

APPROVED BY
PLANNING SERVICES CTTEE

3 0 APR 1997

APPLICATION NO.
TP/96/2894/A

AGENDA ITEM
2141

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THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE

30/04/97

REPORT BY THE EXECUTIVE DIRECTOR OF PLANNING AND CONSERVATION

APPLICANTS NAME/ADDRESS

Child Graddon Lewis
33 Fitzroy Street,
London W1P 6ED

Application dated 20/12/96

Revised 20/03/97 & 21/03/97

Completed 30/12/96

Polling Ward JA39

**RECOMMENDATION
ADOPTED.**

ON BEHALF OF : Mr. C. Broberg
INTEREST : Owner

District Plan Proposals Map:

Cons.Area	CAPS	Article 4 Direction	Listed Building	HBMC Direction	A/O Consulted	Objectors (to date)
9C	YES	NO	II	N/A	8	2

RECOMMENDED DECISION :-

GRANT planning permission for the installation of a replacement dormer window in the front and rear main roof slope, the erection of a two storey rear extension and basement level conservatory and the carrying out of elevational alterations.

At: 10 VICTORIA GROVE, KENSINGTON, W.8

As shown on submitted drawing(s) No(s): TP/96/2894/A and TP/96/2894/C

Applicant's drawing(s) No(s) : 9615/01, 9615/02A, 9615/10C,
9615/11C and 9615/12

CONDITIONS

1. C.1
2. C.68
3. C.71
4. C.11 - a) proposed windows including a section of the glazing bars
b) rear basement door
c) details of new rooflights, including a section
d) new rooflight over extension at rear.
5. C.209
6. C.75 ... on the front and rear apart from at main roof level
7. C.85
8. All works hereby approved shall be completed within six months of commencement of works unless agreed in writing by the local planning authority.
9. The rear two storey extension, hereby approved, shall project by no more than 2.1 metres.

REASONS FOR THE IMPOSITION OF CONDITIONS

1. R.1 2. R.68 3. R.73 4. R.11
5. R.73 6. R.73 7. R.87
8. In order to ensure that the elevational improvements which are considered to be material to the acceptability of the development are carried out.
9. R.42

INFORMATIVES

1. I.9 2. I.10 3. I.21 4. I.22 5. I.30
6. The size of the conservatory hereby approved is considered to be acceptable in this case due to the associated elevational improvements and cannot be held to set a precedent for similar works in the rest of the terrace.

1.0 THE SITE

- 1.1 No. 10 is a mid-terrace property located on the south-western side of Victoria Grove. It is Grade II listed and is situated within De Vere Conservation Area.

2.0 PLANNING HISTORY

- 2.1 In 1974 planning permission was granted for alterations to the front and rear dormer windows and for enlargement of the basement front window.

3.0 THE PROPOSAL

- 3.1 Planning permission is sought for the installation of replacement dormer windows in the front and rear main roof slopes, for the erection of a rear two storey extension and a rear basement level conservatory and for the carrying out of elevational alterations.
- 3.2 Listed building consent is sought for the above works, for the removal of an existing rear two storey extension and basement level outhouse and for the carrying out of internal alterations.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main consideration with regard to this proposal relates to impact on the special architectural and historic character of this listed building and the character and appearance of the Conservation Area. The impact on the amenities of neighbouring residential properties must also be addressed.
- 4.2 With reference to listed buildings, Policy CD58 states:

"Normally to resist proposals to alter Listed Buildings unless:

- (a) The original architectural features, and later features of interest, both internal and external, would be retained, and
- (b) Alterations would be in keeping with the style of the original building; and
- (c) All works, whether they be repairs or alterations, are carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate; and
- (d) The integrity, plan form and structure of the building including the ground floor principal rooms, main staircase and such other areas of the building as may be identified as being of special interest are retained."

4.3 With reference to Conservation Areas, Policy CD52 states:

"To ensure that any development in a conservation area preserves or enhances the character or appearance of the area."

4.4 With regard to the proposed roof alterations Policy CD39 is relevant:

"Normally to permit additional storeys and roof level alterations in the following circumstances;

- (a) Where the character of a terrace or group of properties has been severely compromised by a variety of roof extensions and where infilling between them would help to re-unite the group, and
- (b) The alterations are architecturally sympathetic to the age and character of the building."

