

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

CAISE

APPLICANT:

Hamlin Iles and Crago,
40 The Broadway,
Cheam,
Surrey
SM3 8BD

APPLICATION NO: PP/00/02789

APPLICATION DATED: 30/11/2000

DATE ACKNOWLEDGED: 7 December 2000

APPLICATION COMPLETE: 06/12/2000

DATE TO BE DECIDED BY: 31/01/2001

SITE: 18 Donne Place, London, SW3 2NG

PROPOSAL: Erection of 2nd storey extension to form bedroom accommodation and bathroom and study.

ADDRESSES TO BE CONSULTED

1. 16-20 (CONS) + 23-27 (CONS) DONNE PLACE
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

11

CONSULT STATUTORILY

- HBMC Listed Buildings
- HBMC Setting of Buildings Grade I or II
- HBMC Demolition in Conservation Area
- Demolition Bodies
- DoT Trunk Road - Increased traffic
- DoT Westway etc.,
- Neighbouring Local Authority
- Strategic view authorities
- Kensington Palace
- Civil Aviation Authority (over 300')
- Theatres Trust
- The Environment Agency
- Thames Water
- Crossrail
- LRT/Chelsea-Hackney Line

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA
- Govt Office for London

DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL
BOROUGH OF



KENSINGTON
AND CHELSEA

ADDRESS 18 DONNE PLACE

POLLING DISTRICT R

PP002789

- | | | | |
|-----|--|--------|--|
| HB | Buildings of Architectural Interest | LSC | Local Shopping Centre |
| AMI | Areas of Metropolitan Importance | AI | Sites of Archeological Importance |
| MDO | Major Sites with Development Opportunities | SV | Designated View of St Paul's from Richmond |
| MOL | Metropolitan Open Land | SNCI | Sites of Nature Conservation Importance |
| SBA | Small Business Area | REG 7 | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							

	Within the line of Safeguarding of the proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable rooms proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area proposed	
Proposed Plot Ratio	

Daylighting	Complies	
	Infringes	

Car Parking	Spaces required	
	Spaces proposed	

Notes:

Royal Borough of Kensington and Chelsea
GGP Point in Polygon Search Results
Corporate Land and Property Gazetteer

16	Donne Place	SW3 2NG
17	Donne Place	SW3 2NG
18	Donne Place	SW3 2NG
19	Donne Place	SW3 2NG
20	Donne Place	SW3 2NG
23	Donne Place	SW3 2NH
24	Donne Place	SW3 2NH
25	Donne Place	SW3 2NH
26	Donne Place	SW3 2NH
27	Donne Place	SW3 2NH
25	Ives Street	SW3 2ND

3rd Floor Flat

GRND FLR " "
1ST FLR " "
2ND FLR " "

Total Number of Properties Found 14



NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR
PLANNING & CONSERVATION
BOROUGH OF

My Ref: P/PP/00/02789/SG
Room No:

CODE: SL/01/01

Date: 8 December 2000

DEVELOPMENT AT:

18 Donne Place, London, SW3 2NG

DEVELOPMENT:

Erection of 2nd storey extension to form bedroom accommodation and bathroom and study.

The above development is to be advertised under:-

NO REQUIREMENT FOR SITE NOTICE/ADVERTISEMENT IN THIS CASE.

M.J. French

Executive Director, Planning & Conservation
**SITE NOTICE CRITERIA NOT
MATCHED CHECK CORRECT CODE IS ENTERED**

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

The Occupier
File Copy
File
File

Switchboard: 020-7937-5464
Extension: 2079/2080
Direct Line: 020-7361- 2079/2080

Facsimile: 020-7361- 3643
Date: 8 December 2000

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02789/SG

Planning Information Office

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

Proposed development at: 18 Donne Place, London, SW3 2NG

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

Proposal for which permission is sought

Erection of 2nd storey extension to form bedroom accommodation and bathroom and study.

**Applicant Mr. and Mrs. S. Cooper, 3 Ardmore Park, Habitat One # 03-02,
SINGAPORE 259950**

Yours faithfully,

M. J. FRENCH

Executive Director, Planning and Conservation

WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, **cannot** be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

WHAT HAPPENS TO YOUR LETTER

Planning applications where objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

WHERE TO SEE THE PLANS

Details of the application can be seen at the **Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8.** It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the **Chelsea Area (SW1, SW3, SW10)** can be seen at **The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158)**, for the **Central Area (W8, W14, SW5, SW7)** can be viewed in the **Central Library, Town Hall, Hornton Street, W.8.** and applications for districts **W10, W11 and W2** in the **North** of the Borough can be seen at **The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11** (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY

REASON FOR DELAY

CASE NO. PP100/2789

This case has been identified as a "Target" application, which has the target for being passed through to the Head of Development Control within 6 weeks of the date of completion.

In the case of this application, there has been a delay of.....12 weeks.....

I have been unable to pass through the case within the target period for the following reason(s) [highlight as necessary]

- 1) Delays due to internal Consultation [highlight one or all]
 - (i) Design
 - (ii) Transportation
 - (iii) Policy
 - (iv) Environmental Health
 - (v) Trees
 - (vi) Other
- 2) Further neighbour notification/external consultation necessary (spread or time period)
- 3) Awaiting Direction from English Heritage/other EH delays...
- 4) Revisions requested, but not received in time
- 5) Revisions received but inadequate
- 6) Revisions received but reconsultation necessary
- 7) Of the Committee cycle
- 8) Applicant's instruction
- 9) OTHER REASON.....
Not passed forward during ~~April~~^{March} as over 8 weeks, then ^{given} low priority - delay in writing up.

Signed.....SE Gentry..... (Case Officer)



X/AD

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 18 Donne Pl.	Appl. No. 00/2789	L.B.	C.A.	N C S E
Description Additional storey & rear extensions	Code	AS	X	

The mansard roof appears to be acceptable in principle but the rear extension at 2nd flr level is of a dominant scale which is likely to harm the appearance of the building & setting of the house. A site visit to assess the context please.

NJC 21.12.00

Advised revs nec. omit study

h
SB.

Chased revs 20/2.



Hamlin Iles & Crago
 40 The Broadway Cheam Surrey SM3 8BD
 Telephone 020 8715 0515
 Facsimile 020 8715 0520
 Email hic@globalnet.co.uk

Royal Borough of Kensington and Chelsea
 The Town Hall
 Hornton Street
 London
 W8 7NX

Yr ref: PP/00/02789
 Our ref: BJI/SL/D52
 21 February 2001

BB
2/22

For the attention of Ms S Gentry

Dear Madam

18 DONNE PLACE, LONDON, SW3 2NG

Further to our telephone conversation held on 7th February 2001, please find enclosed five copies of my revised drawing number D52/02A. This indicates the removal of the proposed second floor rear study. Indicating revised plan and elevations.

I trust this now will be acceptable to you and I look forward to receiving a Consent in the near future.

