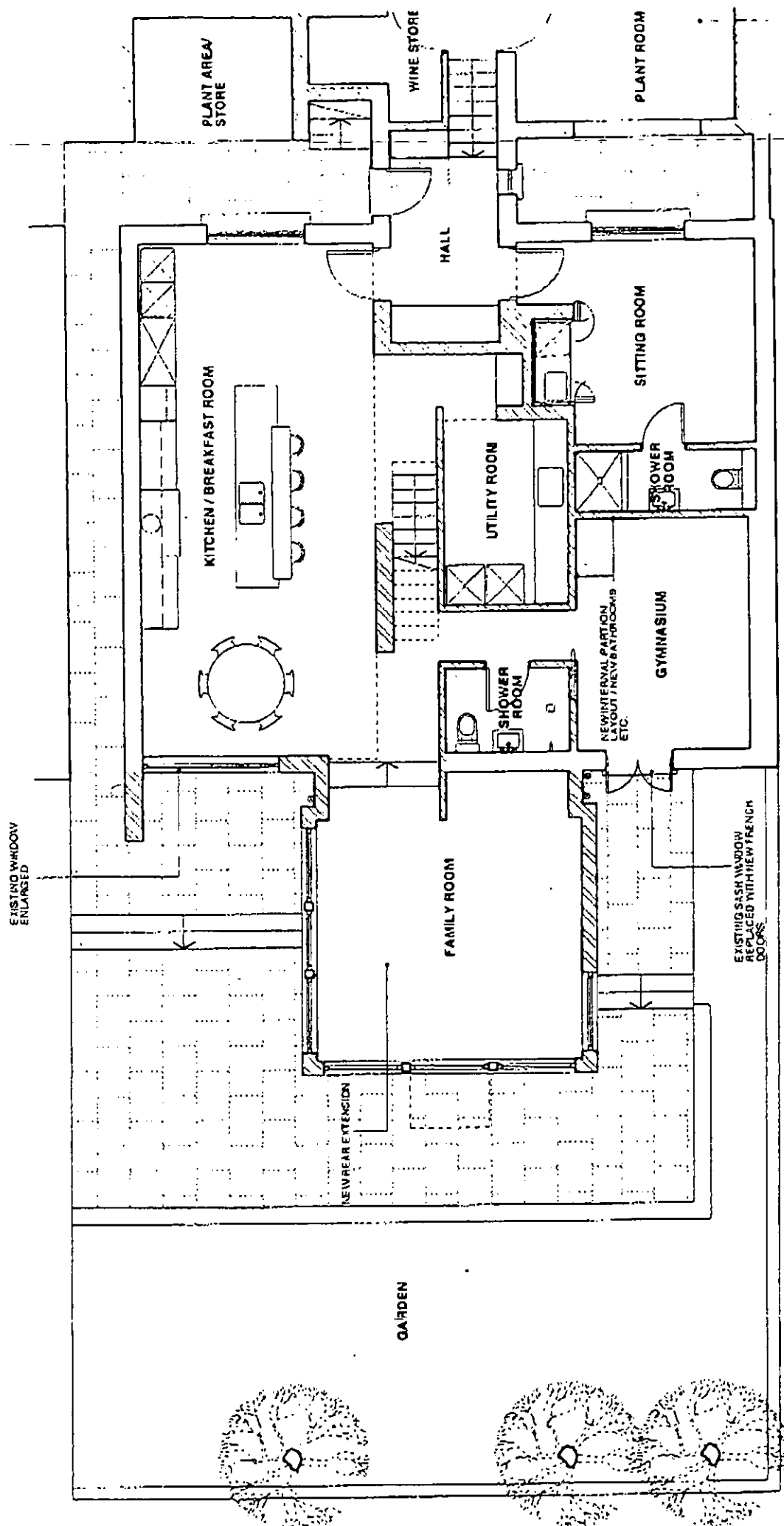
Please note that with the exception of the changes made to the rear extension and conservatory the scheme is as per our original application.