It is proposed that an existing front dormer window is replaced by a dormer window which matches the positioning, size and detailing of the existing dormer window of the adjoining property at No.11. This terrace is characterised by a number of front dormer windows of differing styles and designs. The design of the proposed replacement is considered to be appropriate for the special character of this listed building. It is proposed that existing steel casement windows in the front elevation at first floor level are replaced by traditionally detailed sash windows to match neighbouring properties within the terrace. It is also proposed that existing burglar bars are removed from the front basement window. These aspects are welcomed.

4.5 It is proposed that an existing rear dormer window is replaced by a dormer window which matches the positioning, size and detailing of the proposed front dormer window. Again, the rear of this terrace is characterised by a number of dormers of differing designs. The design of the proposed replacement dormer window to the rear is also considered to be appropriate. It is proposed that two unoriginal casement windows in the rear elevation are replaced by timber sash windows of a traditional design. This aspect is welcomed. It is proposed that an existing unoriginal rooflight in the main rear roofslope is replaced by a new clear glazed flush light. It is also proposed that an additional flush rooflight is installed in this roofslope to light a staircase below. There is no objection to these elements, and they are considered to comply with criterion b) of Policy CD39.

4.6 A two storey extension is situated to the rear of the property. This extension is unoriginal and is characterised by a partially cantilevered first floor level, inappropriate windows and a significant amount of external pipework. It is proposed that this extension is demolished and replaced by a two storey extension of a more traditional design. The replacement extension would be higher than existing by approximately 100mm and would be extended further rearwards by approximately 350mm

to a total projection of 2.1 metres. It would be constructed in brickwork to match existing and would contain a traditionally detailed timber sash window at upper floor level and a timber frame door and fanlight at basement level.

4.7 With specific reference to rear extensions, Policy CD41 states:

"Normally to resist proposals for rear extensions if:

- (a) The extension would extend rearward beyond the general rear building line of any neighbouring extensions;
- (b) The extension would significantly reduce garden space of amenity value, or spoil the sense of garden openness when viewed from properties around;
- (c) The extension would rise above the general height of neighbouring and nearby extensions, or rise to or above the original main rear eaves or parapet;
- (d) The extension would not be visually subordinate to the parent building;
- (e) On the site boundary, the extension would cause an undue cliff-like effect or sense of enclosure to neighbouring property;
- (f) The extension would spoil or disrupt the even rhythm of rear additions. Full width extensions will not usually be allowed (except in some cases at garden level);
- (g) The adequacy of sunlight and daylight reaching neighbouring dwellings and gardens would be impaired, or existing below standard situations made significantly worse (See Planning Standards and Controls Chapter);
- (h) There would be a significant increase in overlooking of neighbouring properties or gardens;
- (i) The detailed design of the addition, including the location or proportions or dimensions of fenestration or the external materials and finishes, would not be in character with the existing building (some exception may be allowed at basement level)."

4.8 The proposed extension would project further rearwards than the original building line of the rear extensions within this terrace. However, there are a number of existing old extensions within this terrace which project further rearwards than this originally established line. An existing rear extension at the adjacent property No. 9, for example, projects by approximately 2.7 metres. It is considered that the elevational improvements to the proposed extension will enhance the special character of this listed building. It is concluded that the existence of a number of larger extensions within the terrace, coupled with the proposed elevational improvements, render this proposed extension acceptable.

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- 4.9 It is considered that the proposed extension will not significantly reduce the levels of sunlight and daylight reaching the adjacent property at No. 9.
- 4.10 It is proposed that a small sash window is installed above the proposed rear extension. This element is considered to be acceptable.
- 4.11 It is proposed that an unoriginal outhouse at rear basement level is removed. A glazed conservatory is proposed to be located both in its place and within the established lightwell created by the existing extension. Policy CD42 is considered to be relevant to this proposal and states:
- "Normally to resist proposals for conservatories if:
- (a) Located in front of the property;
 - (b) Located at roof level;
 - (c) Located significantly above garden level;
 - (d) Covering the whole width of the property;
 - (e) Of a size or design which is unsympathetic to the existing building;
 - (f) Located on a corner site;
 - (g) Intruding on an important gap;
 - (h) Likely to increase significantly overlooking of neighbouring properties and gardens."
- 4.12 The conservatory would have a projection of approximately 3.65 metres. This level of projection is considered to be acceptable as it would replace the outhouse which projects by 4 metres and again, as the associated elevational improvements to this property are considered to be of significance. The design is considered to be sympathetic to the special character of this listed building. The conservatory would have no impact on the amenities of neighbouring residential properties.
- 4.13 A number of internal alterations are also proposed. Most notable of these is the replacement of an existing staircase at ground and first floor level. These alterations are considered in the formal observations of the Council's Conservation and Design Officer.
- 4.14 Formal Observations of the Council's Conservation and Design Officer