Yours faithfully

B. J. Iles

B J Iles

Enc.

cc: Mr S Cooper

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
<i>(49)</i>		22 FEB 2001					
		LAPSE	IO	REC	ARB	FWD PLN	CON DES

SG
 COPY OF PLANS
 TO INFORMATION
 OFFICE PLEASE

(Handwritten initials in a circle) AC

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972

To: Chief Administrative Officer (Planning) Date: 16. 08 May 2001
From: The Executive Director, Planning & Conservation Our Ref: PP/00/02789

Application Date: 30/11/2000 Complete Date: 06/12/2000 Revised Date: 22/02/01.
Agent: Hamlin Iles and Crago, 40 The Broadway, Cheam, Surrey
SM3 8BD
Address: 18 Donne Place, London, SW3 2NG

This application is for a class of development to be determined under powers delegated to me by the Council on 21st July, 1976, and/or by the Town Planning Committee 6th November, 1979, and/or by the Town Planning Committee on 18th March 1986, 23rd May 1988 and 8th January 1990 and is not such as I wish to refer to the Planning Application Committee. No relevant planning objections have been received.

- | | |
|---|--|
| Class (i) - 8th Schedule development | Class (vi) - Listed building consent for above Classes. |
| Class (ii) - shop fronts | Class (vii) - approval of facing materials |
| Class (iii) - conversion from non s/c dwellings etc | Class (viii) - grant of planning permission for a change from one kind of non-residential use except from one kind of non-residential use except where this would involve the loss of shop use |
| Class (iv) - amendments as required by T.P. Committee | |
| Class (v) - above classes after D.P. Committee agree | Class (ix) - grant permission licence or no objection under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act |
| | Class (x) - Crossover under S. 108 of the Highways Act 1980 |

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

DESCRIPTION OF PROPOSED DEVELOPMENT

Erection of an extension at second floor level.

**DELEGATED
APPROVAL
17 MAY 2001**

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/00/02789 Applicant's drawing(s) No. B52/01 and B52/02A

I hereby determine and grant/~~refuse~~ this application (subject to HDMC Direction/Historic Building authorisation) under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation Head of Development Control Area Planning Officer

(Handwritten signature)

(Handwritten initials and date: 14/5/01)

(Handwritten initials: Jan.)

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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 ensure a satisfactory standard of external appearance. (R071)

4. **The front roof slope of the extension hereby permitted shall be clad in natural slates, and so maintained. (C073)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

5. **The windows on the front slope of the roof extension shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of external appearance. (R071)

6. **All new windows shall be timber framed and so maintained.**
Reason - To ensure a satisfactory standard of external appearance.

7. **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 safeguard the appearance of the building, terrace and area. (R077)

8. **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)

9. **The new windows at second floor level shall be obscured glazed and so maintained.**

Reason:- To protect the privacy and amenity of the neighbouring property

INFORMATIVES

1. I09

2. I10

3. I21

4. I51 (CD25, CD28, CD30, CD30a, CD38, CD39, CD41, CD44a).

DELEGATED REPORT

Address

18 Downe Place

Reference

PP / 00 / 2789

Conservation Area

No

Listed Building Yes/No

Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys

Side

Front

Garden

Residential Alterations

Residential Conversion

From

To

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole

part

Listed Building Alterations

Unlisted Building - Demolition

whole

part

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal – Design, Policy, Transportation etc.)



Who _____

Overcome by Amendment/Withdrawn/Not Relevant/Other _____

Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Annex

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by

SG

Date

Agreed

JW/LAWY
14/5/01

1.0 THE SITE

- 1.1 The property is located on the eastern side of Donne Place. It is a single family dwelling house.
- 1.2 The property is not a listed building and is not within a conservation area.

2.0 PROPOSAL

- 2.1 Planning permission is sought for the erection of a roof extension and rear extension at second floor level.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Planning permission was granted on the 19th December 1988 for the erection of an additional storey at second floor level and the erection of a rear extension at first floor level. This permission was not implemented.
- 3.2 This current application has been revised so that the proposed extension is to the same depth as the second floor level extension approved in 1988.

4.0 PLANNING CONSIDERATIONS

- 4.1 The relevant policies are contained within Chapter 4 of the Council's Unitary Development Plan, of particular relevance are CD25, CD28, CD30, CD30a, CD38, CD39, CD41, and CD44a.
- 4.2 The principle of a roof extension on the property is considered to be acceptable given the number of similar examples within the terrace including at no. 20 (planning permission granted in 1997) and no. 21 (planning permission granted in 1990). The application has been revised so that the depth of the extension has been reduced. The scale of the extension is now similar to that found on other properties in the terrace and as approved in 1988. It does not extend beyond the general rear building line. The proposal is therefore considered to comply with policies CD25 and CD41 in this respect.
- 4.3 In terms of the impact on the adjoining properties, the proposed extension is to the north east of the adjoining property (no. 17), and there is not considered to be any significant loss of light which would result from the proposal. In terms of a sense of enclosure, this neighbouring property has windows at ground and first floor level which already experience a sense of enclosure due to the close proximity of the application property. It is considered that any increase in this sense of enclosure is not likely to be sufficient to merit refusal.
- 4.4 With regard to the property to the rear (no. 25 Ives Street), the proposal complies with the standards for light given in the Unitary Development Plan and it is not considered that it will cause any significant loss of light.

4.5 In terms of overlooking, the application property already has windows at ground and first floor level in the side elevation which overlook the adjoining property (no. 17). The new windows at second floor level to the side elevation will be to a bathroom and a stairwell and it is not considered that the proposal will result in any significant increase in overlooking to this property.

4.0 PUBLIC CONSULTATION

4.1 Eleven letters of notification were received. No representations have been received.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/00/02789 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: SG
Report Approved By: *JA / hawes*
Date Report Approved: *14/5/01.*



✓/AD

DS

RBKC District Plan Observations CONSERVATION AND DESIGN

Address 18 DONNE PLACE	Appl. No. pre app /SG	L.B.	C.A.	N C S
Description Mansard	Code			

No objection - given the number of pediments along the stretch of terraces.

I would prefer a mansard story with two modest sized dormers so that there is a sense of vertical hierarchy - one large dormer appears too top heavy.

No objection in principle.

GP (20/11/00)



Hamlin Iles & Crago
 40 The Broadway Cheam Surrey SM3 8BD
 Telephone 020 8715 0515
 Facsimile 020 8715 0520
 Email hic@globalnet.co.uk

The Royal Borough of Kensington and Chelsea
 The Town Hall
 Hornton Street
 London
 W8 7NX

PC Ack | *SG*

CB
2/11

31 October 2000

For the attention of Sarah Gentry

Dear Madam

18 DONNE PLACE, LONDON, SW3 2NG

I refer to our telephone conversation held on 30th instant, whereby I explained that No 18 Donne Place is in the centre of a terrace comprising 7 identical buildings.

2 No to the left, Nos 20 and 21 have been extended to form a new second floor by creating mansards with dormer windows. Those on the right hand side, i.e. Nos 15 and 16 have been extended by forming perimeter walls directly off the existing brickwork. Each have flat roofs to the upper section.

Since my proposed extension is in the centre of these, I shall be grateful whether you will confirm the preferred option, i.e. mansard or constructing directly off external walls.

I have enclosed some front elevation photographs for your consideration, together with existing and proposed plans for your informal observations and comments.

It is likely that the proposed mansard second floor will comprise one large bedroom, whereas the proposals submitted to you comprises two bedrooms to the main front area.

I look forward to hearing from you in due course.