Yours sincerely

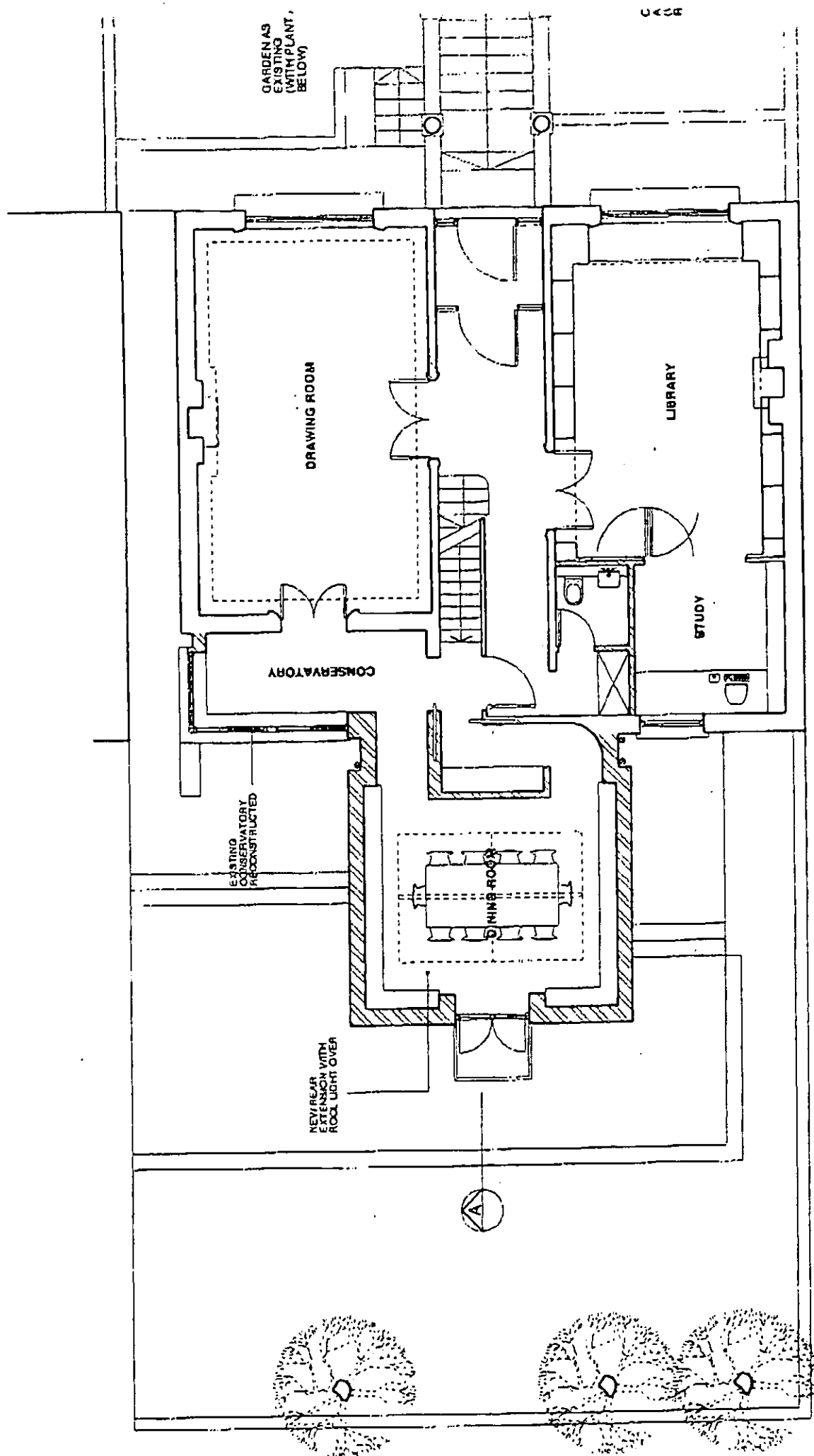
GUY STANSFELD

1 EVESHAM STREET LONDON W11 4AJ
TEL 020 7727 0133 FAX 020 7727 6680 E-MAIL - guy@stansfeld.com

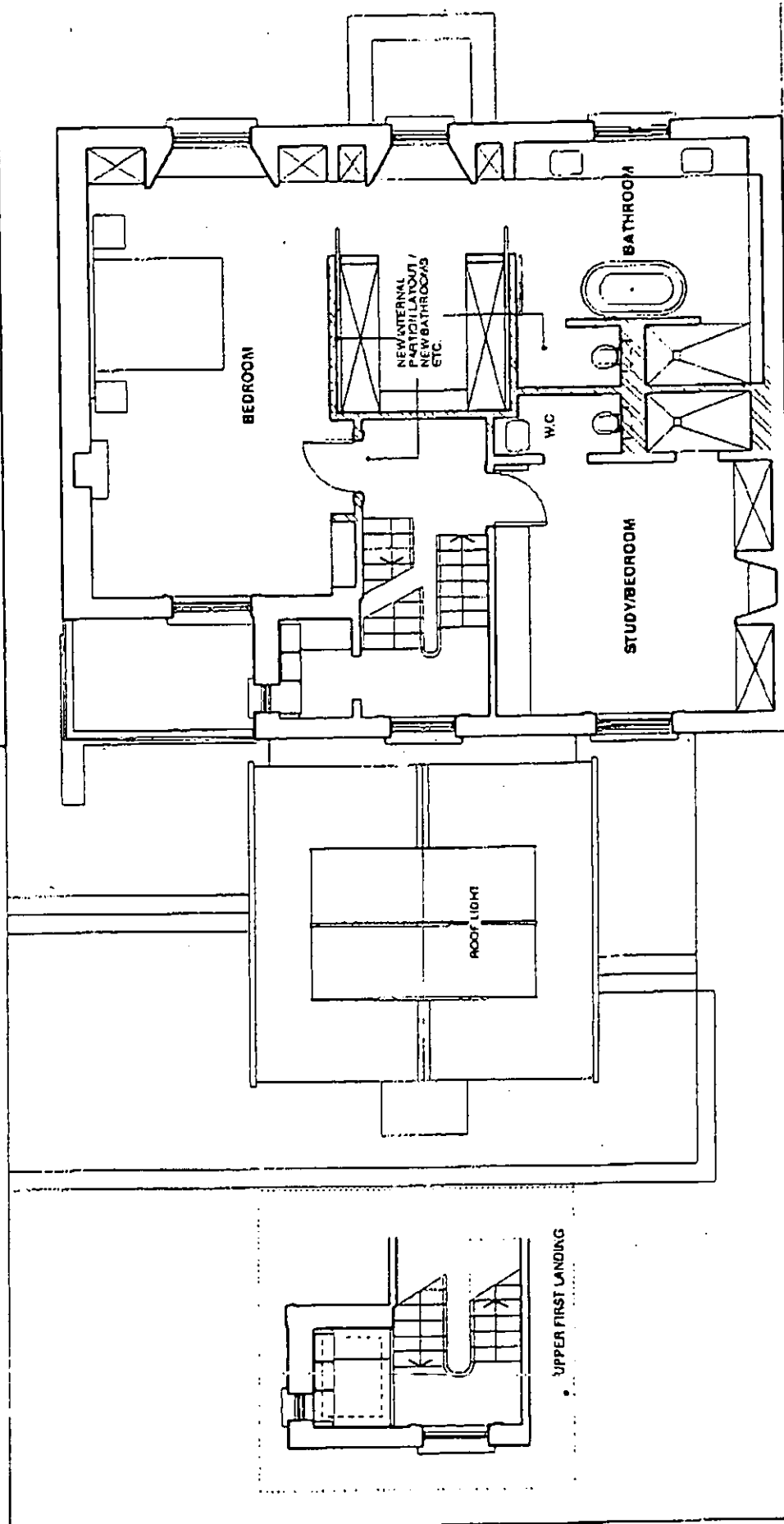




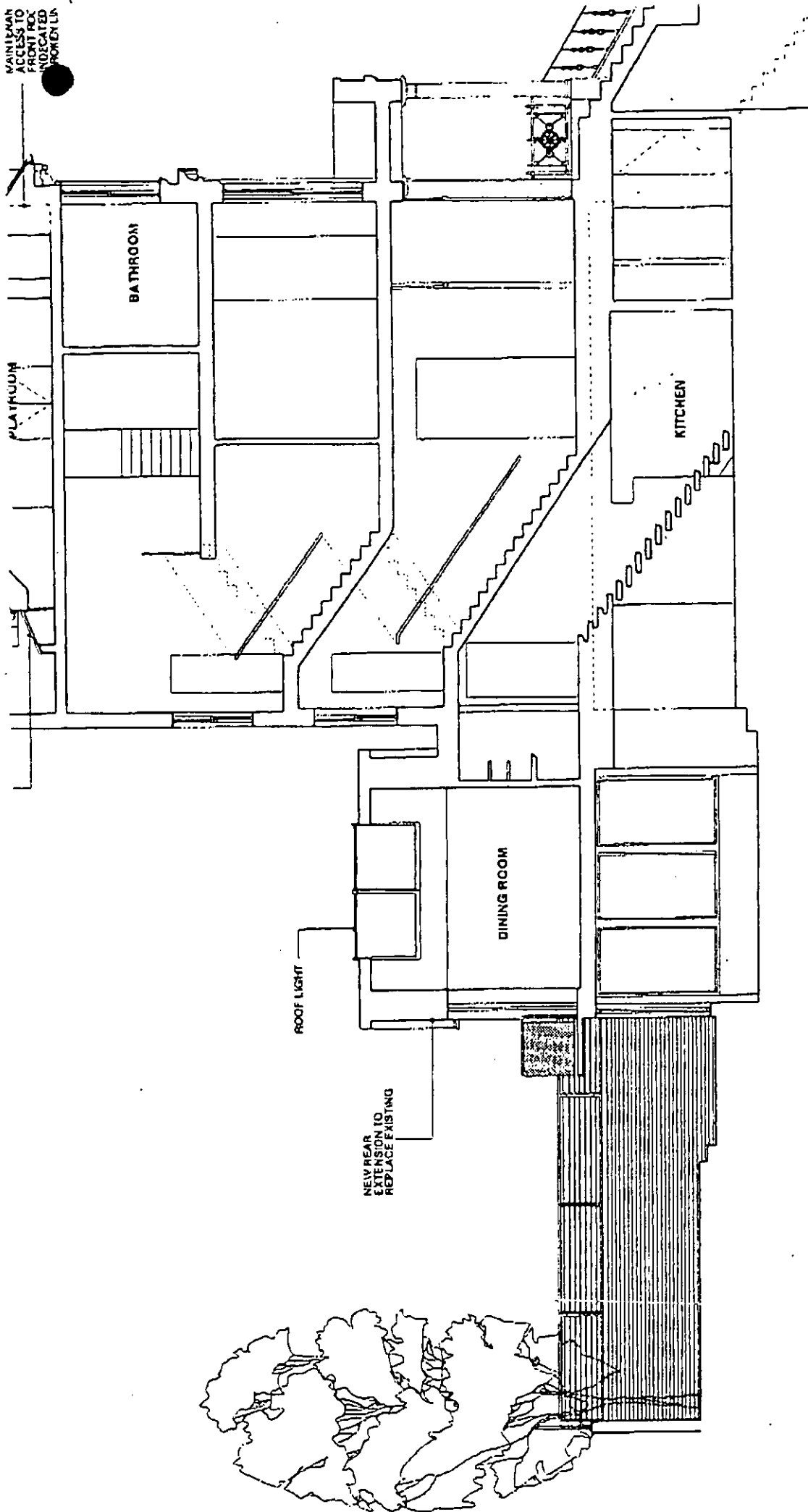
LOWER GROUND FLOOR



GROUND FLOOR

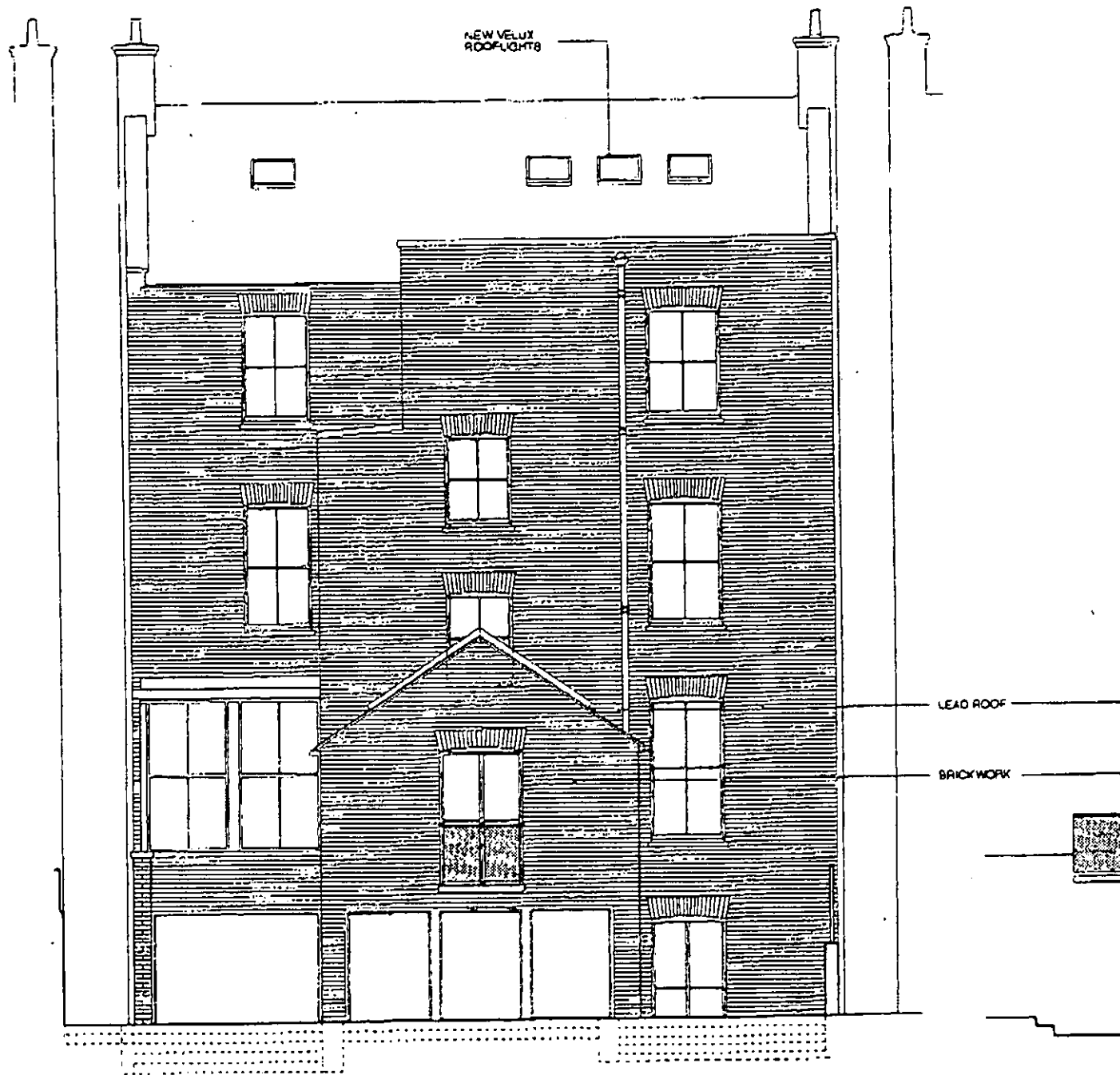


FIRST FLOOR



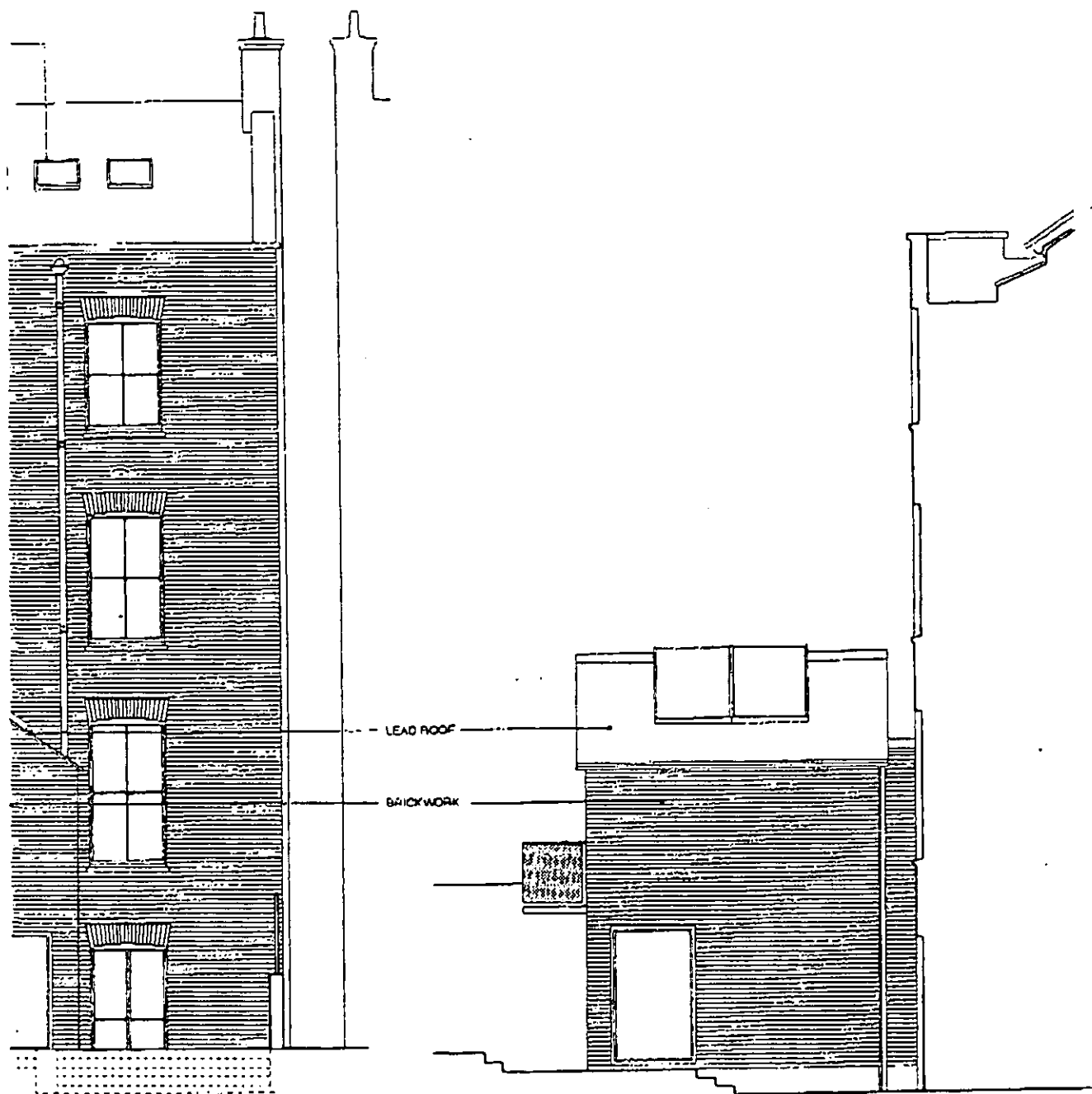
CROSS SECTION

Project	8 BASSETT ROAD
Drawing Title	PROPOSED CROSS SECTION



REAR ELEVATION

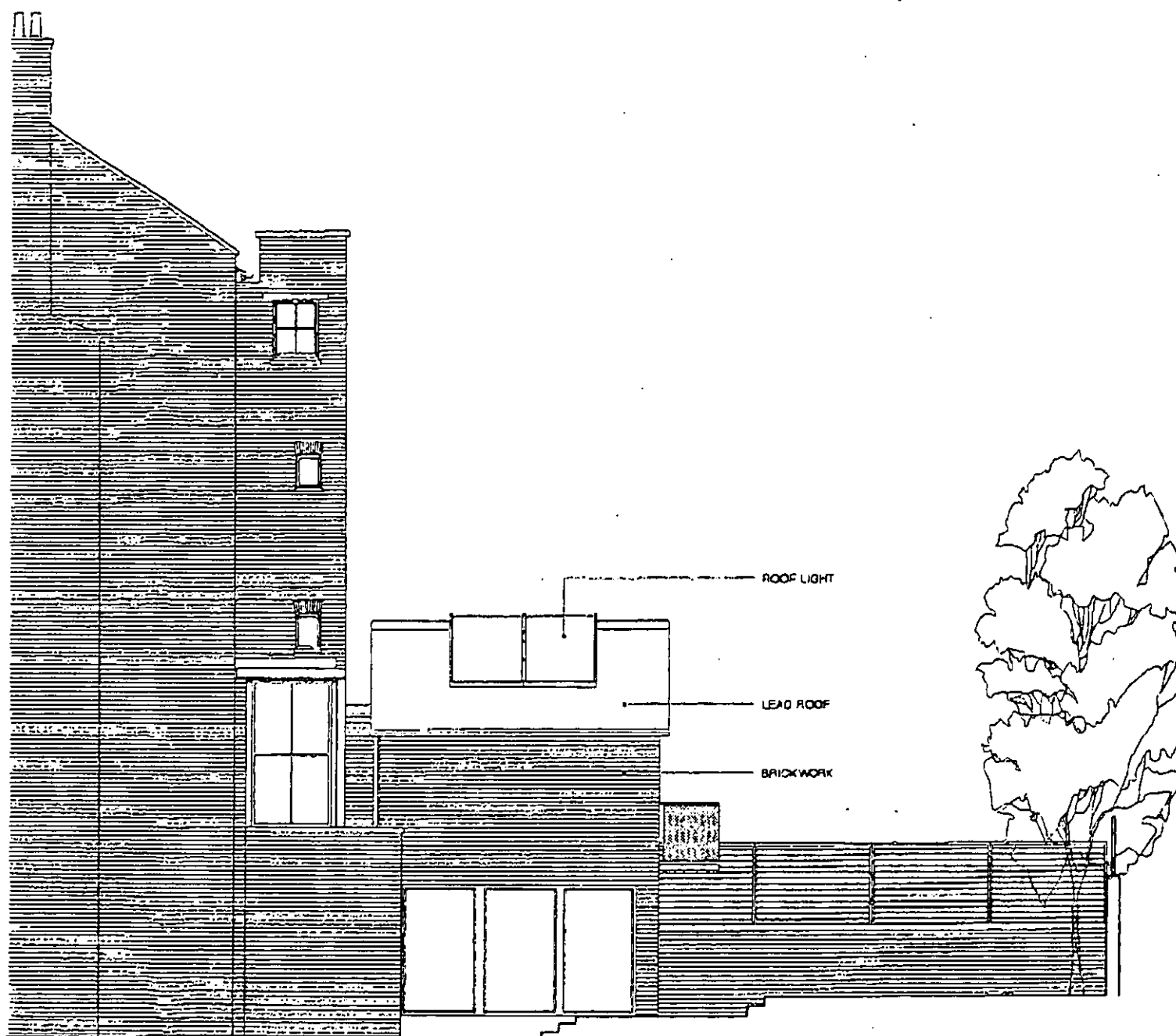
Project	Drawing Title	G
8 BASSETT ROAD	PROPOSED FRONT ELEVATION	1
Do not scale: use figured dimensions only. All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. This drawing to be read in conjunction with all related Architects and Engineers drawings and any other relevant information.		Date
		Scale



REAR ELEVATION

SECTION
(SHOWING WEST ELEVATION
OF NEW EXTENSION)

SSETT ROAD	Drawing Title PROPOSED FRONT ELEVATION	GUY STANSFELD ARCHITECTS 1 EVESHAM STREET LONDON W11 4AJ TEL 020 7727 0133 FAX 020 7727 0890 EMAIL - guy@stansfeld.com		
<small> not dimensions only. confirm on site prior to the start of the production of work. used in conjunction with all J Engineers drawings and any other information. </small>		Date AUGUST 2001 Scale 1:100	Drawing Number 670/ PL 27	



PROPOSED SIDE ELEVATION

Project 8 BASSETT ROAD	Drawing Title PROPOSED SIDE ELEVATION	GUY STANSFELD ARCHITECT	
		EVESHAM STREET	LONDON
		TEL 020 7727 0133	FAX 020 7727 6890 EMAIL - guy@cland
Do not scale, use figured dimensions only. All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. This drawing to be used in conjunction with all relevant Architects and Engineer's drawings and any other relevant information.		Date AUGUST 2001	Drawing Number 670/PL 29
		Scale 1 : 100	

8 Basset Rd

Plan size - same as exg?

Profile OK.

Rooflight should not project above roof ridge.

Not convinced about design of lots of glazing at lower level and solidity above.

Need to compare with refused scheme + surveys.

File available

→ Difficult to compare facade design.

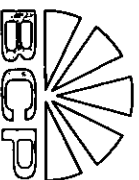
Proposed looks wider than exg.
+ deeper than exg.
Higher eaves.

Impill bigger.

Not acceptable.

NB appeal
decision in
Cand Cons.
82?

1182201.



THE
BELL
CORNWELL
PARTNERSHIP

CHARTERED TOWN PLANNERS

Received - 2 AUG 2001 R.B.K&C
(29)
Planning Allocation A1182201

Oakview House
Station Road
Hook
Hampshire
RG27 9TP
Tel: (01256) 766673
Fax: (01256) 768490
Email: tcp@bell-cornwell.co.uk

F.A.O. Executive Director - Planning + conservation
Royal Borough of Kensington + Chelsea.

With Compliments

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

KS/SA/3548

COPY

1st August 2001

Re: Town & Country Planning Act, 1990 - Section 78
Appeal by: Anthony Weldon
Site at: 8 Bassett Road, London W10 6JJ

Please find attached an appeal made on behalf of Anthony Weldon against the refusal by the Royal Borough of Kensington and Chelsea of the planning application for the erection for alterations to existing dwelling at 8 Bassett Road, London W10.

The appeal comprises the following documents:

- The completed appeal form, including Certificate A and the Agricultural Holdings Certificate
- The original planning application forms along with Certificate B, the covering letter and the Site Location Plan. Please note that since the original application was submitted, the applicant has taken over ownership and therefore Certificate A is now appropriate for this appeal.
- Drawing No's 670/EX01 to 670/EX09, 670/PL01A, 670/PL02A, 670/PL03A, 670/PL04, 670/PL05A, 670/PL06A, 670/PL07A, 670/PL08A, 670/PL09
