

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

**PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL**

**APP NO. PP/00/02697
AGENDA NO.**

ADDRESS/SUBJECT OF REPORT:

**122 Highlever London, W10 6PJ
Road,**

APPLICATION DATED 15/11/2000

APPLICATION REVISED

APPLICATION COMPLETE 21/11/2000

APPLICANT/AGENT ADDRESS:

**Mr. & Mrs.
Harvey,
122 Highlever Road,
Kensington,
London, W.10**

**CONS. AREA Oxford CAPS Yes
 Gardens**

ARTICLE '4' Yes WARD Kelfield

LISTED BUILDING NO

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK & C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 13/02/2001 APP NO. PP/00/02697/CHSE
AGENDA ITEM NO. 6

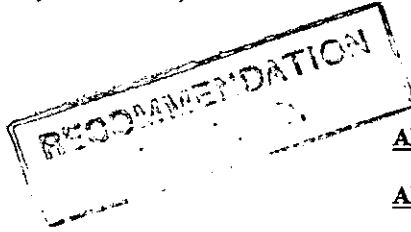
ADDRESS

122 Highlever Road, London,
W10 6PJ

APPLICATION DATED 15/11/2000

APPLICATION COMPLETE 21/11/2000

APPLICATION REVISED N/A



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Mr. & Mrs.
Harvey,
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CONSERVATION AREA Oxford Gardens CAPS Yes

ARTICLE '4' Yes WARD Kelfield

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 20 OBJECTIONS 0

SUPPORT 0 PETITION 0

Applicant Mr. & Mrs. Harvey

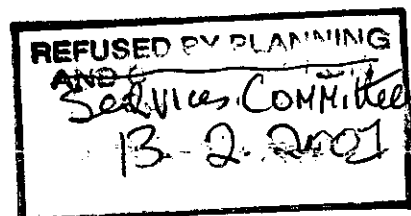
PROPOSAL:

Erection of three rear dormer windows in connection with conversion of loft to provide additional living accommodation.

RBK&C Drawing No(s): PP/00/02697

Applicant's Drawing No(s): TS11, TS12 and TS13

RECOMMENDED DECISION: Refuse planning permission



REASON(S) FOR REFUSAL

The proposed rear dormer windows are considered by virtue of their design, bulk and location to be detrimental to the character and appearance of the property, the terrace and the Conservation Area, and therefore, contrary to the Council's policies which seek to maintain and enhance the character and appearance of the Borough and its Conservation Areas, as stated in the Council's Unitary Development Plan, in particular Policies CD38, CD39, CD52 and CD53.

INFORMATIVE(S)

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 CD28, CD30, CD38, CD39, CD52 and CD53. (I51)

1.0 THE SITE

- 1.1 The property is located on the east side of Highlever Road, approximately 30 metres from its junction with Barlby Road to the east and the St. Quintin Gardens roundabout system to the west.
- 1.2 The property is a single family dwelling house comprising ground and two upper floors and is located within a terrace of similar properties, 120-130 (even) Highlever Road.
- 1.3 The property is not Listed, but is within the Oxford Gardens/St. Quintin Conservation Area.

2.0 PROPOSAL

- 2.1 The proposal seeks to convert the attic into living accommodation which involves the insertion of three dormer windows in the rear roof slope.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Planning records indicate that no planning applications have ever been made for this property.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations that have to be addressed when determining this proposal relate to the Council's policies concerning additional storeys and roof level alterations, and the effect such a proposal would have upon the character and appearance of the property and the Conservation Area it falls within and the amenities of neighbouring properties.
- 4.2 The property is located within a terrace of six houses which comprise ground, first and second floors and is unaltered at roof level either at the front or at the rear, the terrace being 120-130 (even) Highlever Road. The rear roofline is very visible when viewed from Barlby Road and the rear roof slopes are considered to be prominent.
- 4.3 Alterations are proposed to the rear roof slope to create three dormer windows. The Council addresses the subject of roof alterations and additional storeys in the Unitary Development Plan with Policy CD38 of the "Conservation and Development" chapter seeking to resist such proposals and Policy CD39 advising of the limited circumstances where they may be acceptable. Paragraph 4.2 of the "Conservation and Development" chapter advises that the two policies should be read as a pair.

- 4.4 The property is located within a terrace that is unaltered at roof level and it is considered that the proposed rear dormer windows are contrary to Policy CD38, in particular CD38(a) and (e).
- 4.5 The Council seeks to maintain and enhance the character and appearance of the Borough and its Conservation Areas with Policies CD52 and CD53 outlining the Council's policies. The proposed rear dormer windows will it is considered have a detrimental effect upon the character and appearance of the property and the Conservation Area as they will be the first rear roof level alterations within an unbroken roofline.
- 4.6 The rear roof slopes of the terrace are visible from Barby Road and are considered to be prominent and this is also considered to be detrimental to the character and appearance of the Conservation Area.
- 4.7 The property falls within the Oxford Gardens/ St. Quintins Conservation Area, and the Oxford Gardens/ St. Quintins Conservation Area Proposals Statement places the property into Category 4 of its roof alterations proposals map. Category 4 advises that "No change to the front and side roof slopes or to prominent rear roof slopes". The proposal is therefore considered to be contrary to the Conservation Area Proposals Statement.
- 4.8 The proposal is not considered to adversely affect the amenities of neighbouring occupiers.