Yours faithfully

B. J. Iles

B J Iles

Enc.

cc: Mr Cooper

RECEIVED BY PLANNING SERVICES							
EX DIR	HOC	N	C	SW	SE	ENF	ACK
2 NOV 2000						<i>30</i>	
APPEALS	IO	REC	ARR	FWD PLN	CON DES	FEES	

Ref. 18 Bonnie Place -
LONDON
SW3

20 | 19 | 18 | 17 | 16 |



Down
windows
not typical →
of
others

R.B.K. & C.
TOWN PLANNING
2 NOV 2000
RECEIVED

21 | 20 | 19



17 | 16 | 15

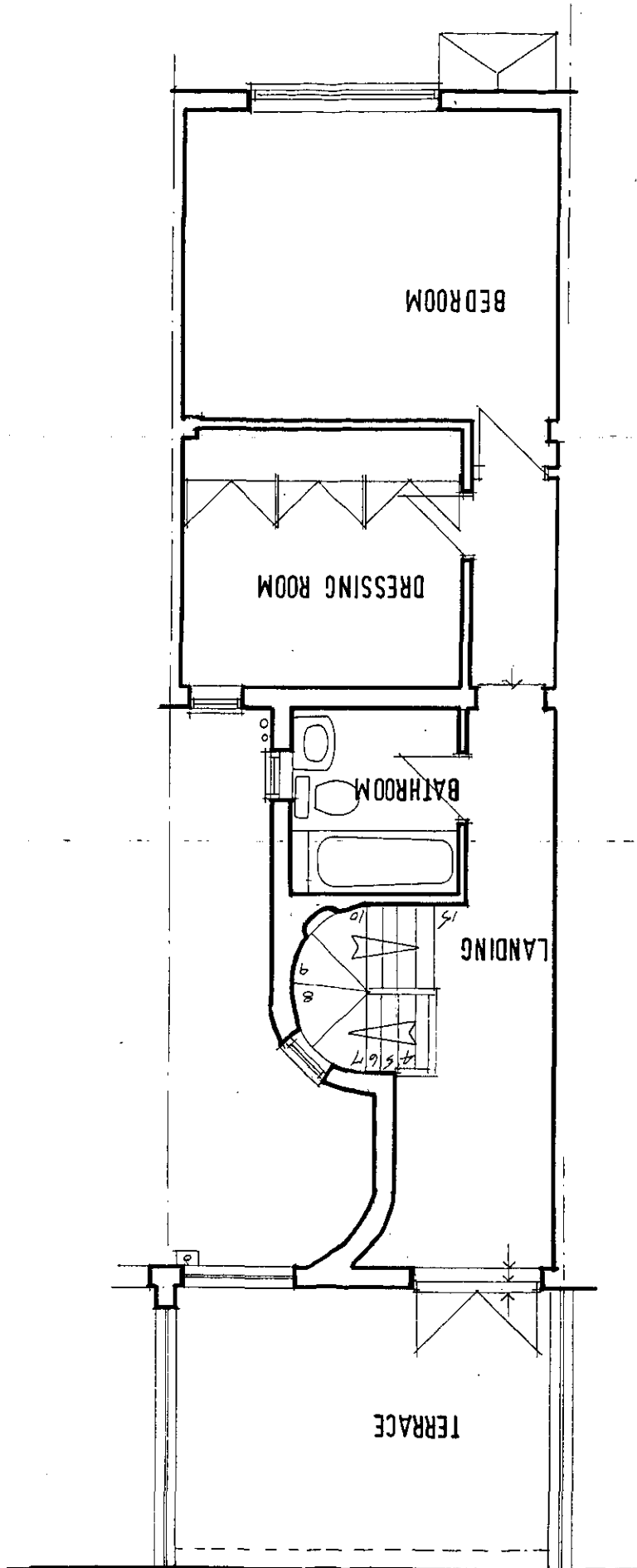


18

R.B.K. & C.
TOWN PLANNING
2 NOV 2000
RECEIVED

C&F
18 DOMINE PLACE
LONDON
SW13

EXISTING & PROPOSED FLOOR



R.B.K. & C.
TOWN PLANNING
2 NOV 2000
RECEIVED

18 DONGE PLACE
S153.
Reduction to A4
from A3 which
was originally 1:50

EXISTING & PROPOSED GROUND

PLAN

FOOTPATH

refuse

FORE AREA

LIVING ROOM

KITCHEN

YARD

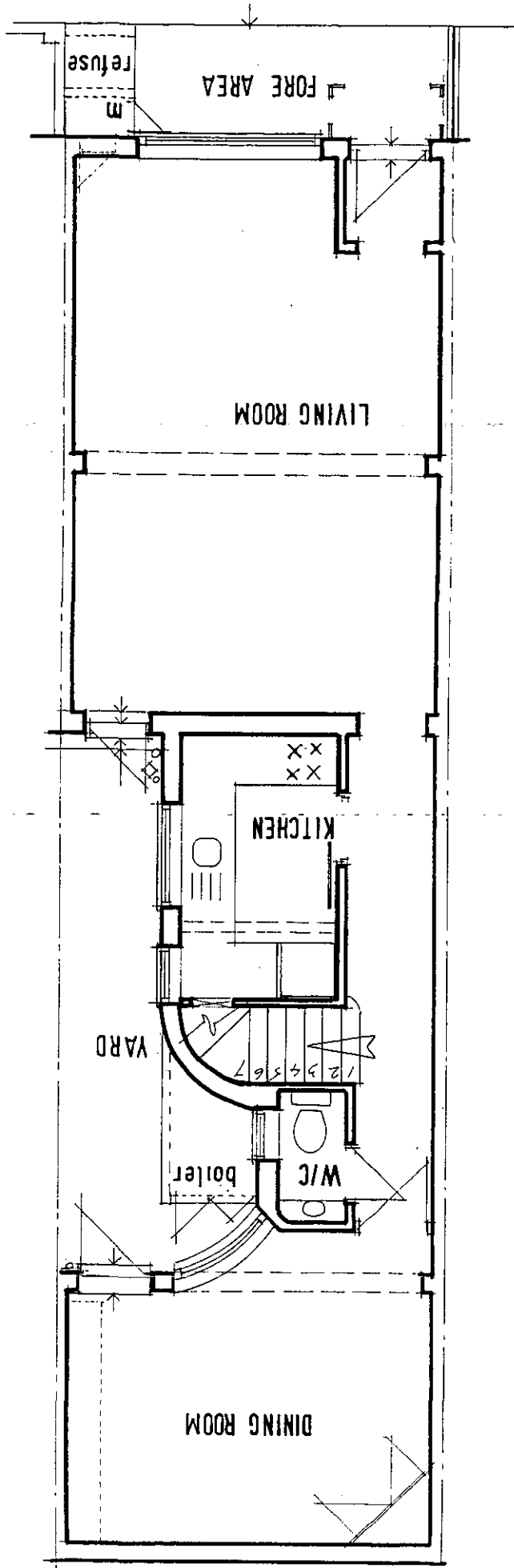
boiler

W/C

DINING ROOM

R.B.K. & C.
TOWN PLANNING
2 NOV 2000
RECEIVED

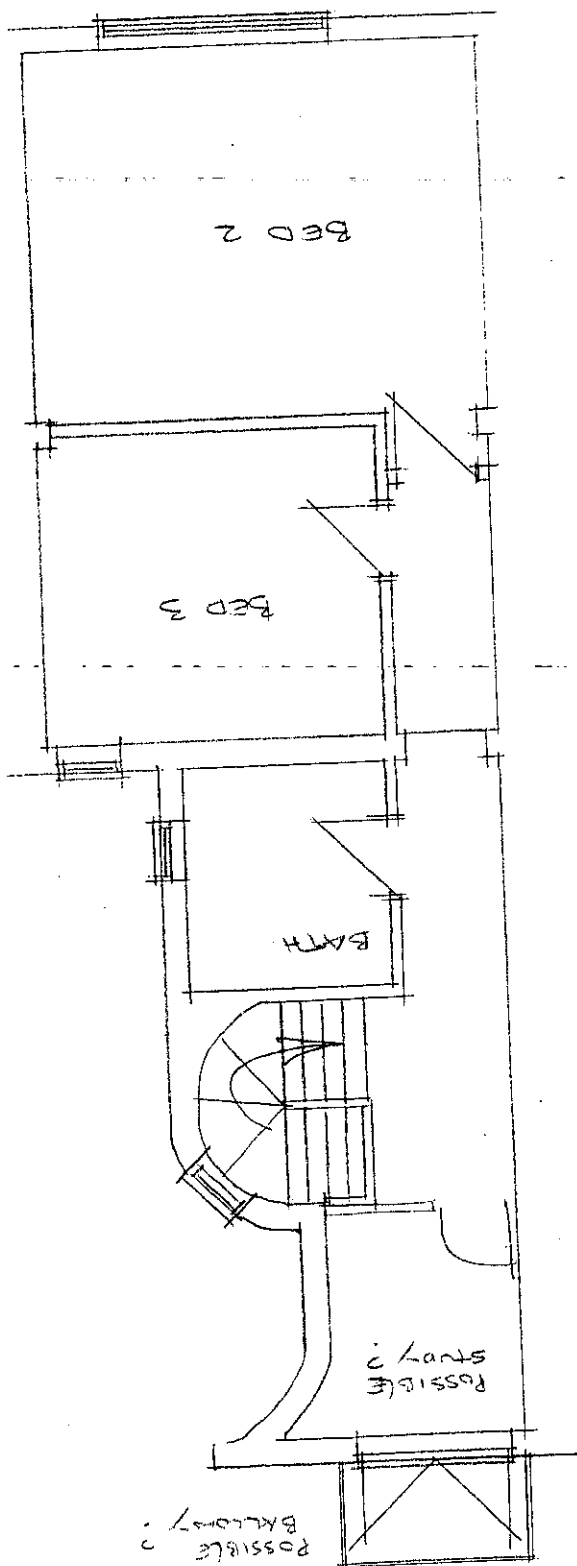
18 Down PL
SW3
Reduced to A4
from A3 at 1:50.



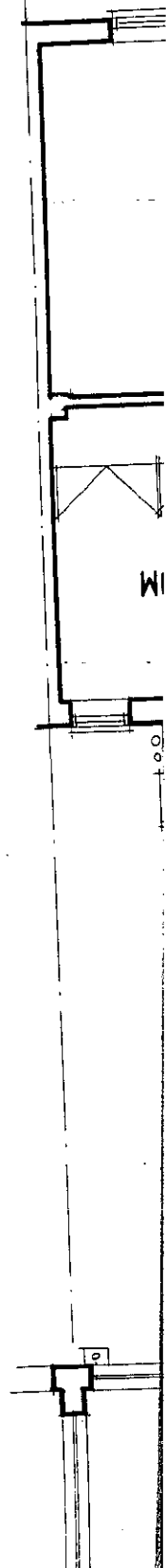
Proposed
SECOND

18 Double place.
SW 3
At Reductor from A3
A3 was originally 1:50

RECEIVED
2 NOV 2000
TOWN PLANNING
FRANK



THIS example AS
NO 15 & 16.
IF PROPOSAL WXS
TO MATCH 20 & 21
IT IS NEARY TO BE
ONE LARGE ROOM
ONLY.



NO. 20

14

THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING (APPLICATIONS) SUB-COMMITTEE 26/03/90

AGENDA ITEM 4093

APPLICATION NO. TP/89/2157/M/50

REPORT BY THE DIRECTOR OF PLANNING AND TRANSPORTATION

APPLICANTS NAME/ADDRESS

Archbuild Design & Construct Limited, 54 Paddington Street, London W1M 3RQ.

Application dated 04/12/89

Revised

Completed 14/12/89

Polling Ward RA

ON BEHALF OF : Mr. I. Florescu, INTEREST : Freeholder