- The Notice of Refusal dated 26 June 2001.
- Correspondence to the Royal borough of Kensington and Chelsea dated 14th and 18th June 2001.
- A copy of a 3-Dimensional drawing No. 670/100 illustrating the proposed alterations. This has not previously been seen by the Local Authority.

We confirm that a copy of the appeal forms, along with the 3-Dimensional drawing No. 670/100 has been sent direct to the Royal Borough of Kensington and Chelsea, as required under the current Appeal Regulations.

We look forward to receiving your acknowledgement letter in due course; meanwhile, should you require any further information, please do not hesitate to telephone the writer.

Yours faithfully,

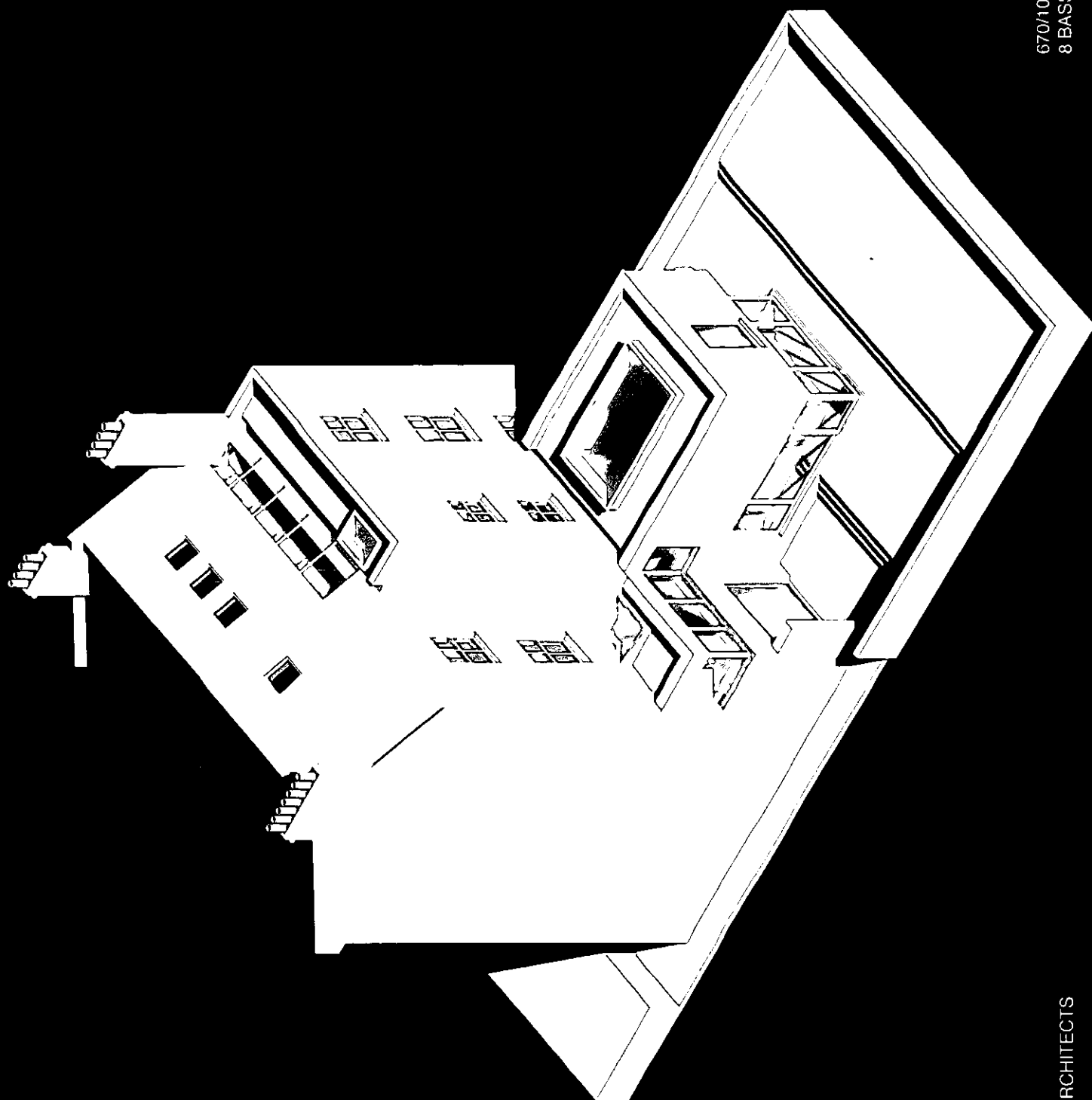
THE BELL CORNWELL PARTNERSHIP

Kate Stewart

KATE STEWART

cc: *Executive Director - Planning & Conservation, RBKC*
Guy Stansfeld

COPY



670/100
8 BASSETT ROAD, W10

GUY STANSFELD ARCHITECTS

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



KENSINGTON
AND CHELSEA

Mr. D. Shorland,
The Planning Inspectorate,
3/07 Kite Wing, Temple Quay House,
2 The Square, Temple Quay,
Bristol, BS1 6PN

Switchboard: 020 7937 5464
Extension: 2082
Direct Line: 020 7937 2082
Facsimile: 020 7937 3463
Web: www.rbkc.gov.uk

14th September, 2001

My reference: DPS/DCN/SW/ PP/01/00945 Your reference: APP/K5600/A/01/ 1070716 Please ask for: Mrs. S. Wilden

Dear Sir,

Re: Town and Country Planning Act 1990
8 Bassett Road, W10

I refer to the appeal by the Bell Cornwell Partnership on behalf of Anthony Weldon against the Council's decision dated 26th June 2001 to refuse planning permission for alterations including the demolition of the existing basement and ground floor rear extensions, erection of basement and ground floor rear extension, roof alterations and formation of plant room / store beneath the front garden at the above address.

The Report to the Members' Panel (copy sent with letter dated 16/08/2001), together with the following additional comments and enclosures, form the Council's Statement of Case relating to this Appeal.

The Character of the Appeal Premises and Surrounding Area

The appeal site is described briefly at paragraphs 1.1 – 1.4 of the above Report. The Oxford Gardens St. Quintin Conservation Area Proposals Statement (C.A.P.S.), enclosed with my letter of 16th August 2001, includes a Townscape Analysis of the Conservation Area at Chapter 2. The Appeal premises are located within an area identified as District B. The C.A.P.S. describes the architectural character of this part of the Conservation Area at page 11 and illustrates the text with a photograph of No. 8 Bassett Road and its neighbour No. 10 entitled "Grandiose Villas : Bassett Road".

The rear of No. 8 and its neighbours are characteristically more modest in design than the fronts. They present mellow stock brick facades towards the rear gardens and largely retain their original fenestration consisting of timber framed vertically sliding sash windows set beneath segmental brick arches. There are few non-original additions beyond the main rear building line, including that at No. 8 itself. However, these generally draw on design elements of the original buildings rather than contrast with them.

Local Policies

The Unitary Development Plan (UDP) was adopted on 28th August 1995 and is the Development Plan for the Royal Borough for the purposes of Section 54A of the Town and Country Planning Act 1990 (A copy of Chapters 1-4 accompanied my letter of 16th August).