English Heritage have authorised this Council to determine the application for listed building consent as it sees fit. The formal observations of the Council's Conservation and Design Officer as follows:

"The building is in good condition with much of the original floor plan intact on the principal floors. There is an unfortunate extension probably erected in the 1950s at the rear which is partially cantilevered. All the windows have been replaced inappropriately with metal casements. The roofspace has been converted in the past to provide extra accommodation and included the insertion of dormer windows at the front and rear.

Exterior:

Front elevation -

The proposed alterations to the front elevation involve the replacement of the existing casement windows with the original glazing scheme which will enhance the character of the listed building.

Rear elevation -

The existing unoriginal extension detracts from the simplicity of this modest property. The proposal will rebuild and enhance this extension in a more traditional form that is sympathetic to the character of the listed building. The extension will match the height and will be set back by 500mm from the rear building line of the adjacent extension at No. 9 and so be in keeping with the general building line of this terrace.

The existing later outhouse is not original and removal is acceptable in principle. The insertion of a glazed conservatory at sub-basement level will be located in the established lightwell created by the extension. It will be a frameless glazing design which is considered to be appropriate in this location. The detailing enables the original rear elevation to still be legible and the simplicity of the design will ensure the structure will not dominate the rear elevation.

The replacement of the existing casement windows with appropriate window detailing is a welcomed improvement to this listed building. The existing dormer windows will be slightly enlarged but remain below the ridge line and will match the detailing of the adjacent property providing some uniformity in the terrace.

Internal:

The existing main staircase has been replaced and re-orientated. The proposal to remove it between ground and basement floor is considered acceptable. This is also compensated by the re-instatement of the corridor at basement level enhancing the historic integrity of the building. A bathroom is proposed to be inserted into the basement front room, this is considered to be acceptable as it will be located within the existing room configuration.

A number of improvements are proposed for the interior including: the reinstatement of shutters on the front first floor and the removal of boxing in the rear room. All other original features will be retained and repaired.

On balance the proposals are considered to be acceptable and detailed appropriately for the modest nature of the property. In addition a number of enhancements are proposed that will improve the historic character of this listed building notably rationalisation of the rear extension and the replacement of windows.

The scheme will not harm the special character of this listed building."

- 4.15 The scheme originally related to the introduction of larger dormer windows which adjoined the main ridge, the creation of a small terrace area in the rear main roof area and increased projection to the conservatory and the rear extension. The terrace has been deleted and the other features reduced in scale at the request of officers of this department. It was considered that these amendments were necessary in order to preserve both the special character of this listed building and the amenities of the neighbouring property at No. 9.

5.0 PUBLIC CONSULTATION

- 5.1 Eight letters of notification were sent to neighbouring properties in Victoria Grove and Launceston Place. Four responses have been received with regard to the original scheme.

- 5.2 Two of the letters received were from the same resident. Her second letter is considered to clarify the views expressed in the first letter and says: "I wish to make it clear that I believe my view from the top of my house would be seriously prejudiced by the installation of a dormer window similar to that at No. 11 unless the new dormer has precisely the same proportion, including height, so that there would be a few rows of tile between the top of the the dormer window and the top of the roof. I hope the Council will insist on this."

- 5.3 The second respondent objected to the original scheme and stated:

"1. It appears that the plans are wrongly drawn in respect of the existing dormer window of No. 11, the next door property. All the dormer windows in Victoria Grove start well below the line of the ridge tiles including No.11. The architects should re-draw the plans accurately. No. 10 at the moment has a rather unsightly dormer which has a zinc roof from the level of the ridge tiles and the ridge tiles on this house are missing. This is the only house in the street like this. If No. 10 were to copy the dormer at No. 11 as stated on the plans, the dormer should start approximately 2 ft below the line of ridge tiles. I think this would be in keeping with the rest of the street in

view of the Grade II listing. It is more pleasing to the eye to see the ridge tiles and say 2 ft of slates before the commencement of the dormer window.