District Plan Cons. Area	Proposals CAPS	Article 4 Building Direction	HBC Direction	A/O Consulted	Objectors (to date)
NO	NO	NO	NO	6	2

RECOMMENDED DECISION : GRANT PLANNING PERMISSION FOR A MANSARD ROOF EXTENSION.

At: 20 DONNE PLACE, S.W.3.

As shown on submitted drawing(s) No(s): TP/89/2157

Applicants drawing(s) No(s) : 1031/01, 02 + 03

CONDITIONS

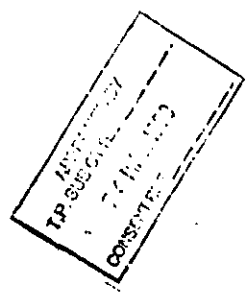
- 1. C.9
- 2. C.22

REASONS FOR THE IMPOSITION OF CONDITIONS

- 1. R.5
- 2. R.13

INFORMATIVE

I.44



15

12/89/2157: 2

1.0 SITE

The property lies to the North of Donne Place, close to the junction with Bull's Gardens. No. 20 Donne Place is a terraced property, comprising of a ground and 1st floor, in single family occupation.

The property does not fall within a conservation area.

2.0 PROPOSAL

Planning permission is sought for the addition of a mansard roof, to provide extra living accommodation.

3.0 PUBLIC CONSULTATION

2 letters of objection have been received, to date, one from the Chelsea Society, and the second objection from No. 19 Donne Place. The objections are: noise during building works; that the applicants should copy the mansard roofs on the North side of Donne Place.

The objection relating to noise is not a planning consideration.

4.0 CONSIDERATIONS

4.1 The principle of additional storeys has been established on the northern side of Donne Place, although none exist on the southern side of the terrace.

The proposed mansard roof is sloped at the front, with a bow fronted window, to match the detailing on the ground and 1st floor levels, with a head height of 2.3m. To the rear the roof extension is not sloped. Given the building style and site location, the proposed addition and detailing is considered acceptable.