The Members' Panel Report refers at Paragraph 4.2 to relevant "Conservation and Development" policies contained in Chapter 4 of the Unitary Development Plan. In addition, attention is drawn to the relevant Strategic Policies STRAT 5, STRAT 6 and STRAT 7 (Unitary Development Plan Chapter 3 and Chapter 4, page 34) and Policy CD56. (UDP Ch. 4 p.60)

Attention is also drawn to Chapter 2 "Context", in particular the Overall Aim (Chapter 2, Paragraph 1.15 p.14) and the first Principal Strategic Policy STRAT 1 (Chapter 2, Paragraph 4.8 p.17).

The Council has reviewed its Development Plan and proposed a set of Alterations to the Unitary Development Plan to keep it up to date and relevant in line with Government policy. The Unitary Development Plan Alterations were approved for consultation by the Council in April 1999. They have been the subject of consultation with statutory bodies in line with Government Guidance set out in PPG12. This consultation took place between 30 April and 11 June 1999. The Unitary Development Plan Alterations were deposited for public consultation from 6 August to 1 October 1999 and revisions in response to objections were placed on deposit from 28 January to 10 March 2000. A public inquiry to hear outstanding objections made during the deposit period took place in January – February 2001. The Unitary Development Plan Proposed Alterations Chapters 1-4 were sent with my letter of 16th August. The Inspector's Report was published in July (extract enclosed) and is under consideration.

Proposed Alterations of particular relevance to this appeal are identified below. Policy CD25 is amended to include reference to materials (U.D.P. P.A. p.44). Policy CD41 is amended to relate to all extensions except roof additions (ibid p.57). Policy CD56 is amended and renumbered Policy CD44a (ibid p.60) so as to apply throughout the Borough rather than in Conservation Areas only. The introductory paragraph to Policies CD52 and CD53, paragraph 4.5.9 (ibid p.65) stresses the importance of views from other buildings and gardens. This amendment is a clarification, and replacement, of U.D.P. paragraph 5.12 (U.D.P. p.60).

The Oxford Gardens St. Quintin Conservation Area Proposals Statement was adopted by the Council's Planning and Conservation Committee on 9th July 1990. Chapter 4 "Policy and Controls" contains a general policy at Page 17, column 1, stating that, unless a development contributes to the preservation or enhancement of the character or appearance of the Conservation Area, it will not be permitted.

With reference to "Rear and Side Extensions" the C.A.P.S. refers to the issue of "allowing a good architectural relationship between the proposal, the existing building and its neighbours". The relevant policy states that proposals will not be permitted "if they would compromise architectural character." (C.A.P.S. p.20)

Concerning windows, the C.A.P.S. refers to the predominance of double hung timber sashes in the Conservation Area, with two or four panes (C.A.P.S. p.22). Replacement by casements is considered "wholly inappropriate" and metal or plastic frames "aesthetically speaking, disastrous". The relevant policy states:

"The timber framed sash is the only really suitable design and should always be used for replacement or repair during conversion or restoration work."

Legislation and Central Government Policy

Attention is drawn to S.54A and S.70(2) of the 1990 Act and the related advice contained in Planning Policy Guidance: General Policies and Principles (PPG1) Paragraph 40, in particular that applications which are not in accordance with relevant policies in the Plan should not be allowed unless material considerations justify granting permission.

Attention is also drawn to the Planning, Listed Buildings and Conservation Areas Act 1990 concerning the duties imposed by Sections 71 and 72. The Council's Conservation and Development policies and the publication of the Oxford Gardens St. Quintin Conservation Area Proposals Statement are consistent with the requirements of S.71.

PPG1 identifies Design as one of the themes underpinning the Government's approach to the planning system (Paragraph 3). It emphasises the importance of good design (Paragraph 15) and states that applicants should be able to demonstrate how they have taken account of relevant policies and supplementary design guidance (Paragraph 16). It states that local planning authorities should reject poor designs "which may include those inappropriate to their context, for example those clearly out of scale or incompatible with their surroundings" (Paragraph 17). PPG1 supports the promotion or reinforcement of local distinctiveness, particularly where this is supported by clear plan policies or supplementary design guidance and states that particular weight should be given to the impact of development upon areas such as Conservation Areas (Paragraph 18). Paragraph 32 sets down the approach to conserving the historic environment, in particular stating that it is fundamental to the Government's policies for environment stewardship that there should be effective protection for the historic environment.

Planning Policy Guidance: Planning and the Historic Environment (PPG15) contains relevant advice at Paragraphs 1.1, 1.6, 1.7, 4.14 and 4.19.

Reasons for Refusal

These are explained at Section 4 of the Members' Panel Report. The following additional comments amplify the Council's case.

Following amendment of the original submission, the Council does not object to the proposed alterations to the front and to the main roof, subject to the imposition of conditions (see Report paragraphs 4.9 – 4.11). Thus the Council's objections to the development are confined to alterations to the rear basement and ground floor of the building as stated in the Reason for Refusal (Enclosure 1). The Council is concerned with

- (a) the increase in apparent bulk of the extensions, and
- (b) their detailed design.

Concerning (a), the existing rear basement and ground floor extension was approved in 1982, well before the adoption of the current policies. It is considered to be of a size which is unlikely to prove acceptable nowadays. Accordingly, the Council is concerned that any replacement does not appear of greater bulk than the existing. The flank walls of the proposed rear extension would be 1m. taller than the existing (N.B.: not 1.3m as stated in paragraph 4.6 of the Report – see second page of Council's letter dated 9.7.2001 which accompanies this letter as Enclosure 4). It is considered that this would add to the appearance of bulk of the rear extension to the detriment of the appearance of the building.

Further, the drawings are ambiguous as to whether the projection of the rear addition would be increased. Drawing 670/EX1 and /PL01A indicate that the footprint of the basement would be the same as existing. Drawing 670/EX2 and PL02A show the projection of the ground floor to be increased by approximately 400mm. This proposed increase in projection is also shown by comparison of the existing and proposed side elevations (670/EX.8 and /PL08A). However, the profile of the existing building shown dotted on Drawing PL 07A and PL 08A indicate that the new extension would not exceed existing parapet corbelling.

Concerning (b), the detailed design, paragraph 4.6 of the Report identifies those elements which are considered unsympathetic to the existing building. In essence, the large, blank window and door openings are at odds with the characteristic vertically proportioned openings and timber framed sliding sash windows of the original building; the ground floor of the rear extension, oversailing the lower storey on three sides is an incongruous and alien introduction (N.B. This is seen by comparison of proposed lower and upper ground floor plans PL01A and PL02A and – less clearly – on proposed rear elevation drawing PL07A, but is not evident on the proposed flank elevations PL07A and PL08A); the proposed flat roof to this bulky 2 storey extension would further draw attention to this alien structure, representing a jarring box-like appendage to the main building; the large glazed rooflight would draw attention to this extension from views above; the absence of brick arches to the window and door apertures will compound the unfortunate contrast between the Victorian architecture of the main building and the stark modern appearance of the replacement extension; finally, the extensive elevations of blank brickwork facing the adjoining gardens, well above the boundary fence levels would represent an unsightly and unneighbourly appearance.

The Council has similar concerns about the appearance of the proposed basement and ground floor “infill” extension on the left hand side of the rear elevation which, it is considered, would not be compatible with the character of the existing building. Furthermore, it would replace a lean-to type structure of lightweight appearance by a “heavier”, more solid looking structure with taller rear façade. This is considered inappropriate given that the Council normally resists infills of recessed “light well” areas on rear elevations in order to preserve the “rhythm” of articulated rear elevations which are often characteristic feature of Victorian buildings (see U.D.P. Policy CD41(f)).

The proposed development is considered to detract from the appearance of the existing building and so harm the character of the conservation area. Accordingly, it is considered contrary to U.D.P. policies as stated in the Reasons for Refusal (Enclosure 1). In addition, the development would be contrary to Council policy stated in the Oxford Gardens C.A.P.S. as described above.

Related Appeal Decision

Attention is drawn to an appeal decision relating to a rear basement extension at No. 94 Cambridge Gardens, W10. (Enclosure 5 and 6). This property is within the same part of the Conservation Area as No. 8 Bassett Road. The Council refused permission because of inappropriate bulk, location and detailed design. The Inspector's comments, in dismissing the appeal are of relevance to the current appeal. At paragraph 7 he comments:-

“... the detail bears no resemblance to the other windows on the rear elevation and, having regard to the size of the extension and the windows, the extension would be out of sympathy with the existing character and appearance of the building. Moreover, the appearance of the patio doors, without glazing bars, would be at odds with the windows of the kitchen extension and the existing fenestration.”

He also refers, at paragraph 10, to the importance of “private” view points in the conservation area and to the cumulative impact of small scale developments.

Observations upon the Grounds of Appeal

These are addressed in turn below.

1. The proposed extensions are considered totally out of keeping with the existing building. The Council do not agree that the proposed development “will create a more congruous form of development than exists at present”. The extensions will appear bulkier and their design would be far less sympathetic to the existing building, to the detriment of visual amenity of this part of the Conservation Area.

2. The Council does not agree that the proposed extensions would appear less obtrusive than the existing. Both the rear extension and "infill" extension involve raising the new walls above existing eaves levels. Also, there is ambiguity concerning how the rearward projection of the rear extension would compare with the existing building, as stated above. Overall, the extensions would appear more prominent and visually assertive than the existing and are considered inappropriate.
3. The Council does not consider that the development complies with all criteria of CD41. The development does not comply with Policy CD41(i) because of the unsympathetic design and roof profile. While the policy allows for possible exception at basement level, such latitude is not considered appropriate here given the basement is actually at garden level, not subterranean and that the rear extension in particular protrudes well into the open garden corridor. Further, if the proposed rear extension was of the same projection as the existing, then concern under CD41(a) would not arise since the development would be for replacement of an existing structure beyond the prevailing building line. However, there is doubt as to the intended size and it appears that the proposed extension is actually deeper in rearward projection than the existing (see final two paragraphs on page 3 above). Enlargement of the rear extension would conflict with Policy CD41(a).
4. The removal and replacement of the existing rear extension is considered acceptable in principle but the scale and detailing of the proposed replacement is not. It is difficult to see how such a large projecting extension of strident modern design and incongruous profile could be seen to preserve the character and appearance of this late 19th century development. The proposed alien extension would not enhance the existing character of this part of the Conservation Area, to the contrary, it would cause considerable harm to this character, apart from setting an unwelcome precedent for other building extensions of jarring unsympathetic design.

It should be noted that the design of the infill and rear extensions shown on the 3 dimensional drawing does not quite match that refused by the Council on 26th June 2001.

Suggested Conditions

A list of suggested conditions accompanies this letter as Enclosure 7, together with a copy of the Council Tree Officer's comments for information.

Conclusion

The proposed development is considered unacceptable for the reason stated in the Council's decision dated 26th June 2001. It would be contrary to the Council's Unitary Development Plan Policies and the Oxford Gardens Conservation Area Proposals Statement. It is also considered to conflict with government guidelines. It is considered that the development would cause demonstrable harm to interests of acknowledged importance, namely visual amenity and the character and appearance of the Conservation Area. Accordingly, the Council respectfully requests that the appeal is dismissed.

Yours faithfully,



D. TAYLOR,
AREA PLANNING OFFICER
FOR THE EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION.

Enclosures

1. Planning Refusal dated 26.6.01
2. Location Map
3. U.D.P. Inspector's Report (extracts)
4. Letter dated 9.7.01
5. Appeal decision dated 20.8.97
6. Extract of drawings relating to the above
7. List of Suggested Conditions

** JOB STATUS REPORT **

AS OF 17 SEP 2001 17:04

PAGE. 01

R B K C

*** INCOMPLETE DESTINATION(S) HIGHLIGHTED BELOW ***

JOB #890

	DATE	TIME	TO/FROM	MODE	MIN/SEC	PGS	STATUS
001	9/17	17:01	01173728443	EC--S	01' 55"	002	INC L1

FAX FROM

THE ROYAL
BOROUGH OF

NAME: Mrs S. WILDEN

THE DIRECTORATE OF PLANNING SERVICES ON

DATE: 17. 9. 01



KENSINGTON
AND CHELSEA

MAIN TELEPHONE NUMBER: 020 7937 5464

DIRECT LINE: 020 7361 2082

FAX NUMBER (if different from below): _____

TO

NAME: Mr D. SHORLAND

OF: THE PLANNING INSPECTORATE

ADDRESS: 3/07 KITE WING

TEMPLE QUAY HOUSE, 2 THE SQUARE

TEMPLE QUAY BRISTOL POSTAL CODE BS1 6PN

FAX NUMBER: 0117 3728443

NUMBER OF PAGES TO FOLLOW: 2

COMMENTS AND/OR INSTRUCTIONS (if any)

Re - 8 BASSETT RD W10 RBKC Ref PP/01/00
945

Your ref - APP / K5600 / A / 01 / 107 0716

Please find, to follow, 2 copies of
RBKC Arboricultural observations, omitted
in error from Council's Statement of case
relating to the above, to be included in
Enclosure 7.