2. The windows to the front of the dormer are shown as opening both inwards and outwards. To be in keeping with the rest of the street and the rest of the house they should be sash windows.

3. The size of the dormer is not completely clear, just that it will be like No. 11. I feel this point should be clarified with the architects and the plans rectified where incorrect to show the correct placing of the existing dormer at No. 11 (the next property). The size of the dormer should be no larger than others already existing in the street otherwise it will look out of proportion. In this connection you will note that No. 13 has a taller dormer window than the rest of the street and I would point out that this was built in contravention of an application made about 12 years ago. This, therefore, should not be taken as a precedent.

4. The dormer window at the rear shows two door openings and a narrow balcony. This is out of keeping with the existing dormers of the other houses. Also it is placed too high on the roof line. The ridge tiles should be reinstated, with slates below and then the dormer of a reasonable size. The plans show a zinc roof from the front dormer window to the rear and almost the width of the roof. The roof of the house would be predominantly slate.

5. The two storey rear extension is at present the same size as the other properties with the exception of one which is slightly larger but angled to give more light to the next door property. Enlargement of the two storey rear bathroom addition is out of keeping with the rest of the street and would restrict light to the next door property as it is on the boundary. The increase in depth is substantial being from 1.7 metres to 2.5 metres. The rear addition should be kept the size it is at present. The roof of this addition is to be glazed instead of the present asphalt roof.

6. The addition of the conservatory to the rear basement/ground level is an improvement and will necessitate demolishing an ugly one storey rear addition.

I trust you will take the above comments into account in this matter."

- 5.4 The proposed front dormer window will match the positioning, detailing and size of the existing dormer window at No. 11 and is set below the ridge line. The existing drawings have been revised to show the correct location and detailing of the existing dormer window at No.11. The Council's Conservation and Design Officer considers that the proposed casement windows within the proposed dormers are appropriate in this case due to the considerable number of casement windows in the existing dormers in the terrace. The design of the proposed dormer window

to the rear has been revised to match the amended location, size and detailing of the front dormer. It is now considered to be acceptable. The associated rear terrace and access doors in the main roof area have now been deleted. The dormers would be clad in lead and the main roof area will continue to be clad in natural slate.

5.5 There are a number of properties within the terrace which project further rearwards than the original rear building line of these properties. The proposed rear extension has been set back from the originally submitted position by approximately 300mm. It is considered that the proposed extension would not be out of keeping due to the existence of these larger extensions and as a result of the proposed significant associated elevational improvements. The rear extension to No. 9 has been chamfered on its south eastern side, presumably to reduce its impact on the levels of light reaching the adjoining property. It is considered that it would be inappropriate to introduce a chamfered element to the proposed extension as it would result in an incongruous design which would not be appropriate for the special character of this listed building. It is also not considered to be necessary in terms of residential amenity as the proposed extension is not considered to significantly reduce the levels of sunlight or daylight reaching No. 9. It should also be noted that the proposed extension at No. 10 is set back behind the rear building line of the extension at No. 9 by approximately 500mm.

5.5 A third respondent stated that she had no objection as "They will not adversely affect me and may quite possibly improve the area."

5.6 The objectors have been reconsulted with regard to the revised scheme. However, as yet no response has been received.

6.0 RECOMMENDATION

6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of the file number TP/96/2894 referred to at the head of this report save for exempt or confidential information as defined by the Local Government (Access to Information) Act, 1985.

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Officer Contact

The above documents can be inspected by prior appointment with Tracey Rust in the Planning Information Office, Room 325, The Town Hall, Telephone 0171-361-2080.

REPORT PREPARED BY: KO
REPORT APPROVED BY: LAWJ/MJF
DATE REPORT APPROVED: 14/04/97

PSC9704/KO .REP



SEPARATOR



Decision Notice

Please Index As

File Number

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

Director of Planning Services

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Child Graddon Lewis,
33 Fitzroy Street,
London W1P 6ED

Switchboard: 0171-937 5464
Direct Line: 0171-361 3264

Facsimile: 0171-361 3463

KENSINGTON
AND CHELSEA

15 MAY 1997

My reference:

Your reference:

Please ask for:

M Lewis
DPS/PA/TP/96/2894/K/15/2141

Central Area Team

Dear Sir/Madam,

FILE COPY

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

Permission for development (Conditional) (TP6a)

The Borough Council hereby permit the development referred to in the under-mentioned Schedule, subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions. Your attention is also drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT

Installation of a replacement dormer window in front and rear main roof slope, erection of a two storey rear extension and basement level conservatory together with carrying out of elevational alterations, at 10 VICTORIA GROVE, KENSINGTON, W.8, as shown on submitted drawing(s) No(s). TP/96/2894/A and TP/96/2894/C, Applicant's drawing(s) No(s). 9615/01, 9615/02/A, 9615/10/C, 9615/11/C and 9615/12 (photographs), in accordance with your application dated 20/12/96, completed 30/12/96, revised 20/03/97, 21/03/97 and 11/04/97.

/ CONDITIONS ...

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CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C.1)
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. (C.68)
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. (C.71)
4. Full particulars of the following shall be submitted to and approved in writing by the local planning authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:
 - (a) proposed windows including a section of the glazing bars;
 - (b) rear basement door;
 - (c) details of new rooflights, including a section;
 - (d) new rooflight over extension at rear. (C.11)
 - (e) proposed floor plans at a scale of 1:50.
5. All external joinery shall be of painted timber. (C.209)
6. The windows on the front and rear apart from at main roof level shall be timber framed double hung sliding sashes. (C.75)
7. 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. (C.85)
8. All works hereby approved shall be completed within six months of commencement of works unless agreed in writing by the local planning authority.
9. The rear two storey extension, hereby permitted, shall project by no more than 2.15 metres.

/REASONS FOR ...

REASONS FOR THE IMPOSITION OF CONDITIONS

1. As required by Section 91 of the Town and Country Planning Act 1990 to avoid the accumulation of unexercised planning permissions. (R.1)
2. The details are considered to be material to the acceptability of the proposals and to safeguarding the amenities of the area. (R.68)
3. To protect the character and appearance of the building which is statutorily listed. (R.73)
4. The particulars reserved are considered to be material to the acceptability of the development and the local planning authority wishes to ensure that the details of the development are satisfactory. (R.11)
5. To protect the character and appearance of the building which is statutorily listed. (R.73)
6. To protect the character and appearance of the building which is statutorily listed. (R.73)
7. To protect the character and appearance of the building which is statutorily listed. (R.87)
8. In order to ensure that the elevational improvements which are considered to be material to the acceptability of the development are carried out.
9. To safeguard the amenities of neighbouring properties. (R.42)

INFORMATIVES

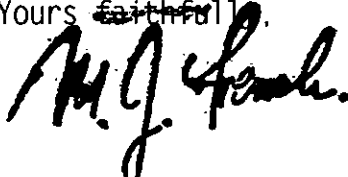
1. Approval under the Planning Acts is hereby granted for the development as shown on the approved drawings and subject to the conditions. Any alteration to the approved scheme, resulting from the requirements of the Building Regulations or for any other reason, may require further approval. You are advised to consult the Directorate of Planning Services before commencing work. (I.9)
2. Your attention is drawn to the conditions of this approval and to the Council's powers of enforcement, including the power to serve a Breach of Condition Notice under the Town and Country Planning Act, 1990, as amended. (I.10)

/3. Separate ...

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3. Separate consent for the works hereby given approval under the Planning Acts may be required by the Building Act 1984 and the Building Regulations 1991, and this approval does not imply that such consent will be given. The Director of Building Control, Council Offices, 37 Pembroke Road, W8 6PW should be consulted before works commence. (I.21)
4. Any proposals for external fire escapes, roof walkways or safety railings arising from the requirements of the Building Regulations may require further approval under the Planning Acts, and consent under those Regulations does not imply that approval under the Planning Acts will be given. The Directorate of Planning Services will be pleased to advise on the implication of any changes. (I.22)
5. Demolition and building works are subject to the Environmental Protection Act, and appropriate controls over methods, noise and hours of work may be imposed by the Council. You are advised to consult the Director of Environmental Health, Council Offices, 37 Pembroke Road, W8 6PW at an early stage. (I.30)
6. The size of the conservatory hereby permitted is considered to be acceptable in this case due to the associated elevational improvements and cannot be held to set a precedent for similar works in the rest of the terrace.

Yours faithfully,



Executive Director, Planning & Conservation