

COMMITTEE REPORT

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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

MEMBERS' PANEL

APP NO. PP/01/00945/ CHSE

ADDRESS

8 Bassett Road, London, W10

APPLICATION DATED

19/04/2001

61J

APPLICATION COMPLETE

30/04/2001

APPLICATION REVISED

19/06/2001

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA

Oxford
Gardens

CAPS

Yes

Guy Stansfeld,
1 Evesham Street,
London

ARTICLE '4'

Yes

WARD

Kelfield

LISTED BUILDING

No

HBMC DIRECTION

N/A

CONSULTED

45

OBJECTIONS

0

SUPPORT

0

PETITION

0

Applicant Anthony Weldon,

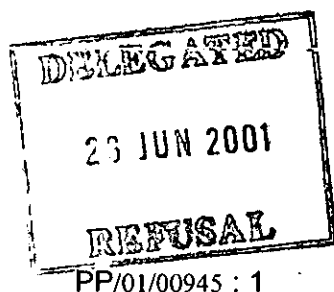
PROPOSAL:

Alterations including demolition of existing basement and ground floor rear extensions, erection of basement and ground floor rear extensions, roof alterations and formation of plant room/store beneath front garden

RBK&C Drawing No(s): PP/01/00945 and PP/01/00945/A

Applicant's Drawing No(s): 670/EX01, /EX02, /EX03, /EX04, /EX05, /EX06, /EX07, /EX08, /EX09, /PL01A, /PL02A, /PL03A, /PL04, /PL05A, /PL06A, /PL07A, /PL08A and /PL09

RECOMMENDED DECISION: Refuse planning permission



REASON(S) FOR REFUSAL

The proposed basement and ground floor rear extensions would appear out of character with the existing building and would detract from the appearance of the building and the character and appearance of the Oxford Gardens St. Quintin Conservation Area. Therefore, they are considered contrary to Council policy as stated in the Unitary Development Plan Chapter 4, in particular Policies CD25, CD41, CD52 and CD53.

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, CD41, CD52, CD53, CD72 and CD74 and the OxfordGardens St. Quintin Conservation Area Proposals Statement. (I51)

1.0 THE SITE

- 1.1 No. 8 is located on the northern side of Bassett Road near the junction with Ladbroke Grove.
- 1.2 It is a detached house of basement and three storeys with pitched roof and original, shallow projection rear wing across approximately two thirds of the width of the rear elevation on all levels. There is also a conservatory-type extension at ground floor level in the light well adjoining the rear wing, a glazed roofed porch structure at basement level and a basement and ground floor rear extension located centrally on the rear elevation and projecting 5.45m into the rear garden. The latter extension presents a gabled elevation to the garden, with pitched roof. It is substantially brick faced with a large glazed area on the western side, smaller glazed area on the eastern side and traditional fenestration on the rear facade. The extension is 6.3m high at the gable, with side eaves 4.1m high and roof top 5.6m high.
- 1.3 This Victorian property is located in the Oxford Gardens St. Quintin Conservation Area. It is subject to an Article 4 Direction relating to hard surfacing of the front garden.
- 1.4 The building was last used as a maisonette and two flats but is now vacant and the inside partially gutted in preparation for conversion to a single family dwelling.

2.0 PROPOSAL

- 2.1 It is proposed to convert the property to a single family dwelling and to undertake the following external works:-
 - 2.1.1 the demolition of the existing rear basement and ground floor extension and replacement by a new two storey structure of modern design. It would be brick faced, flat roofed with a low profile roof light. Fenestration would consist of large areas of glazing at basement level, with smaller openings at ground floor. Ground floor would over sail the basement by 250mm at the sides and 350mm at the rear. The roof parapets would be 5.1m high.
 - 2.1.2 the removal of the ground floor conservatory "infill" and erection of a basement and ground floor extension in the light well. It would be of modern design, fully glazed at basement level and of brick and glazing at ground floor, with roof light set behind brick parapets.
 - 2.1.3 installation of velux roof lights to rear roof slope and glazing to roof of rear wing, set below existing parapets.
 - 2.1.4 formation of a recessed dormer to the front roof slope.