Hard copy to follow in post.

OUR FAX NUMBER IS: 020 7361 3463



The Planning Inspectorate

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

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

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

Your Ref: PP/01/00945/CHSE
Our Ref: APP/K5600/A/01/1070716
Date: 19 September 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A WELDON
SITE AT 8 BASSETT ROAD, LONDON, W10 6JJ

I enclose a copy of the appellant's statement plus an interested party letter relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. Comments submitted after that deadline may not be seen by the Inspector.

Yours faithfully

D Shorland

Mr Dave Shorland

211AL(BPR)

Starting date
= 6/8/01

+ 9 weeks = 8/10/01

R.B.K.C. PLANNING
Received 20 SEP 2001 (28)
Ex Die HDC TP CAC AD CLU
AOACK N C SW SE APPEALS
IO REC ARB F. PLAN CON. DES

CLAIRE WOODROFFE
10 Bassett Road, London W10 6JJ
020.8969.5872
Fax: 020.7460.2737
E.mail: Claire@cswsw.demon.co.uk

The Planning Inspectorate
Room 3/07 Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay, Bristol, BS1 PN

19.8.01

Dear Sirs,

8 Bassett Road London W10 6 JJ
DETR Reference: App/K5600/A/01/1070716

Thank you for your letter of 14 August with enclosures.

We have inspected the plans of the proposed alteration and agree with the grounds of appeal.

The proposed rear extension would be a huge improvement on what is there already. We do not believe it is out of character and it would certainly not detract from the appearance of the building. There are a number of other extensions to the rear of houses in Bassett Road, most of which appear to be of a much lower standard of both design and construction than that proposed.

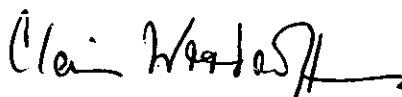
As the owners of the adjoining property we would strongly support the proposed replacement of the existing rear extension to No. 8 Bassett Road.

We should be grateful if you would forward a copy of the Inspector's decision letter.

Yours faithfully,



Simon Woodroffe



Claire Woodroffe

R.B.K.C PLANNING

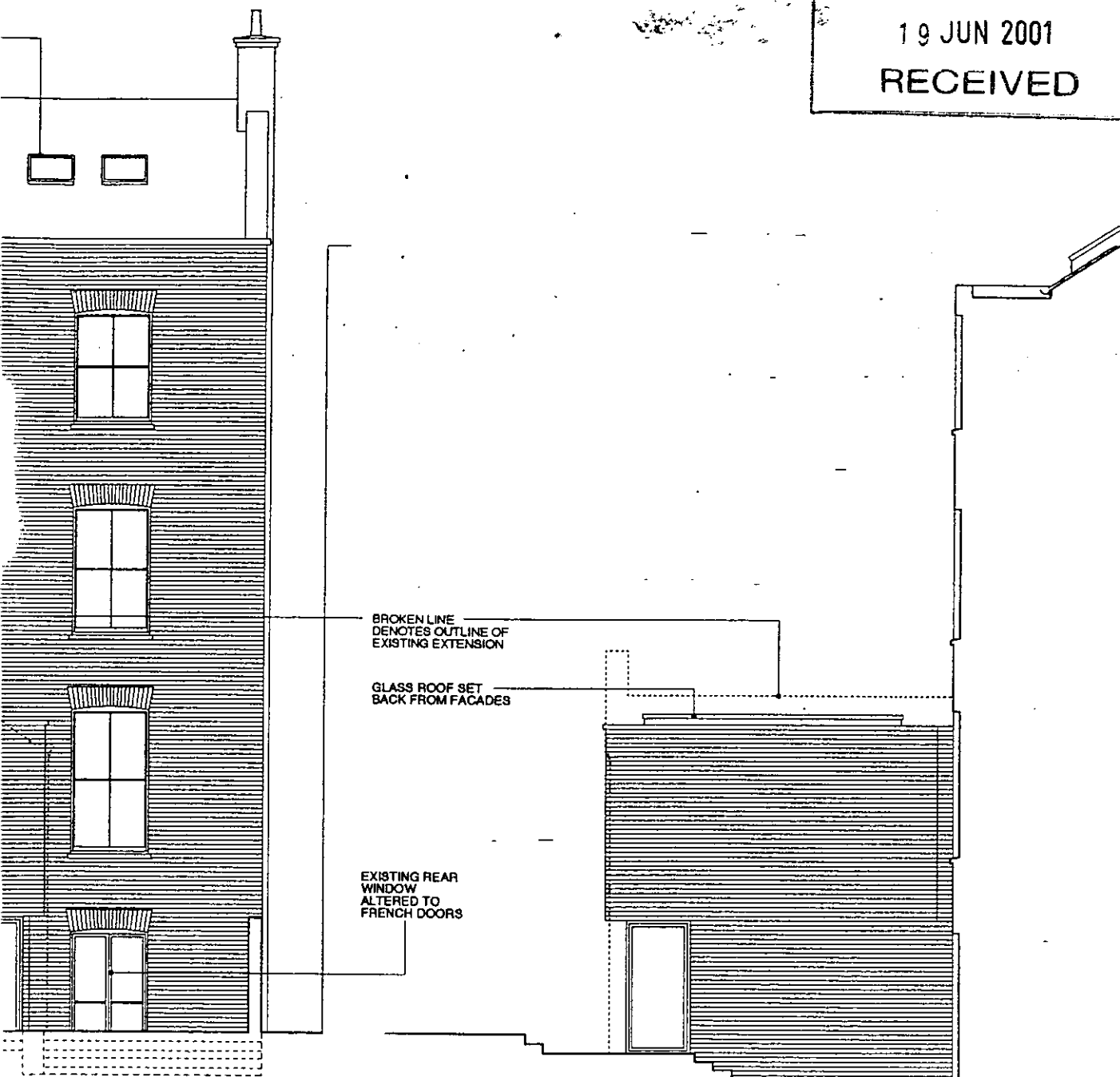
Received 20 SEP 2001

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IO REC ARB F.PLAN CON.DES

R.B.K. & C.
TOWN PLANNING

19 JUN 2001

RECEIVED



REAR ELEVATION

SECTION
(SHOWING WEST ELEVATION
OF NEW EXTENSION)

REV.A ADJUSTMENTS TO REAR EXTENSION

BASSETT ROAD	Drawing Title PROPOSED REAR ELEVATION AND SECTIONS	GUY STANSFELD ARCHITECTS 1 EVESHAM STREET LONDON W11 4AJ TEL 020 7727 0133 FAX 020 7727 6690 EMAIL - guy@stansfeld.com	
<small>scale, use figured dimensions only. dimensions to be verified on site prior to the commencement of any work or the production of drawing. drawing to be read in conjunction with all architect's and Engineer's drawings and any relevant information</small>		Date JUNE 2001 Scale 1 : 100	Drawing Number 670/PL 07 A

NEW VELL
ROOFLIGHT

NEW REAR EXTENSION TO
REPLACE EXISTING WITH
BRICKWORK WALLS AT
GROUND AND LOWER
GROUND FLOOR LEVELS

SECTION
(SHOWING EAST ELEVATION
OF NEW EXTENSION)

14.0x

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are,

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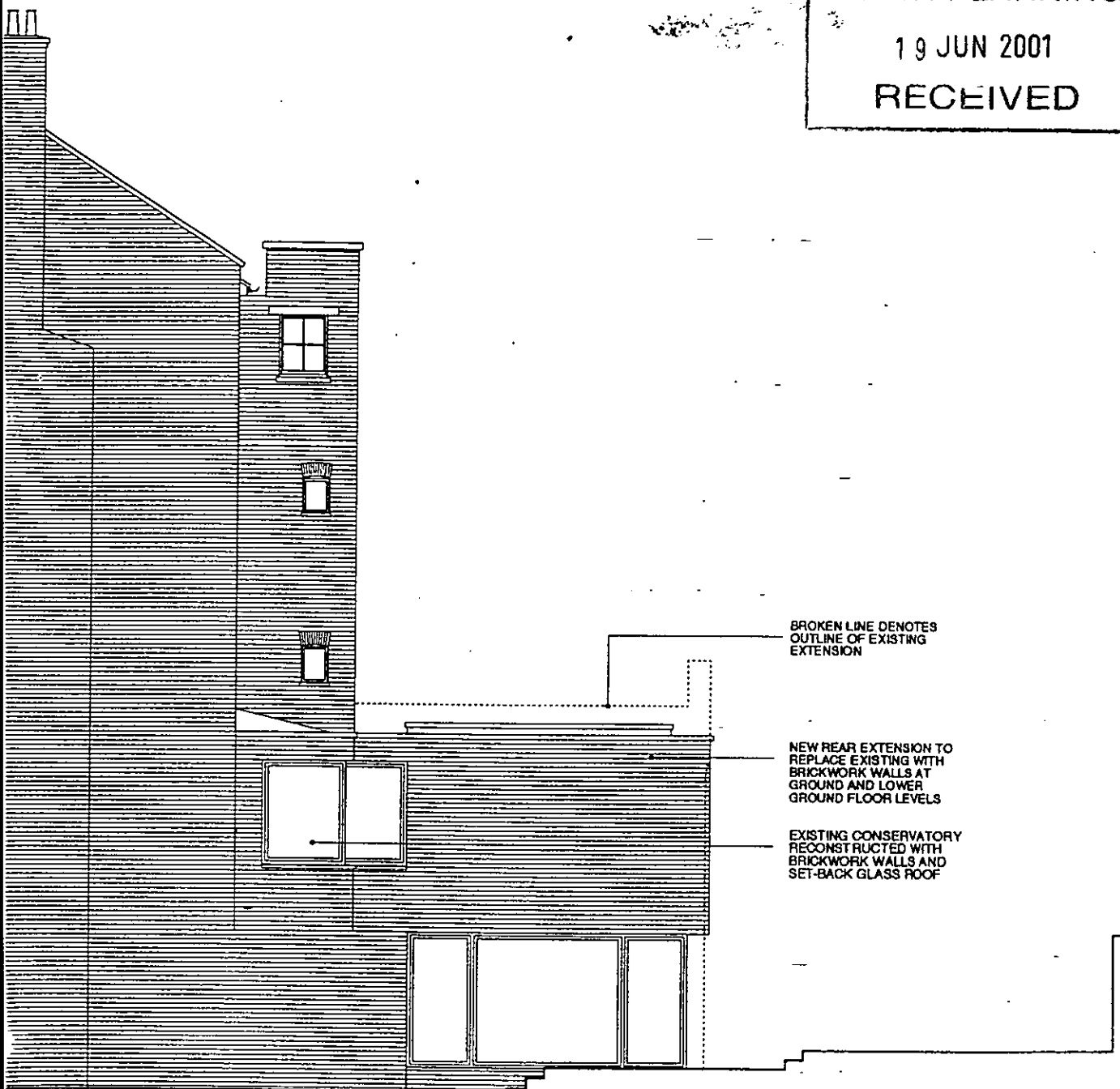
rem

gth

R.B.K. & C.
TOWN PLANNING

19 JUN 2001

RECEIVED



PROPOSED SIDE ELEVATION

REV.A ADJUSTMENTS TO REAR EXTENSION

BASSETT ROAD	Drawing Title PROPOSED SIDE ELEVATION	GUY STANSFELD ARCHITECTS 1 EVESHAM STREET LONDON W11 4AJ TEL 020 7727 0133 FAX 020 7727 6690 EMAIL - guy@stanfeld.com	
<small>Use figured dimensions only Dimensions to be verified on site prior to the start of any work or the production of drawing. Drawing to be read in conjunction with all Architect's and Engineer's drawings and any other information</small>		Date JUNE 2001 Scale 1 : 100	Drawing Number 670/PL 08 A

FAX FROM

NAME: Mrs S. WILDEN

THE ROYAL
BOROUGH OF

THE DIRECTORATE OF PLANNING SERVICES ON

DATE: 1.10.01



KENSINGTON
AND CHELSEA

MAIN TELEPHONE NUMBER: 020 7937 5464

DIRECT LINE: 020 7361

FAX NUMBER (if different from below): _____

TO

NAME: Kate Stewart

OF: Bell Cornwall

ADDRESS: _____

_____ POSTAL CODE _____

FAX NUMBER: 01256 768 490

NUMBER OF PAGES TO FOLLOW: 3

COMMENTS AND/OR INSTRUCTIONS (if any)

Re 8 Bassett Rd, W10

OUR FAX NUMBER IS: 020 7361 3463



CHARTERED TOWN PLANNERS

R.B.K.C PLANNING

Received 03 OCT 2001

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

Oakview House
Station Road
Hook
Hampshire
RG27 9TP

Tel: (01256) 766673

Fax: (01256) 766490

E-mail: kstewart@bell-cornwell.co.uk

FACSIMILE

To: Mrs S Wilden

Company: RBK&C Planning Services

Fax Number: 0207

3613463

From: Kate Stewart

Date: 3rd October 2001

Subject: 8 Bassett Road, London

URGENT.

