
PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

Francis P. Gonzalez Associates,
8 Montague Road,
Ealing,
London,
W13 8HA

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Direct Line: 020-7361-2982
Extension: 2982
Facsimile: 020-7361-3463

14 OCT 2004

My Ref: PP/04/01934/CHSE /
Your Ref: FPG/04/10LW

Please ask for: North Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990

**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT
ORDER, 1995**

REFUSAL OF PERMISSION TO DEVELOP (DP2)

The Borough Council in pursuance of its powers under the above-mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

<u>DEVELOPMENT:</u>	Form rear landing and access staircase to garden to replace existing structure and replacement conservatory.
<u>SITE ADDRESS:</u>	10 Lansdowne Walk, London, W11 3LN
<u>RBK&C Drawing Nos:</u>	PP/04/01934
<u>Applicant's Drawing Nos:</u>	FPG/02/10LW/501, FPG/10LW/1, FPG/04/10LW/2A, FPG/04/10LW/4
<u>Application Dated:</u>	30/07/2004
<u>Application Completed:</u>	19/08/2004

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF



REASON(S) FOR REFUSAL:

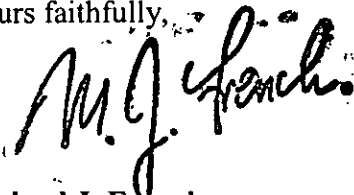
1. The proposed landing/balcony and staircase by reason of their protrusion beyond the general building line of the terrace are considered to cause harm to the building, the terrace in which they are located and on the character and appearance of the Ladbroke Conservation Area, contrary to policies CD47, CD61 and CD62 of the Unitary Development Plan, thereby causing a significant increase in harm to amenity of neighbouring premises by reason of privacy and overlooking contrary to policies CD47 and CD35 of the Unitary Development Plan. The cumulative effect of which, if repeated elsewhere, will further degrade the terrace and fail to preserve or enhance the character and appearance of the Conservation Area. They are therefore also considered to be contrary to policies CD50 and CD51 of the Unitary Development Plan.

The proposed trellis fence will also result in a sense of enclosure to the detriment of the neighbouring property at 11a Lansdowne Walk thereby failing to preserve the character and appearance of the conservation area. It is therefore considered contrary to policies CD36, CD61 and CD62

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 CD27, CD33, CD35, CD36, CD47, CD48, CD50, CD51, CD61 and CD62.

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation

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REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF

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Michael J. French
Executive Director, Planning and Conservation

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