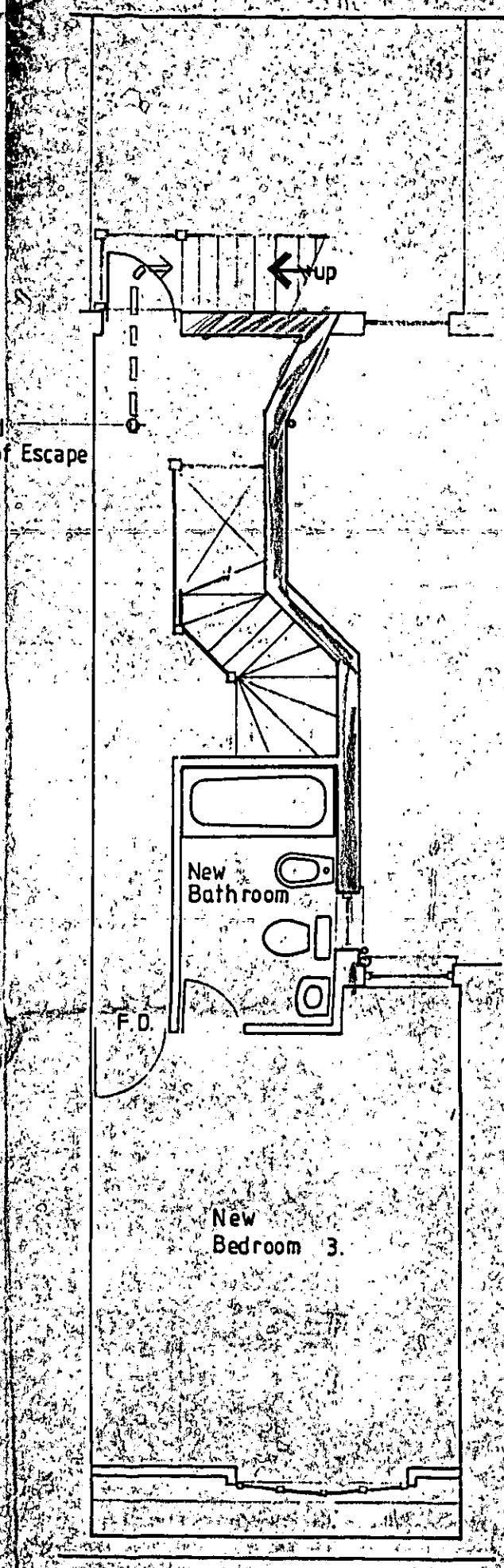
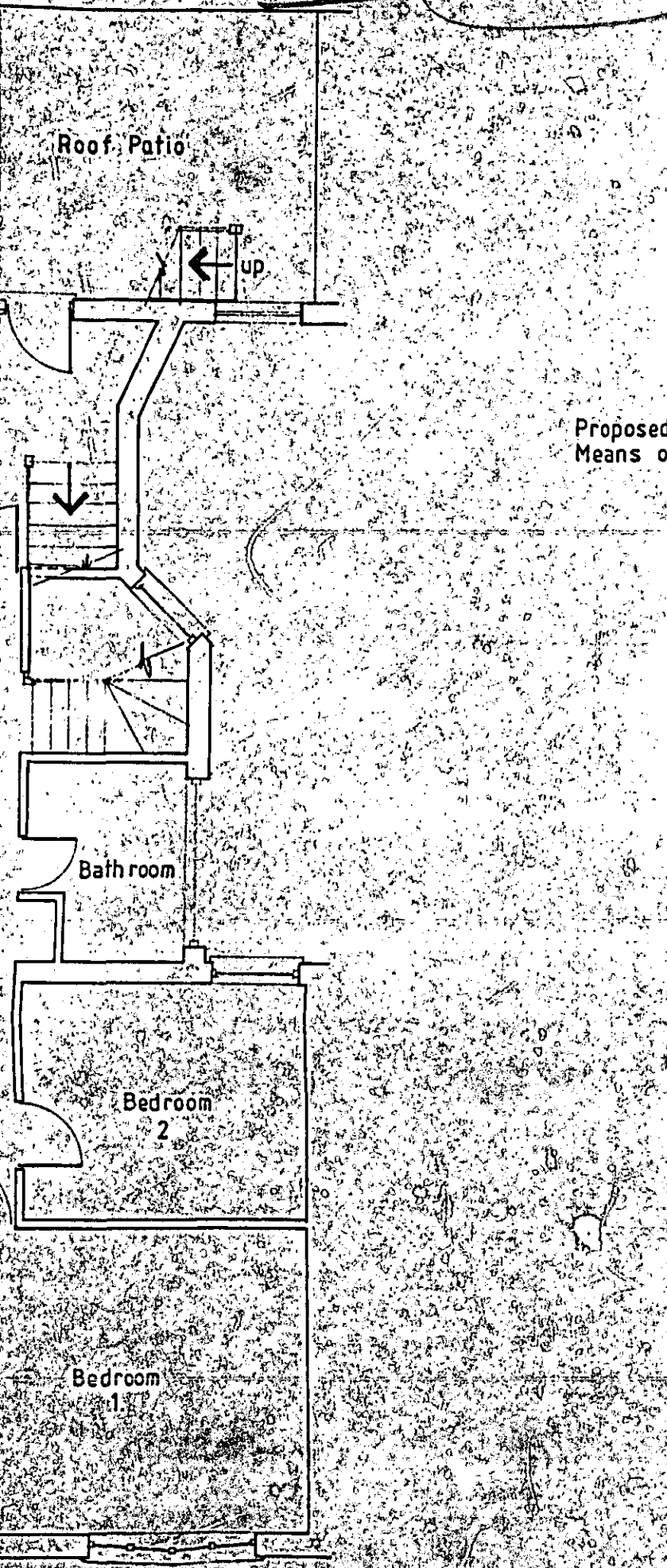
5.0 RECOMMENDATION