R.B.K.C PLANNING

Received

03 OCT 2001
Ex Die HDC TP CAC AD CLU
AOACK N C SW SE APPEALS
IO REC ARB F.PLAN CON.DES
Job Number 3548

Pages (excl. front): 2

Dear Mrs Wilden,

Further to our telephone conversation of Monday 1st October 2001, and your faxed drawing No's 670/PL07A and 670/PL08A, we are writing to confirm the following:

1. We have compared your faxed drawings with the versions submitted to the Planning Inspectorate with the original appeal. We can confirm that there are differences between the drawings and we will today send the correct drawing No's PL07A and PL08A to the Planning Inspectorate (which are identical to the copies faxed through by you).
2. With regard to the comments raised at the bottom of Page 3 of your (RBK&C's) statement relating to the "ambiguous drawings", we agree that the drawings do not correctly indicate the projection of the existing extension (ie. the dotted line), and we apologise for this. Our architects have corrected this error, to now show the accurate relationship between the existing and proposed extension. These drawings have been renumbered to 670/PL17A and 670/PL18A.

We will be requesting that the Inspector determine the appeal on the basis of the above two drawings instead of 670/PL07A and PL08A (along with all of the other submitted drawings mentioned in Section 3.1 of our original statement). We have attached a copy of the drawings for your information, however two full colour versions will be sent to the Inspectorate as part of our "rebuttal", and will subsequently be forwarded to you direct from the Inspectorate.

We trust this information has been of assistance to you, and we would appreciate if you could acknowledge safe receipt of this fax and the drawings. Please do not hesitate to contact us should you require any further clarification.

With Kind Regards

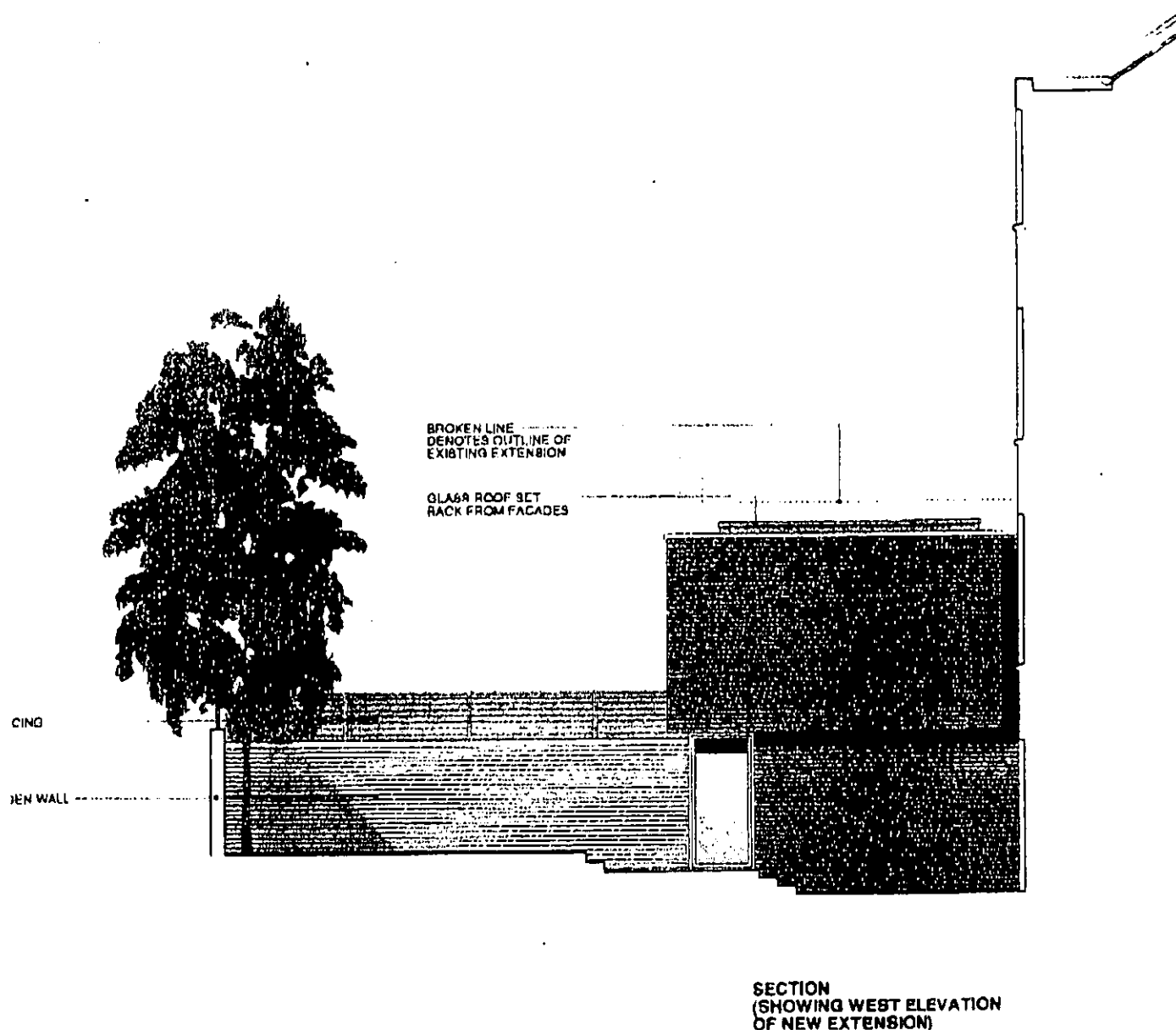
Yours Sincerely

Kate Stewart
Kate Stewart

Partners John W Cornwell BA DMS FRTPi MIMgt FRSA
Simon Avery BA Bphil Dip Urban Des MRTPI
Ian Sowerby BA Msc MRTPI

Graham C Bell BA Msc FRGS Dip TP MRTPI
Linda Saunders Tech RTPI MIAB Practice Manager

Associate: Anthony Hawkins BA Dip TP MRTPI



REVISIONS TO REAR EXTENSION

BASSETT ROAD

Drawing Title
**PROPOSED REAR
ELEVATION AND SECTIONS**

use figured dimensions only

is to be verified on site prior to the
start of any work or the production of
workingto be used in conjunction with all
other and Engineers drawings and any
other information**GUY STANSFELD ARCHITECTS**

EVEHAM STREET

LONDON

W11 4AJ

TEL 020 7727 0133

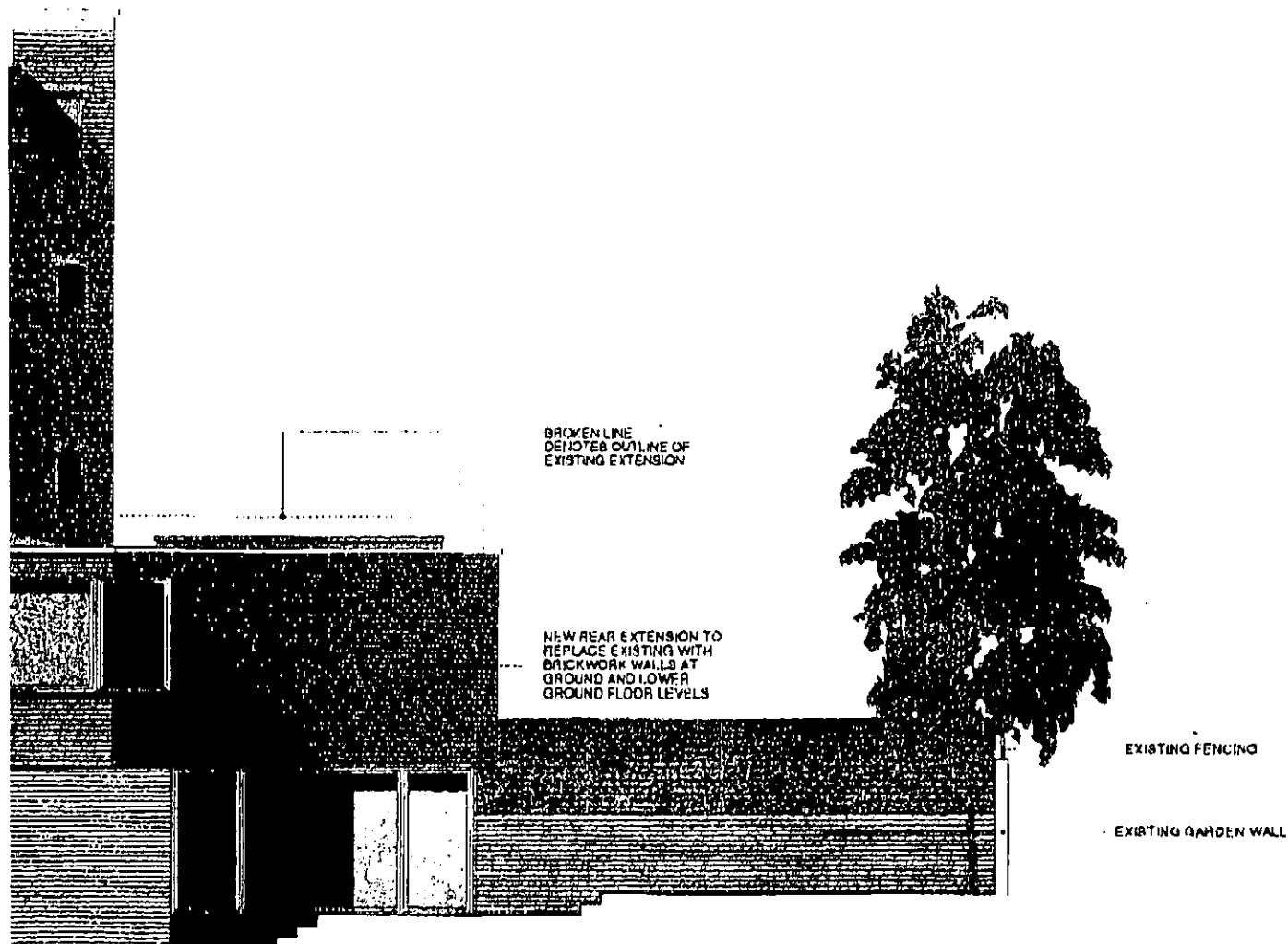
FAX 020 7727 0090

EMAIL - guy@stansfeld.com

Date
JUNE 2001

Drawing Number

670/PL 17 AScale
1 : 100



PROPOSED SIDE ELEVATION

V.A. ADJUSTMENTS TO REAR EXTENSION

ASSETT ROAD

Drawing Title

PROPOSED SIDE
ELEVATION

see figured dimensions only

to be verified on site prior to the
start of any work or the production of
the final drawing.to be read in conjunction with all
other and Engineer's drawings and any
information.

GUY STANFELD ARCHITECTS

1 EVESHAM STREET LONDON W11 4AJ

TEL 020 7727 0133 FAX 020 7727 0990 EMAIL - guy@stanfold.com

Date JUNE 2001

Drawing Number

Scale 1 : 100

670/PL 18 A

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. D. Shorland,
The Planning Inspectorate,
3/07 Kite Wing,
Temple Quay House,
2 The Square, Temple Quay,
Bristol BS1 6PN

Switchboard: 020 7937 5464
Extension: 2082
Direct Line: 020 7937 2082
Facsimile: 020 7937 3463
Web: www.rbkc.gov.uk

8th October 2001

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

My reference: DPS/DCN/SW/ PP/01/00945 Your reference: APP/K5600/A/01/ 1070716 Please ask for: Mrs. S. Wilden

Dear Sir,

Town and Country Planning Act 1990
8 Bassett Road, W10

I refer to Bell Cornwell's Statement dated September 2001 concerning the above appeal and comment as follows.

