

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO. PP/00/02708/CHSE

MEMBERS' PANEL

ADDRESS

12 Princes Gate Mews,  
London, SW7 2PS

APPLICATION DATED 20/11/2000

APPLICATION COMPLETE 23/11/2000

APPLICATION REVISED 22/01/2001

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Queen's Gate

CAPS Yes

Stuart Passey,  
12 Earlsfield Road,  
London  
SW18 3DW

ARTICLE '4' No

WARD Brompton

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 12

OBJECTIONS 2

SUPPORT 0

PETITION 0

Applicant Diastan Securities Ltd.,

PROPOSAL:

Erection of an additional storey at second floor level.

RBK&C Drawing No(s): PP/00/02708

Applicant's Drawing No(s): 01B

RECOMMENDED DECISION: Grant planning permission

DELEGATED  
APPROVAL  
19 FEB 2001

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

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**  
*Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)*
2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**  
*Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)*
3. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*
4. **The french doors hereby permitted shall be of painted timber construction.**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*
5. **No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roof hereby approved. (C077)**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*
6. **The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority (C080)**  
*Reason - To protect the privacy and amenity of neighbouring property (R080)*
7. **The railings to the roof terrace and balcony hereby permitted shall be painted black and so maintained.**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*
8. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C085)**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*

INFORMATIVES

1. I09
2. I10
3. I11
4. I12
5. I21
6. I22
7. I26
8. I30

9. 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, CD40, CD44, CD47, CD52, CD53 and CD56.  
(I51)

## **1.0 THE SITE**

- 1.1 No. 12 Princes Gate Mews is a two storey mid-terrace mews property on the south side of the southern spur of Princes Gate Mews. The rear elevation of the property backs directly onto a service road at the rear of the Victoria and Albert Museum.
- 1.2 The lawful and current use of the property is as a Single Family Dwelling House. It is not Listed but is within the Queen's Gate Conservation Area.

## **2.0 THE PROPOSAL**

- 2.1 Planning Permission is sought to erect an additional storey on the property at second floor level to provide additional residential accommodation. The proposed additional storey features a mansard roof slope at the front, set back behind the existing parapet, whilst at the rear it features a vertical rear elevation.
- 2.2 The proposed mansard roof slope at the front features three pairs of french doors, each enclosed by a lead clad dormer, and metal railings on the front parapet to form a roof terrace. At the rear, behind the built up rear elevation, a void area is featured over one third of the width of the property, to provide light to the lower floors.
- 2.3 The proposed additional storey would feature a flat top with two low set rooflights.
- 2.4 Elevational alterations are proposed at the front at ground and first floor levels; however, they represent "Permitted Development" for which Planning Permission is not required with the exception of a wrought iron balcony at first floor level.
- 2.5 When the planning application was originally submitted it was accompanied by a Conservation Area Consent application for demolition of the existing building to allow complete rebuilding. However, the applicant was advised by officers that demolition of the building would not be viewed favourably and, therefore, the Conservation Area Consent application has now been withdrawn.
- 2.6 In addition, when originally submitted, the proposed scheme featured glazed blocks in the rear elevation of the property. This aspect of the proposal has also now been deleted.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 There is no relevant planning history.

#### **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations are the effect of the proposed additional storey on the character and appearance of this part of the Conservation Area and on the levels of amenity currently enjoyed by neighbouring properties.
- 4.2 The relevant planning policies are contained within the "Conservation and Development" chapter of the Unitary Development Plan and proposed alterations to the Unitary Development Plan, in particular Policies CD25, CD28, CD30, CD38, CD39, CD40, CD44, CD47, CD52, CD53 and CD56. In addition, Design Guidance is contained within the Queen's Gate Conservation Area Proposals Statement.
- 4.3 The principle of additional storeys in this terrace is considered acceptable since there are many existing precedents and the Queen's Gate Conservation Area Proposals Statement states that additional storeys in this location may be acceptable.
- 4.4 The existing roof additions at nearby properties are at Nos. 6 (TP/85/0191), 8 (TP/98/1204), 10 (PP/00/0375), 11 (TP/77/1041) and at 14 and 15 where much older extensions exist. In addition an additional storey has recently been approved at No. 12A (PP/00/1346).
- 4.5 The design of the proposed additional storey is considered acceptable as it will follow the design of most of the other additional storeys in the terrace with a mansard roof slope, dormers and a roof terrace at the front and a vertical rear elevation at the rear.
- 4.6 The proposed wrought iron balcony at first floor level at the front is also considered acceptable. It is located in front of a narrow pair of french doors in the original hay loft door aperture.
- 4.7 Overall, it is not considered that the proposals would harm the character or appearance of this part of the Conservation Area.
- 4.8 In addition it is not considered that the proposals would harm the existing levels of amenity enjoyed by neighbouring properties. There would be no unacceptable loss of daylight, sunlight or privacy and it is not considered that the narrow roof terrace at the front would be likely to result in any unacceptable degree of noise nuisance.

#### **5.0 PUBLIC CONSULTATION**

- 5.1 Letters of notification were sent to eleven neighbouring properties in Princes Gate Mews and to the Victoria and Albert Museum (a total of twelve letters of notification).

5.2 Three letters of objection were received in relation to the originally submitted scheme;

5.2.1 The Victoria and Albert Museum objected on the basis of (1) Security (2) Proposals affecting their boundary wall (3) Openings in the rear elevation being larger than other properties that would give rise to further "Rights of Light".

In relation to these points (1) It is not considered that security would be impaired (2) The applicant's agent states that the boundary wall is not a party wall and notwithstanding this, this is not an issue that falls within the scope of current planning legislation (3) The openings at the rear have now been deleted from the proposals.

5.2.2 English Heritage made the following points:

- (1) The transformation of 19th century two storey mews properties into late 18th century three storey mews houses is not welcomed.
- (2) The number and scale of the dormer windows should be reduced and the proportions corrected.
- (3) The proposed rear elevation is an eyesore.

In relation to these points, it is considered that the proposed alterations, though perhaps not perfectly correct in historic terms are not harmful to the character and appearance of this part of the Conservation Area given the alterations to other properties that have occurred. In view of this a refusal is not considered justified.

5.2.3 The Knightsbridge Association stated that glass bricks at the rear are not suitable for a mews house in a Conservation Area.

*This aspect of the proposals has now been deleted.*

5.3 The objectors have been notified of the revisions to the proposals. No responses have been received although the Victoria and Albert Museums have now written to the applicant stating that they are now satisfied with the proposals.

## 6.0 RECOMMENDATION

6.1 Grant planning permission.

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