5.1 Committee are recommended to grant planning permission.

C.M. DENT DIRECTOR OF PLANNING AND TRANSPORTATION

NO. 20

No. 20 89/2157





BTS NA 00NEZ NNN 0 0344

<No. 1>

14782

PP002739

POVS
POVS
WINDOWS
NOT TYPICAL
OF
OTHERS



20 | 19 | 18 | 17 | 16 |

Ref. 18 DOWNE PLACE
LONDON
SW3

R.B.K. & C.
TOWN PLANNING
- 6 DEC 2000
RECEIVED

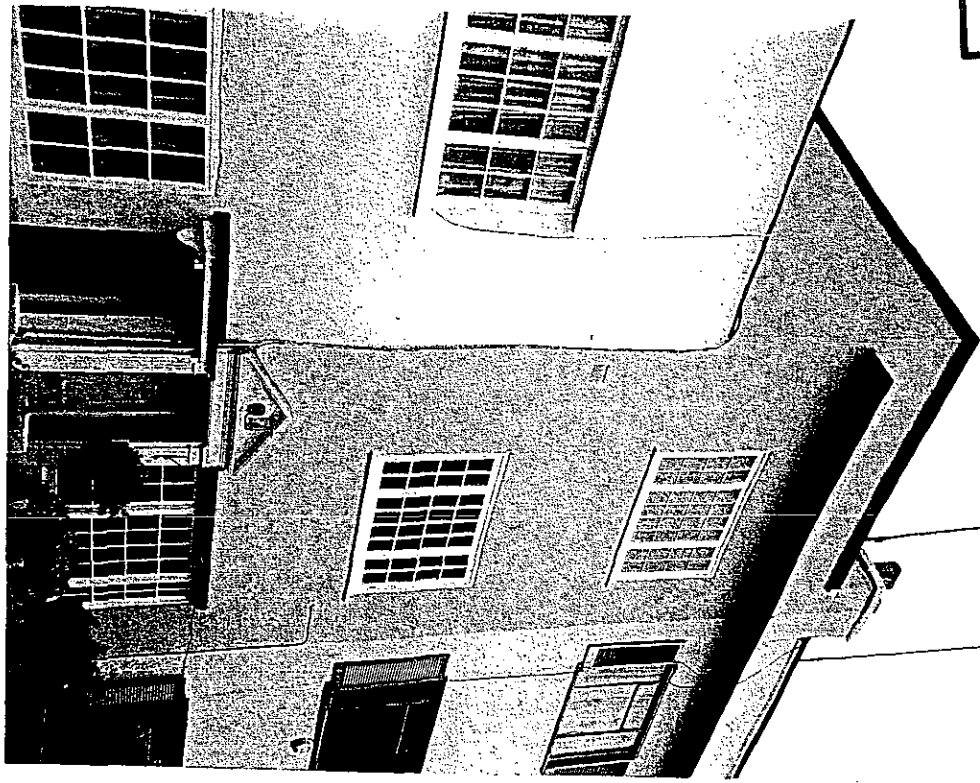
PP002789



21 | 20 | 19

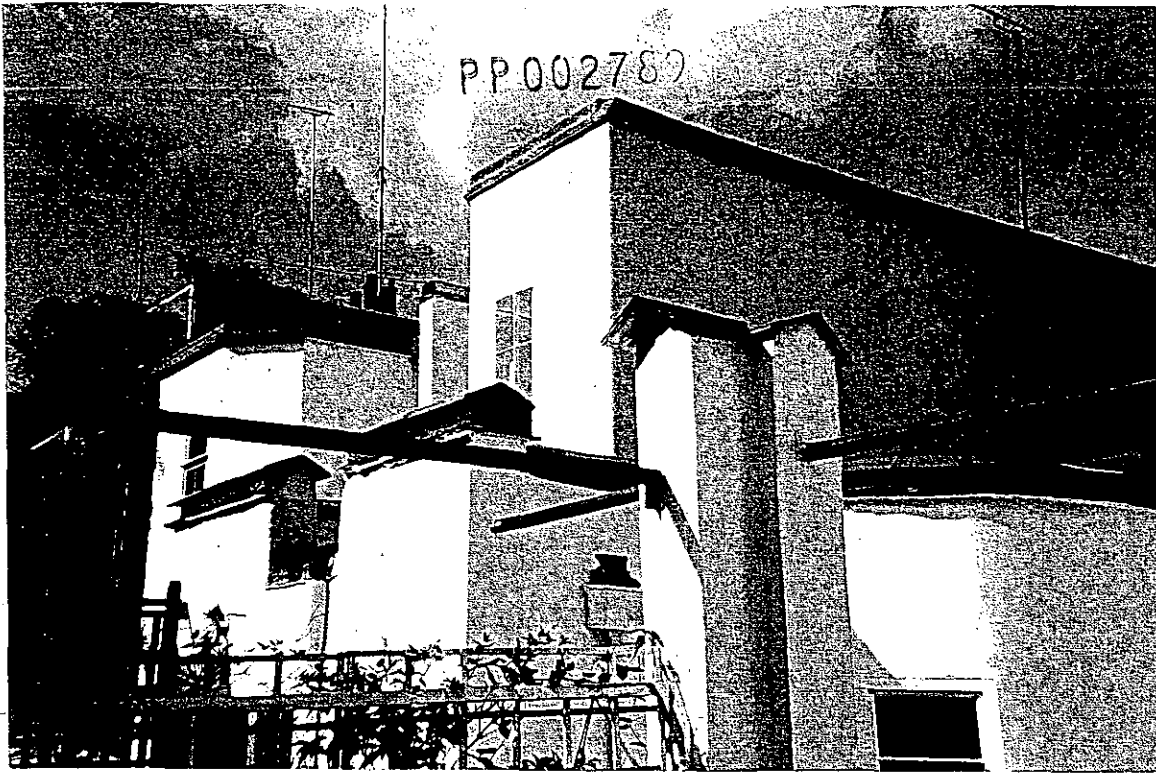
R.B.K. & C.
TOWN PLANNING
- 6 DEC 2000
RECEIVED

18



17 | 16 | 15

DEF
18 DOWNE PLACE
LONDON
SW13



VIEW OF 2ND FL EXTENSIONS TO 15 & 16
AS TAKEN FROM 1ST FL TERRACE OF NO 15.

R.B.K. & C.
TOWN PLANNING

- 6 DEC 2000

RECEIVED

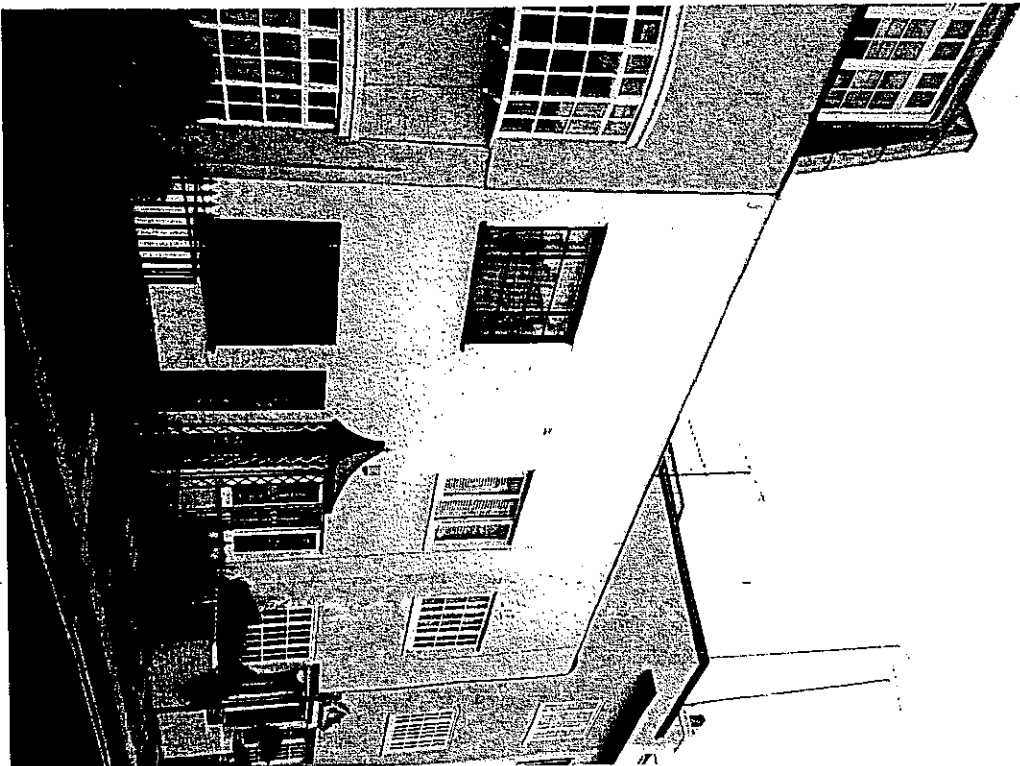


VIEW OF EXTENSION AT 2ND FL LEVEL
TO NO 20 TAKEN FROM 1ST FL
TERRACE OF NO 15.

REF 18 DOWING PL
LONDON SW3.