Paragraph 2.6 The extension at No. 6 Bassett Road is very old and probably predates planning control. That at No. 4 was approved in 1972, well before adoption of current policies and designation as a Conservation Area in 1975. Neither extension is considered to set a precedent in this case.

Paragraph 5.10 The Council considers that the existing basement and ground floor rear extension is of a size unlikely to be approved nowadays and that elements of its design are non-traditional and less sympathetic than current policies would seek. However, its design is considered far less jarring to the nineteenth century character of the building than the appeal scheme, which the Council considers harmful to visual amenity and out of character in the Conservation Area. The existing "infill" conservatory appears very old. While it encroaches upon the recessed part of the original articulated rear elevation – and again would be unwelcome with reference to current policies – it does so in a "light weight" manner using traditional elements. Therefore, it is considered less harmful to the existing building than the proposed replacement.

Paragraph 5.11 The Council strongly disagrees with the appellant's contention that the design is in keeping with the building (see letter dated 14.9.2001 p.4 para. 1).

Paragraph 5.12 and 5.13 Concerning the size of the extension, the Council considers the 1 metre increase in height of flank walls will make it appear a lot more bulky than the existing to the detriment of visual amenity. In addition, it is understood that the appellants intend to advise the Inspectorate (contrary to paragraphs 5.12, 5.13 and 5.37) that the proposed rearward projection will exceed the existing. The Council considers that this would exacerbate the unacceptability of the proposal but will comment further in due course once confirmation is received.

Paragraphs 5.14, 5.15, 5.31, 5.32 The Council strongly disagrees that this bulkier and more unsympathetically designed extension "will create a more congruous form of development than exists at present" or will "complement the design of the existing dwelling". The basement location is not

THE ROYAL BOROUGH - CELEBRATING 100 YEARS OF SERVICE SINCE THE GRANT OF ITS ROYAL CHARTER

considered to allow for an inappropriate design. The basement at this property is not subterranean so is open to view. Further the rear extension projects in isolation into the garden so the rear and flanks can be viewed from surrounding properties to the rear. The ground floor works will be even more visible. It is the Council's opinion that the scheme will most definitely not enhance the character or appearance of the Conservation Area.

Paragraph 5.39 While a scheme improving privacy for neighbours would be welcome, the appeal proposal is not the only means of doing so. The Council considers that the design approach adopted is not acceptable since it introduces further problems of harm to visual amenity and adverse effect upon the character of the Conservation Area which outweigh any benefit relating to reduction in overlooking.

Yours faithfully,



D. TAYLOR,
AREA PLANNING OFFICER
FOR THE EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION.

** JOB STATUS REPORT **

AS OF 08 OCT 2001 14:40

PAGE. 01

R B K C

JOB #462

	DATE	TIME	TO/FROM	MODE	MIN/SEC	PGS	STATUS
001	10/08	14:38	01173728443	EC--S	00' 57"	C006	OK L1

FAX FROM

NAME: SARAH WILDEN

THE DIRECTORATE OF PLANNING SERVICES ON

DATE: 8.10.01

MAIN TELEPHONE NUMBER: 020 7937 5464

DIRECT LINE: 020 7361 2082

FAX NUMBER (if different from below) : _____

**THE ROYAL
BOROUGH OF**



KENSINGTON AND CHELSEA

TO

NAME: DAVID SHORLAND

OF: PLANNING INSPECTORATE

ADDRESS: 3/07 KITE WING, TEMPLE QUAY HOUSE,
2 THE SQUARE, TEMPLE QUAY, BRISTOL

POSTAL CODE B&L 6PN

FAX NUMBER: 0117 3728443

NUMBER OF PAGES TO FOLLOW: 4

COMMENTS AND/OR INSTRUCTIONS (if any)

8 BASSETT RD, W10 Your ref APP/KS600/A/a/
1070746

Please find to follow 2 copies of my letter of 8th October concerning the above appeal.

Guldt

OUR FAX NUMBER IS: 020 7361 3463

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Mr. D. Shorland,
The Planning Inspectorate,
3/07 Kite Wing,
Temple Quay House,
2 The Square, Temple Quay,
Bristol BS1 6PN

Switchboard: 020 7937 5464
Extension: 2082
Direct Line: 020 7937 2082
Facsimile: 020 7937 3463
Web: www.rbkc.gov.uk

8th October 2001

My reference: DPS/DCN/SW/ PP/01/00945 Your reference: APP/K5600/A/01/ 1070716 Please ask for: Mrs. S. Wilden

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Town and Country Planning Act 1990
8 Bassett Road, W10

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THE ROYAL BOROUGH - CELEBRATING 100 YEARS OF SERVICE SINCE THE GRANT OF ITS ROYAL CHARTER

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Yours faithfully,

A handwritten signature in black ink, appearing to read 'D. Taylor', with a stylized flourish at the end.

D. TAYLOR,
AREA PLANNING OFFICER
FOR THE EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION.

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Mr. D. Shorland,
The Planning Inspectorate,
3/07 Kite Wing,
Temple Quay House,
2 The Square, Temple Quay,
Bristol BS1 6PN

Switchboard: 020 7937 5464
Extension: 2082
Direct Line: 020 7937 2082
Facsimile: 020 7937 3463
Web: www.rbkc.gov.uk

8th October 2001

My reference: DPS/DCN/SW/ PP/01/00945 Your reference: APP/K5600/A/01/ 1070716 Please ask for: Mrs. S. Wilden

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THE ROYAL BOROUGH - CELEBRATING 100 YEARS OF SERVICE SINCE THE GRANT OF ITS ROYAL CHARTER

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Yours faithfully,

A handwritten signature in dark ink, appearing to read 'D. Taylor', with a stylized, flowing script.

D. TAYLOR,
AREA PLANNING OFFICER
FOR THE EXECUTIVE DIRECTOR,
PLANNING AND CONSERVATION.



The Planning Inspectorate

SW.

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-3728307
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8307

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

Your Ref: PP/01/00945/CHSE
Our Ref: APP/K5600/A/01/1070716
Date: 15 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A WELDON
SITE AT 8 BASSETT ROAD, LONDON, W10 6JJ

R.B.K.C PLANNING

Received 16 OCT 2001

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

I am writing to inform you that the Inspector appointed by the Secretary of State to determine the above appeal is

Mr Steven Fox BA MA MRTPI

The Inspector will visit the appeal site at 11:30 on 6/11/2001. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

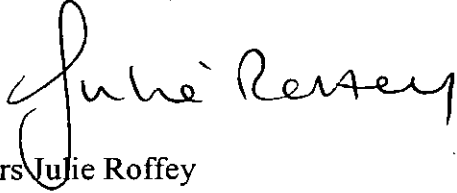
The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Julie Roffey'.

Mrs Julie Roffey

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D



The Planning Inspectorate

3/07 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

<http://www.planning-inspectorate.gov.uk>

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

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

Your Ref: PP/01/00945/CHSE
Our Ref: APP/K5600/A/01/1070716
Date: 8 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A WELDON
SITE AT 8 BASSETT ROAD, LONDON, W10 6JJ

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

DS

Mr Dave Shorland

217L(BPR)



Helena Any comments on the attached? NB
The Planning Inspectorate *drawing substitution proposed.*

3/07 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

<http://www.planning-inspectorate.gov.uk>

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

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

Your Ref: PP/01/00945/CHSE
Our Ref: APP/K5600/A/01/1070716
Date: 8 October 2001

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY MR A WELDON
SITE AT 8 BASSETT ROAD, LONDON, W10 6JJ

I enclose for your information a copy of the appellant's final comments on the above appeal.
Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

D Shorland

Mr Dave Shorland

217L(BPR)

R.B.K.C PLANNING

Received 9 OCT 2001

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

*For all, I have made arguments
on the letter.
Are the new arguments different in any
way from the original letter.
after meeting with the...*

J

12/1/01



**THE
BELL
CORNWELL
PARTNERSHIP**

CHARTERED TOWN PLANNERS

Oakview House
Station Road
Hook
Hampshire
RG27 9TP

Tel: (01256) 766673

Fax: (01256) 768490

E-mail: bcp@bell-cornwell.co.uk

Town & Country Planning Act, 1990 - Section 78

Appeal Reference: APP/K5600/A/01/1070716

Appeal by Mr A Weldon

Site at: 8 Bassett Road, London W10 6JJ

FURTHER COMMENTS ON THE LPA's STATEMENT AND THIRD PARTY CORRESPONDENCE ON BEHALF OF THE APPELLANT

Further to our statement, submitted in written representation format under cover of letter dated 13th September 2001, we would like to make the following points with regard to the Local Authority's Statement and the third party correspondence.

Local Authority's Statement

"Ambiguous drawings"

1. The Local Authority note, in the final paragraph on Page 3, that the *"drawings are ambiguous as to whether the projection of the rear addition would be increased."* With regard to Drawings PL07A and PL08A, and as discussed in our cover letter dated 3 October 2001, we can confirm that the broken line (indicating the outline of the existing extension) on both the east and west side elevations has not been indicated correctly, and should be set back towards the building slightly. These drawings have now been amended to correctly indicate the outline of the existing extension, and is shown in the drawings attached in Appendix 2, being 670/PL17A and 670/PL18A.

= proves
our point
that it is
even
bigger

Bulk

2. The Local Authority (in the penultimate paragraph of Page 3) state that *"the existing rear basement and ground floor extension was approved in 1982, well before adoption of the current policies. It is considered to be of a size which is unlikely to prove acceptable nowadays."*

yes, but not
acceptable

The policies contained within the 1982 Adopted District Plan, under which the current extension was approved, certainly took into account the scale, standard of design, its sensitivity and compatibility with the scale and character of the surroundings, as outlined in Policy's 4.6.2, 4.6.6, 4.7.2 and 4.7.5 (copies attached in Appendix 1). More importantly, the current proposals fully satisfy

no doubt
UDP
policies
met

not!

prevailing policies and are in our judgement more appropriate than the approved scheme.

With regard to their concern regarding the bulk of the extension, the Local Authority argue that "The Council is concerned that any replacement does not appear of greater bulk than the existing." We argue that there is no policy justification and no assertion that it would not be acceptable these days. Nor is there any policy justification to support the contention that an extension should not appear bulkier than the existing extension (refer to Section 5 of our statement which outlines the relevant policies within the current development plan).

the extn is for much, even bigger is just mtr.

The tests again set out in the policies concern the relationship of the extension to the main building and are then again in this case satisfied.

We disagree that the appearance would appear bulkier because whilst the flank walls are raised, the Council fails to take into account that the height of the building is significantly lowered.

exactly

I disagree with them, etc.

In our submission, that lowering of the extension will be likely to result in its appearance being more subordinate to the main building which extends above it. This is particularly because by removing the existing ridge, the first floor window will again be revealed where at present it is obscured.

The perception thereby of the two windows vertically above the extension is likely to enhance that perception of subordination, whilst the width of the extension will not be perceived as any greater than it is at present, simply by raising the flank walls somewhat.

bullshit

In short, then, the building is no wider and it is lower than existing.

Detailed Design

not at least level & that matters!

- The proper basis for assessing the detailed design is against the design of the existing extension rather than simply the design of the original main building. In other words, the proper comparison has to be with the design of the existing extension, ie. the "fallback" position which is a material consideration under Section 70 of the Town & Country Planning Act (1990), and significant weight should be given to this comparison in assessing the detailed design.

I disagree, the orig. bldg is not of the CA, that is the character of the area to preserve.

The first paragraph of Page 4 of the Local Authority's statement lists the design features of the proposal, on which objection is made, as follows:

(i) "large blank windows and door openings"

In response to this, we argue that the existing extension contains a very large area of uncharacteristic glazing, especially along the western elevation.

→ glazing is 'lighter' than solid glass walls.

(ii) "the ground floor of the rear extension oversailing the lower storey"

400mm is not as noticeable as it is.

The projection itself is very modest and the perception of which will be very limited given that the storey below it actually sinks into the ground. In any event, the projection of ground floors at the rear of premises over recessed basement areas is a very common feature of Victorian architecture to be found throughout the borough, including in north Kensington both in its Conservation Areas and Listed Buildings.

→ not all.

In addition to the above, an element of "oversailing" is already existent along the eastern side of the subject site with the existing ground floor conservatory projecting out over an area of undercroft to the rear of the dwelling. By comparison, the proposed "oversailing" of 400mm is very modest.

(iii) "Flat roof"

These are the norm in this area, and in fact it is the existing pitched roof that is the alien structure.

(iv) "Large glazed rooflight"

Again, by comparison with the existing structure with its pitched glazed roof, the removal of this will significantly reduce the perception of a rooflight approach to the lighting of this extension.

