

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

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PLANNING & CONSERVATION COMMITTEE  
PLANNING SERVICES COMMITTEE  
MEMBERS PANEL

APP NO. PP/00/02655  
AGENDA NO.

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**ADDRESS/SUBJECT OF REPORT:**

65 Limerston London, SW100BL  
Street,

APPLICATION DATED 06/11/2000

APPLICATION REVISED

APPLICATION COMPLETE 14/11/2000

**APPLICANT/AGENT ADDRESS:**

Lewis S.  
Walshe,  
Simmons Associates,  
Edan House, Down  
Road,  
Guildford, Surrey,  
GU1 2PX

CONS. AREA Sloane/Stanle CAPS Yes

ARTICLE '4' No WARD North Stanley

LISTED BUILDING NO

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

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**RECOMMENDED PROPOSAL:**

RBK& C DRAWING NO(S):

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**RECOMMENDED DECISION:**

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

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO.PP/00/02655/CHSE

MEMBERS' PANEL

ADDRESS

65 Limerston Street, London,  
SW10 0BL

APPLICATION DATED 06/11/2000

APPLICATION COMPLETE 14/11/2000

APPLICATION REVISED 07/02/2001

APPLICANT/AGENT ADDRESS:

Lewis S. Walshe,  
Simmons Associates,  
Edan House, Down  
Road,  
Guildford, Surrey, GU1 2PX

CONSERVATION AREA Sloane/Stanl CAPS Yes

ARTICLE '4' No WARD North Stanley

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 9

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Mr. & Mrs. Graveney,

PROPOSAL:

Erection of rear basement extension, with ground floor roof terrace above and associated alteration works, including steps to the front basement lightwell.

RBK&C Drawing No(s): PP/00/02655 and PP/00/2655/B

Applicant's Drawing No(s): 01/A, J012/03/D, J012/05/D, location plan and photograph

RECOMMENDED DECISION: Grant planning permission



**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 conservatory hereby permitted shall be timber framed, white painted, and so maintained. (C076)**  
*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*
5. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
  - a. **(a) the design details for the metal balustrade**  
**(C011)**  
*Reason - The particulars hereby 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. (R011)*

**INFORMATIVES**

1. I10
2. I11
3. I21
4. I30

5. 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, CD40, CD41, CD52, and CD53. (I51)

## **1.0 THE SITE**

- 1.1 The premises comprise a mid-terraced, three storey plus basement single family dwelling house, located to the South East of Limerston Street.
- 1.2 The property is not listed, but is included within the Sloane/Stanley Conservation Area.

## **2.0 THE PROPOSAL**

- 2.1 The original proposal was to construct a double height conservatory to the rear of the property. This was considered to be unacceptable and the ground floor conservatory has been deleted from the application.
- 2.1 The current proposal is to construct a single storey basement extension in the rear lightwell which lies between the existing outreach extensions to the property and the neighbouring property at No. 63 Limerston Street. The development will also include the removal of an existing retaining wall and steps to the rear garden to allow a new patio and garden steps. It was proposed to construct a new metal spiral staircase to gain access to a roof terrace at ground floor level. This has been withdrawn from the scheme with access from the ground floor level being gained from an existing rear garden door to the outreach extension. External alterations are proposed at ground floor level with the removal of an existing rear sash window to allow for the installation of new double doors leading onto the ground floor balcony and new metal railings installed at the edge of the balcony. A rooflight will be inserted in the balcony floor to allow further natural light into the basement extension below.
- 2.2 The proposed single storey basement extension will be set back approximately 300mm from the main rear wall to the existing outreach extension. The proposed dimensions for the extension will be approximately 1.6m deep, 2.7m wide and 2.7m high. All new brickwork to the extension will match existing, with timber painted double glazed doors and windows.
- 2.3 Further minor works are proposed to the front basement lightwell to include steps leading from the basement to ground floor level.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 There is no planning history for this property.

#### **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main planning considerations in this case relate to the detailed design of the proposed rear basement extension, the impact upon the building itself, the terrace in which it is situated and the character and appearance of the Conservation Area. Consideration must also be given with regard to the impact of the development upon the amenities of occupiers of adjoining property.
- 4.2 The relevant Unitary Development Plan policies are:
- Policy CD28 (light)
  - Policy CD30 (privacy)
  - Policy CD41 (rear extensions)
  - Policy CD40 (roof terraces)
  - Policy CD52 and CD53 (development in Conservations Areas to be of a high standard of design)
- 4.3 The rear of the terrace exhibits an even rhythm of outreach extensions and lightwells. The proposed basement extension will be set back approximately 300mm behind the rear elevation to the outreach extension and the flank wall to the adjoining outreach extension to No. 63 Limerston Street. It is considered that the enclosed nature of the development and set back would not result in a detrimental impact on the appearance of the building or terrace and complies with Policy CD41 of the Unitary Development Plan.
- 4.4 In terms of Policies CD52 and CD53, the current detailed design for the proposed rear extension and ground floor terrace are considered to be acceptable and would not be detrimental to the character and appearance of the Conservation Area. In addition the steps to the rear of the front basement lightwell are considered to be minor works that would not harm the character and appearance of the building. There are a number of properties in the terrace that exhibit similar basement stairwells in this location and it is considered that the proposal would not be detrimental to the character and appearance of the Conservation Area. The Conservation and Design Officer has raised no objection to the revised proposal.
- 4.5 With regard to Policies CD28, CD30 and CD41, and the effect of the proposal upon the amenities of the neighbouring property, No. 63 Limerston Street. The ground floor terrace, located on the roof of the basement extension will be enclosed by the flank walls to the existing outreach extension and outreach extension to the neighbouring property. Therefore, it is not considered that there would be any material impact upon existing levels of amenity enjoyed by occupants of the neighbouring property.

#### **5.0 PUBLIC CONSULTATION**

- 5.1 Occupiers of 6 neighbouring properties in Limerston Street and the  
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Headteacher at Park Walk Primary School were notified of this application. To date, one letter of objection has been received from the Chelsea Society.

- 5.2 The Chelsea Society have expressed concerns with regard to the double height conservatory being significantly above garden level.

In response to this concern the proposed development has been amended to omit a second conservatory at ground floor level and spiral staircase. The Chelsea Society have been notified of receipt of revised drawings. To date, there has been no response from the Chelsea Society to the revisions.

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