PP002789

POSS
WINDOWS
NOT TYPICAL
OF
OTHERS →



20 | 19 | 18 | 17 | 16 |

Ref. 18 DONNE PLACE
LONDON
SW13

R.B.K. & C.
TOWN PLANNING
- 6 DEC 2000
RECEIVED

21 | 20 | 19

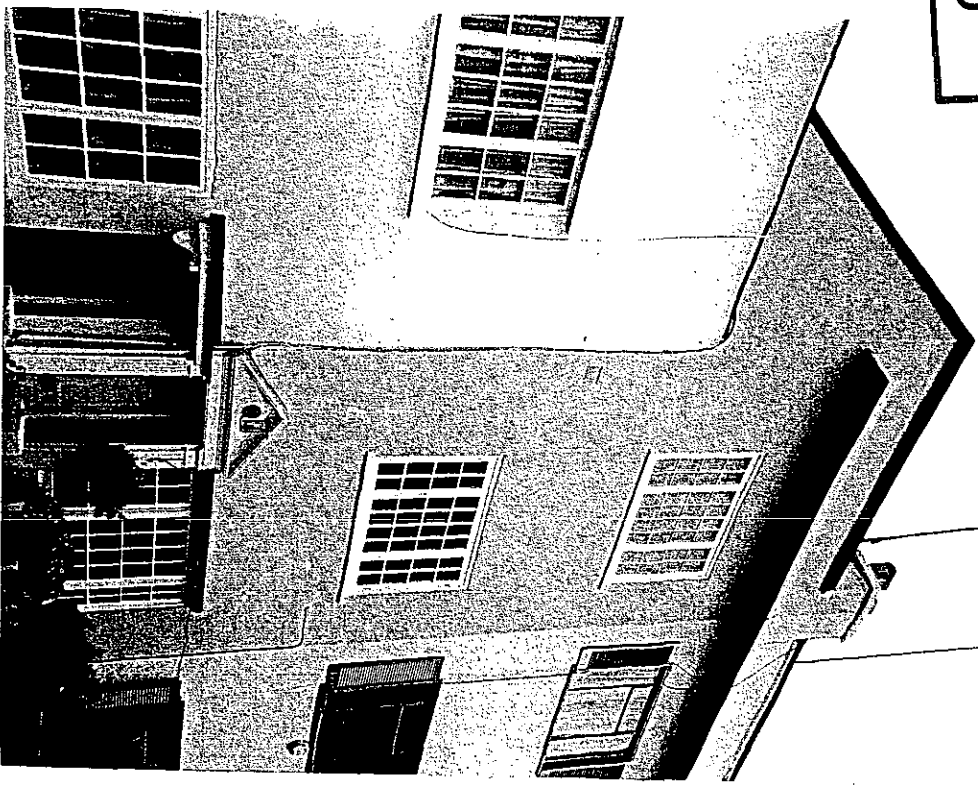
PP 002700



R.B.K. & C.
TOWN PLANNING
- 6 DEC 2000
RECEIVED

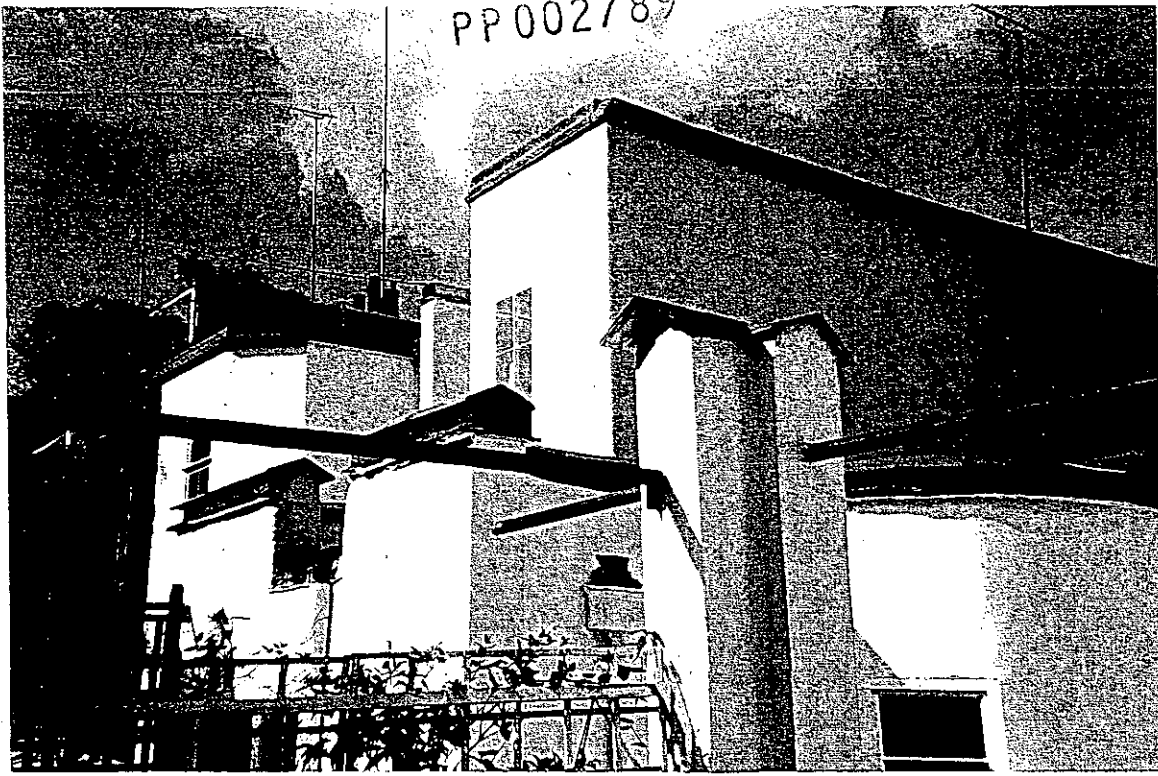
17 | 16 | 15

18



DEF
18 DONNE PLACE
LONDON
SW3

PP002789



VIEW OF 2ND FL EXTENSIONS TO 15 & 16
AS TAKEN FROM 1ST FL TERRACE OF NO 18

R.B.K. & C.
TOWN PLANNING

- 6 DEC 2000

RECEIVED

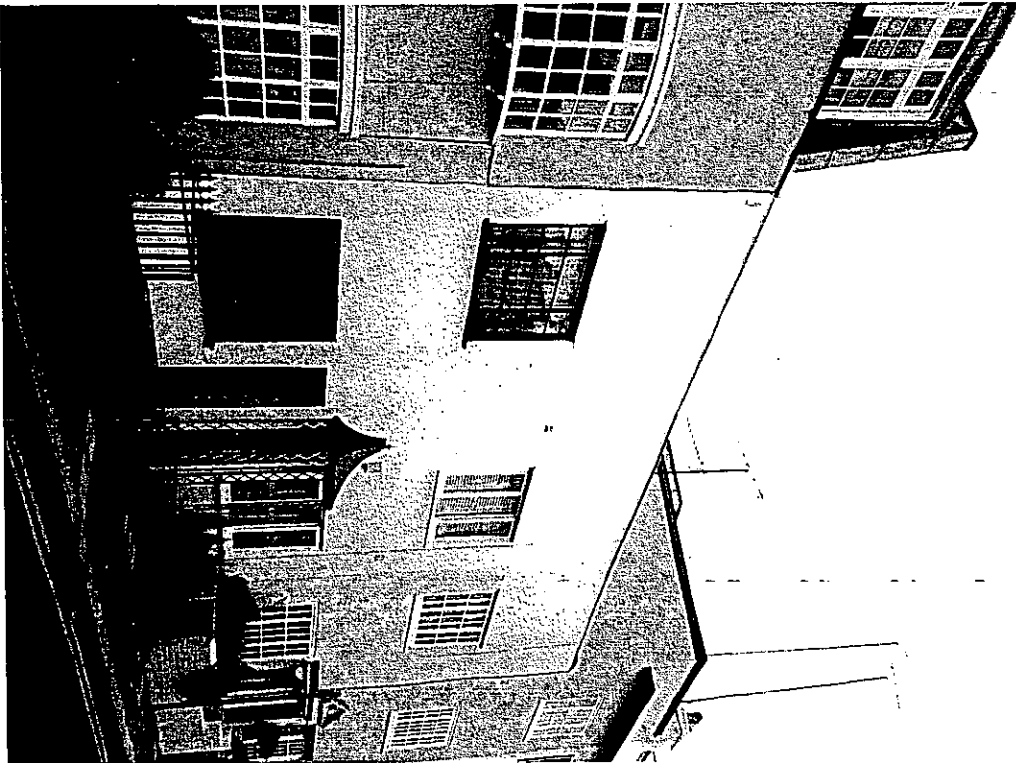


VIEW OF EXTENSION AT 2ND FL LEVEL
TO NO 20 TAKEN FROM REAR 1ST FL
TERRACE OF NO 18.