(v) "Absence of brick arches to windows and doors"

This is a matter of specific detail that could readily be the subject of a condition, in particular with regard to the opening on the ground floor rear elevation, if the Inspector so thought it to be necessary.

(vi) "Infill extension"

The existing side extensions already infill that part of the building and in a manner that in our view is incongruous.



not a gain Jan 11
Calvin of England!

Our proposal will bring a sense of harmony to this rear area, without reducing any rhythm that exists on the rear elevation.

At present there is no rhythm on this building. It is a series of separate incremental, uncoordinated and disparate extensions which have no relationship to each other.

4. On page 5 of their statement, the Local Authority address the Grounds of Appeal, making reference to Policy CD41 in Section 3.

It is stated that "While the policy allows for possible exception at basement level, such latitude is not considered appropriate here given the basement is actually at garden level, not subterranean...."

Policy CD41 (i) makes no distinction about whether the basement level is wholly or partially below garden level, nor should it. The fact of the matter is that the extensions will be of lesser impact because they are partially hidden and will not be seen from other buildings.

With regard to this policy CD41(a), we note that there is no objection to an extension with the same extent of rearward projection as the existing building. All that is at issue, in that regard, is the additional 400mm projection at ground level.

= we cannot
object
it is
there
it is not
meant
to be
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The extent of that projection is itself very modest, representing less than the length of two bricks. It would have no impact on the amenity of adjoining residents. In design terms again, given that there is a significant 9 metre gap between this and the extensions on adjoining properties, the 400mm addition would not be materially perceptible.

Previous appeal decision

5. We note that the Local Authority's statement makes reference to a previous appeal decision in 1997 relating to a proposal at 94 Cambridge Gardens, W10. We have read this decision and observed the application plans and would like to point out that the one main difference between the two proposals is the presence of an existing rear extension of poor quality design and which contributes to the existing overlooking of the adjoining property. In our judgement, the improved privacy should be afforded at least equal weight to any concern over the impact of the appearance of the proposed style.

that new design is even
worse, even more jarring.

Arboricultural Comments

6. The Local Authority have included a copy of comments from the Council's Arboricultural Officer with their statement (Enclosure 7). We would like to point out that these comments are dated 13/6/01 and related to the drawings that were originally submitted with the planning application. The submitted drawings were amended under cover of letter dated 18th June 2001, reducing the size of the proposed front basement, and thereby not encroaching to within 6 metres from the two mature London Plane street trees. The Local Authority confirm that the amended drawings are satisfactory in tree terms, in para. 4.11 of their Panel Report, where it is stated that *"It would not adversely affect the street trees because it would not encroach within the 6m."* Furthermore we note that no issue is being taken by the Council on this matter in their appeal statement.

In conclusion, then, we believe that the current proposal must be looked at in the context of what exists on site at the present time. The existing rear extension contributes nothing to the character and appearance of the Conservation Area, as outlined in paragraph 5.10 of our statement, and in addition the existing large area of glazing along the western side wall contributes to significant overlooking of the adjoining private garden area at No. 10 Bassett Road. The replacement of the existing basement and ground floor rear extension with the proposed scheme would enhance the character and appearance of the Conservation Area, as well as greatly improve the level of privacy experienced by the adjoining residents. This is confirmed in their letter of support for the proposal, addressed to the Planning inspectorate and dated 19th September 2001.

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We confirm that there are no further comments that we wish to make regarding any other matter raised in the LPA's submission nor any third party correspondence, as we believe we have covered all of the issues in both this and our original full statement of case.

The Bell Cornwell Partnership

3rd October 2001

APPENDIX

1

Second Edition
with updating supplement

L01U

The Royal Borough of
KENSINGTON
and **CHELSEA**



District Plan

Adopted June 1982

4.5.2 Other areas of opportunity may be identified in the future, especially in parts of the pockets or wedges between conservation areas and along the western margin of the Borough.

4.5.3 Some of these areas include commercial and residential districts, which have not been considered appropriate for inclusion in conservation areas (which are predominantly residential). Together with many of the Borough's mews, they often contain a mixture of building types and uses, fostering activities greatly valued by the Community, e.g. street markets, blacksmiths, artist's studios or potteries.

The Council will encourage these activities, and discourage any redevelopment involving loss of such uses.

4.5.4 Local Planning Forums have expressed concern that such areas should not be treated as "throwaway" areas, with all development and change channelled into them to their detriment. This concern is appreciated by the Council, which considers that such areas can in many ways have greater potential than conservation areas, and so are in need of greater attention if their assets are not to be lost. Resources will not be solely devoted to the upgrading of areas which are already pleasant to the exclusion of others desperately in need of improvement.

4.5.5 This approach to areas of opportunity, coupled with the diversion of the attention of development agencies to their needs, is essential to their welfare. The Plan provides a framework for realising their potential, giving them standards comparable to the rest of the Borough and getting from them the maximum contribution to solving the Borough's problems. The mixture of rehabilitation and rebuilding will be controlled to ensure that where large-scale redevelopment has already taken place, i.e. North Kensington and West Chelsea, the impact on the area will not be further compounded.

4.5.6 It is in these areas in particular that the Council will look for the provision of new land uses, facilities and amenities to meet needs identified in other parts of the Plan, such as recreational facilities ("Leisure and Recreation", para.7.1.7), local industry and small offices for local services ("Employment", para.11.5.2) and new housing ("Housing and Population", para.5.3.11).

4.5.7 The Council will encourage investment in areas of urban decay and blight, and will aim to reduce and wherever possible avoid such conditions. It has however to remember the value to the community of those activities, often small-scale, generally service or craft oriented, whose economic existence depends on a pool of low cost property.



St. Ann's Road, W11.

4.5.8 Sub-district plans will be prepared for these areas, taking into account local opinions (see "Monitoring and Review", para.18.3.4).

4.6 STANDARDS OF DESIGN

4.6.1 The Council is concerned that the architectural design quality of new development in all areas of the Borough should be raised. Good workmanship and the encouragement of a high standard of design should be the rule in even the smallest works. It is in the details of finishes and materials, proportions and basic design, the size, shape and style of windows, the skyline and surrounding ground surfaces and landscaping that a building succeeds or fails — attention to these and other details is often the key to good design. In addition, new development can make a great contribution to the environment in the form of new facilities and public amenities such as sitting out spaces, a terrace adjoining an open space or the riverside, a viewpoint or a subway connection.

4.6.2 The Council will at all times seek high environmental and architectural design standards throughout the Borough. These must be higher than in the past and this will apply to even the smallest works proposed.

4.6.3 The replacement of buildings which form part of a uniform terrace or row of villas is the one exception to the Council's normal requirement for good modern design.

4.6.4 Where a new open space forms part of a planning application, the Council intends to ensure that this is designed and landscaped to a high standard; plans

for such areas, showing the total planting and landscaping layout and proposals for surface treatment, must form part of the application. Re-development schemes will be expected to perpetuate or improve on the mutual security against vandals and burglars achieved in the existing development.

- 4.6.5 The retention of existing garden space is also an important aim of the Council; see "Leisure and Recreation", para 7.3.8.
- 4.6.6 The Council will seek to ensure that all new development in any part of the Borough is of a high standard and sensitive to and compatible with the scale and character of the surroundings. The Council will require evidence of this from applicants. The Council will seek to achieve similar standards in its own works.
- 4.6.7 The Chronically Sick and Disabled Persons Act, 1970/76 specifies the type of accommodation which must be provided for the disabled in new buildings. With the increasing awareness of the role of disabled people in society and the contributions they can make to the life of the community, the Council, through its development control powers, will wish to see the criteria listed in the Act applied to all buildings both in the public and private sectors.
- 4.6.8 The Council will ensure that in any new environmental or street works, and in any new or substantially rehabilitated buildings to which the public have access, practical provision will be made for the disabled as laid down in the Act, and will require compliance with the standards set out in Chapter 17, section 17.3.

4.7 DEVELOPMENT AFFECTING LISTED BUILDINGS AND CONSERVATION AREAS

- 4.7.1 There will be a general presumption against the demolition of a building in a conservation area, or any material alteration to a listed building or its setting.
- 4.7.2 The Council will be particularly attentive to those small-scale developments and extensions whose significance lies in the incremental and cumulative effects which can so easily be detrimental to the local environment. Consent for demolition will not be given until a satisfactory scheme for redevelopment has been approved, and will generally be subject to a condition that the building shall not be demolished before a contract for the new work has been made.
- 4.7.3 The alteration of listed buildings requires the greatest skill and care in order to avoid damage to



Pelham Crescent, SW7, in Thurloe and Smith's Charity Conservation Area, and Listed (Grade II).

historic structures, to ensure that any additions are in keeping with other parts of the building, and to see that any new external or internal features harmonise with their surroundings. Work to buildings in conservation areas also calls for above average design care and skilled workmanship. The Council's willingness to offer advice on the best way to carry out repairs and alterations, and on uses which may be permitted, will be more widely publicised.

- 4.7.4 The Council will not consider any application for development within or affecting a conservation area or listed building if it is in outline form. Detailed plans and elevations will usually be required at a scale of not less than 1:50, and drawings showing the building in its setting together with any means of vehicular access. Application drawings must include existing buildings on and adjoining the site, boundary walls, levels, trees and other planting. Details must also be given of any building materials to be used (see "Design and Planning Standards", Section 17.2).
- 4.7.5 In consideration of applications for development, including extensions, within or immediately adjoining a conservation area or affecting a listed building, the following aspects are important:
 - (a) the siting of the building in relation to adjoining buildings and spaces and to existing building frontage lines;
 - (b) the careful selection of building materials to ensure a harmonious relationship with local building traditions and the materials

predominant in the locality, either by emulating them or in the case of exceptional designs by emphasis through careful contrast;

- (c) the form and size of the building and/or extension under consideration, having regard to the character and scale of nearby properties and others in the area, which should not generally be exceeded in height;
- (d) the scale and proportion, bay widths and floor to ceiling heights, fenestration and shopfronts, which should relate to (though not necessarily reproduce) those of sympathetic buildings nearby and in the area generally;
- (e) the form of roofs and their materials and details, especially where visible from high or distant vantage points;
- (f) the landscaping, treatment of paved and other surfaces, boundary walls, street furniture and signs associated with the development, which should, in terms of design and materials, fit in with and enhance the character of the area; and
- (g) the uses to which a building will be put, and in particular their effect on traffic and parking and the area's character.



Imaginative redevelopment at 5 Kensington High Street, W8.

- 4.7.6 In all these aspects development affecting listed buildings and conservation areas will be required to relate to the existing street scene in such a way as to safeguard or enhance its character and appearance, which will not be achieved by reliance on pastiche designs.

4.7.7 The Council will interpret very firmly the definition of 'development' contained in s.22(1) of the 1971 Act, to include: the replacement of traditional windows by sheet glass, or glazing bars by others of inferior quality; the blocking up of window openings; the replacement of panelled front entrance doors; the repair or replacement of stonework or stucco other than to the original design; the permanent removal of projecting mouldings, balustrades or other architectural detail; the permanent fixing of any form of equipment or structure to the facade; the rendering of a brick faced building and the painting of previously unpainted buildings. Where appropriate Article 4 directions will be made to control these types of change (see also Section 4.12, on forecourt parking).

4.7.8 The Council regards the imposition of Article 4 directions under the Town and Country Planning General Development Orders, 1977-1981 as being of particular value within conservation areas to ensure that a commonly agreed standard of design and workmanship in alterations can be achieved to avoid unsightly additions to the local environment. Normally the Council will make such a direction only at the request of a majority of local residents, or where there is likely damage to a building or group of buildings of particular importance. In these circumstances, the Council will urge the Secretary of State to approve directions relating to the whole of a conservation area.

4.7.9 Policies with regard to the use of listed buildings and premises in conservation areas will be directed to the furtherance of conservation aims, where this does not unduly restrict the normal life of the community.

4.7.10 Proposed changes of use which ensure the preservation or restoration of buildings or interiors of architectural or historic interest may be permitted in exceptional circumstances, overriding other policies set out in the Plan.

4.7.11 The policies in this section will also be applied to proposed development that is outside a conservation area but which will affect its character or appearance.

4.7.12 Development carried out or partially financed by the Council itself will set a clear example of the detailed attention to be shown to all these aspects.

4.8 DENSITY

4.8.1 The physical bulk resulting from building to a given density will vary according to the size, shape and location of the development. In new housing development, the mix of large and small units is also an important factor in determining the appropriate density; see "Housing and Population", Section 5.9.

APPENDIX

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