- 2.1.5 excavation of plant rooms/store rooms beneath the front garden, accessible from beneath the front entrance porch and from the basement light wells.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The existing basement and ground floor rear extension was approved in 1982.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main issues in this case are considered to be the effect of the development upon:-

- 4.1.1 the appearance of the building;
- 4.1.2 the character and appearance of the Conservation Area;
- 4.1.3 the amenity of neighbours in terms of light and privacy; and
- 4.1.4 trees growing on-street and in the premises' rear garden.

- 4.2 Relevant policies are contained in the Unitary Development Plan Chapter 4 and include:-

CD25 (standards of design)
CD28 (light)
CD30 (privacy)
CD38 &
CD39 (roof additions and alterations)
CD41 (rear extensions)
CD52 (preservation or enhancement of conservation areas)
CD53 (standards of design and compatibility with surroundings in conservation areas)
CD72 &
CD74 (resistance to loss of trees)

- 4.3 The property is identified in the Oxford Gardens St. Quintin Conservation Area Proposals Statement as falling within Category 4 in relation to roof alterations. Accordingly the relevant policy is "No change to the front and side roof slopes, or to prominent rear roof slopes." The policy allows for rear dormers or skylights.
- 4.4 Conversion of the property to a single family dwelling does not in this case require planning permission.
- 4.5 The existing basement and ground floor rear extension is large and projects well beyond the original building line. While it incorporates non-traditional elements ie the glazing to the side wall, on the whole it is of traditional design

and the roof profile with eaves on the flank elevations minimises its bulk.

- 4.6 The proposed replacement extension, while lower than the existing gable end and overall roofline, is 1.3m taller on the flank elevations and will appear bulkier than the existing structure. The proposed design, in particular the recessed basement floor/oversailing ground floor, the size and style of window/door openings and the absence of segmental brick arches to window openings, is not considered to be in character with the existing building and would detract from its appearance.

The extension is considered contrary to Policy CD41(i). The omission of glazing on the western elevation eliminate existing overlooking towards the rear garden of No. 10 but is not considered so desirable as to outweigh the problem of the harm to the appearance of the building.

- 4.7 Similarly, the design of the basement and ground floor "infill" extension is considered to be out of character with the existing building. It would also create a visually more solid infill of the ground floor lightwell to the detriment of the building's appearance. The extension is considered to conflict with Policy CD41(i).
- 4.8 Therefore, it is considered that the proposed rear extension would detract from the appearance of the building and would be harmful to the appearance and character of the Conservation Area, contrary to Policies CD25, CD52 and CD53.
- 4.9 There is a precedent for narrow front roof recesses on other properties in Bassett Road. While the Conservation Area Proposals Statement Guidance is to resist front roof alterations, it is considered that a similar feature to that at No. 8 would not be out of character. The proposed roof recess is shown somewhat wider (on elevation but not on plan) than those elsewhere in the street. The applicant is willing to accept a condition regarding reduction in width to correspond with others in the street. Subject to such a condition, the front roof recess is considered consistent with Policies CD38 and CD239.
- 4.10 The rear roof alterations are considered acceptable with reference to the above policies, subject to a condition that the rooflights be low profile "conservation" style.
- 4.11 The excavation beneath the front garden would not be evident from outside the premises and is considered acceptable in aesthetic terms. It would not adversely affect the street trees because it would not encroach within the 6m. exclusion zone specified by the Council's Arboriculturist. Subject to conditions relating to method of construction and tree protection in relation to both the street trees and those adjoining the rear site boundary, no objection is raised with reference to Policies CD72 and CD74.
- 4.12 The development would not adversely affect neighbours' light.

5.0 PUBLIC CONSULTATION

- 5.1 45 addresses in Bassett Road and Chesterton Road were notified of the application. To date, no representations have been received.

6.0 RECOMMENDATION

- 6.1 Refuse planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Report Prepared By: SW
Report Approved By: DT/LAWJ
Date Report Approved: 20/06/2001

MP0601/SW.REP