REF 18 DOWING PL
LONDON SW3.

PP002739

POUR
WINDOWS
NOT TYPICAL
OF
OTHERS →



20 | 19 | 18 | 17 | 16 |

Ref. 18 DORSET PLACE
LONDON
SW13

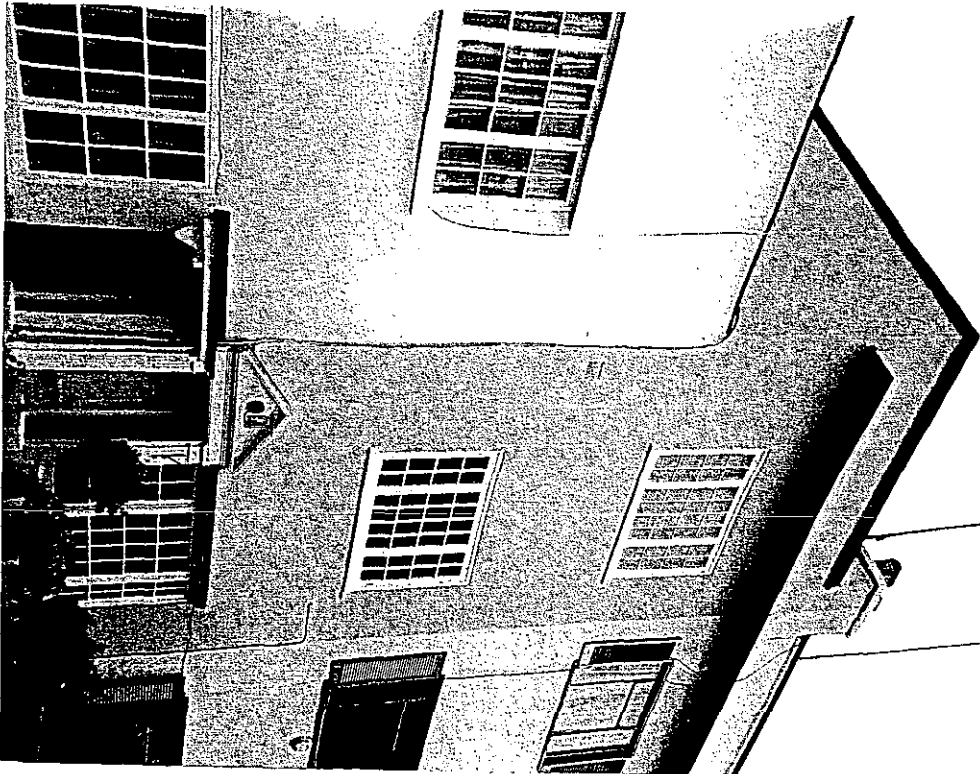
R.B.K. & C.
TOWN PLANNING
- 6 DEC 2000
RECEIVED



21 | 20 | 19

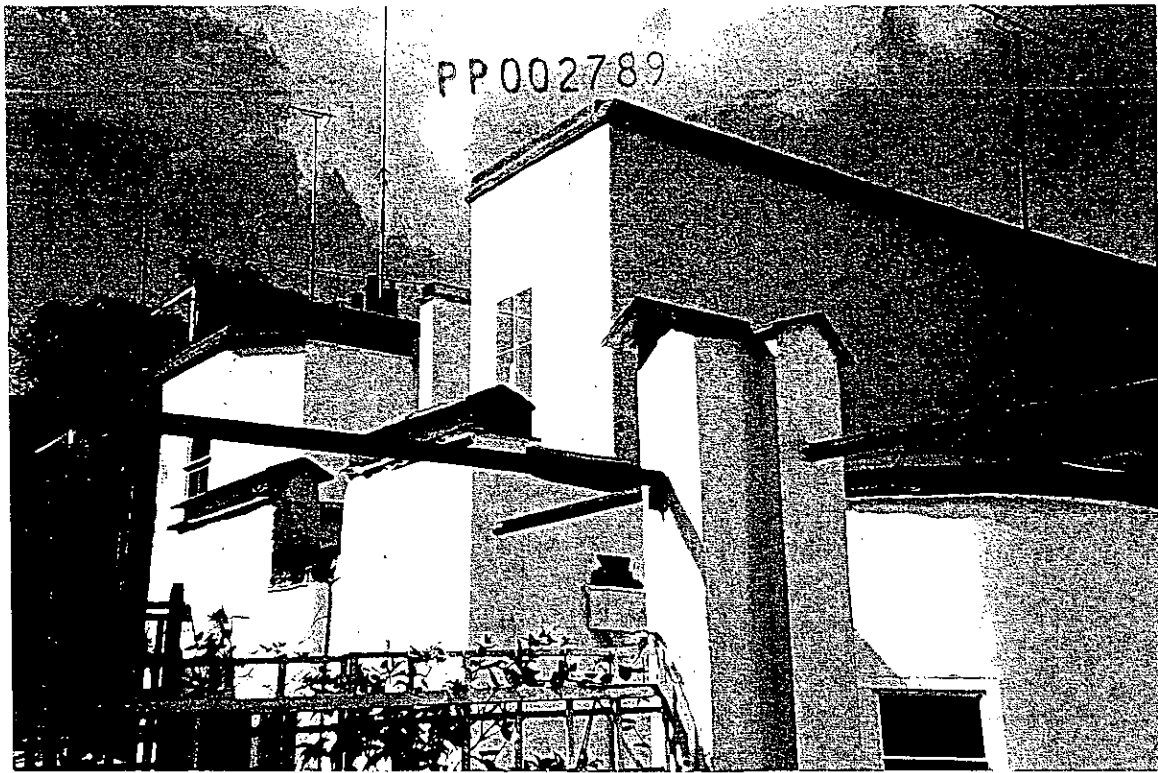
(80)

R.B.K. & C.
TOWN PLANNING
- 6 DEC 2000
RECEIVED



17 | 16 | 15

18 DONNE PLACE
LONDON
SW3
DEF



VIEW OF 2ND FL EXTENSIONS TO 15 & 16
AS TAKEN FROM 1ST FL TERRACE OF NO 18

R.B.K. & C.
TOWN PLANNING

- 6 DEC 2000

RECEIVED



VIEW OF EXTENSION AT 2ND FL LEVEL
TO NO 20 TAKEN FROM REAR 1ST FL
TERRACE OF NO 18.

REF 18 DOWING PL
LONDON SW3.