5.0 PUBLIC CONSULTATION

- 5.1 The Council notified 20 addresses in Highlever Road and Barby Road of the proposal and has to date received no letters regarding it.

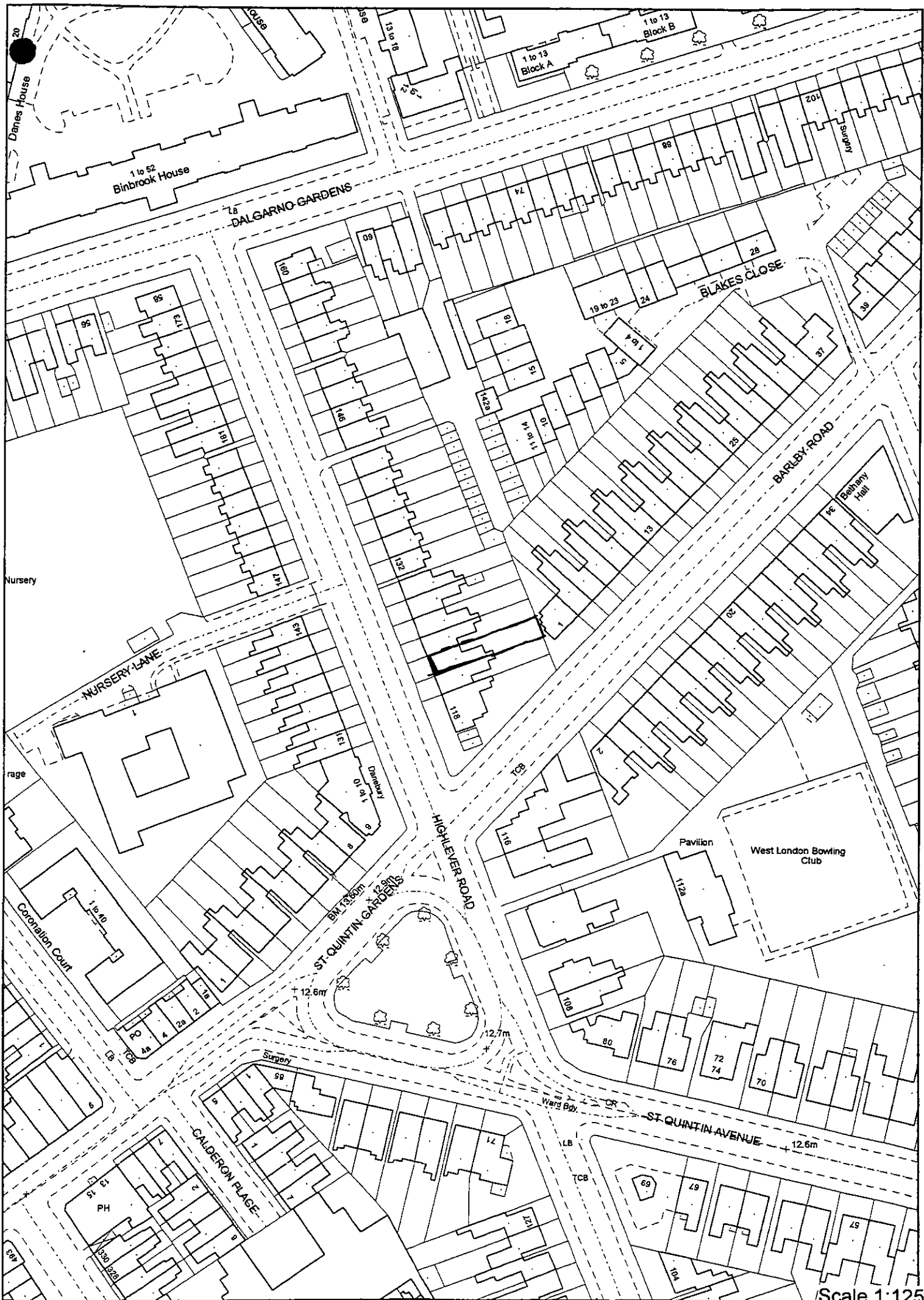
M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/00/02697 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: AP
Report Approved By: DT/LAWJ
Date Report Approved: 17/01/2001

PSC0101/AP.REP



Scale 1:1250