

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

**PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL**

**APP NO. PP/00/02582
AGENDA NO.**

ADDRESS/SUBJECT OF REPORT:

**19-233 Acklam London, W10
Road,**

APPLICATION DATED 27/10/2000

APPLICATION REVISED

APPLICATION COMPLETE 03/11/2000

APPLICANT/AGENT ADDRESS:

**Brodie Plant
and Goddard,
The Old Court House,
277 High Street,
Dorking,
Surrey
RH4 1RY**

CONS. AREA N/A

CAPS No

ARTICLE '4' No

WARD Golborne

LISTED BUILDING

NO

HBMC DIRECTION

CONSULTED

OBJ.

SUPPORT

PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO. PP/00/02582/MIND

MEMBERS' PANEL

ADDRESS

19-233 Acklam Road, London,
W10

APPLICATION DATED 27/10/2000

APPLICATION COMPLETE 03/11/2000

*Agreed
8.1.07.*

APPLICANT/AGENT ADDRESS:

Brodie Plant and
Goddard,
The Old Court House,
277 High Street,
Dorking, RH4 1RY

CONSERVATION AREA N/A

CAPS No

ARTICLE '4' No

WARD Golborne

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 237

OBJECTIONS 2

SUPPORT 0

PETITION 0

Applicant Mr. P. Tozer,

PROPOSAL:

Erection of new pitched slate roof to main building, roofing in of individual balconies with lead and slate coverings to prevent water ingress, installation of new aluminium powder coated balcony windows, doors and gutters and rainwater pipes, fitting of and raising balcony walls with concrete coping stones. (Council's Own Development)

RBK&C Drawing No(s): PP/00/02582

Applicant's Drawing No(s): 2022/01 (1/2), /01 (2/2), /05, /06 (1/4), /06 (2/4), /06 (3/4), /06 (4/4), /07 (1/4), /07 (2/4), /07 (3/4), /07 (4/4), /08, /09, /10 and /11.

RECOMMENDED DECISION:

Pursuant to Regulation 3 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 ensure a satisfactory standard of external appearance. (R071)
4. **Samples 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) **The proposed roof tiles**
(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. I09
2. I10
3. I21
4. 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, CD38 and CD39. (I51)

1.0 SITE

- 1.1 Nos. 19 to 233 Acklam Road form part of a large residential estate which is immediately to the north west of the Westway. The application relates to six modern five storey blocks of flats. A nursery school occupies part of the ground floor of one of the blocks. The estate does not lie within a Conservation Area.

2.0 PROPOSAL

- 2.1 Planning permission is sought erect a new pitched slate roof to the blocks and the roofing in of the individual balconies on the north western elevation with lead and slate covering. Planning permission is also sought to install aluminium powder coated windows and doors.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history.

4.0 RELEVANT PLANNING CONSIDERATIONS

- 4.1 The main issues for consideration relate to; firstly, the impact that the proposal would have upon the character and appearance of the flats and of the surrounding area; and secondly, the impact that the proposed alterations will have upon the amenity of the adjoining occupiers.

- 4.2 The relevant policies for consideration are as follows:

- CD25 (High standard of design)
- CD28 (Impact on daylight)
- CD38 (Roof level alterations)
- CD39 (Roof level alterations)

- 4.3 The existing properties are considered to be of little architectural merit. The principle of the proposed alterations are welcomed in design terms as are considered to improve the appearance of the properties and of the estate. The infilling of the balconies would reduce the visual clutter of the rear elevation of the property while the proposed pitched roof is considered to be of an appropriate design. The apex of the proposed pitched roof would be approximately 2.6 metres above the level of the existing flat roof of the properties. This is not considered to be significant given the existing height and bulk of the properties. A Condition is considered appropriate to ensure that the proposed slates are of a suitable appearance.

- 4.3 The insertion of aluminium windows and doors are considered to be acceptable given the character of the properties and of the surrounding area, and given that the proposed windows will match the others in the estate.

- 4.4 The proposed alterations are not considered to have a detrimental impact on the amenity of the adjoining residential properties. Any loss of daylight due to the proposed increase in height of the roof by 2.6 metres would be minimal as the roof will slope away from the existing eaves, and given the distance of any adjoining residential properties from the application site. The proposed alterations are considered to comply with the Council's standards on daylighting as set out in Chapter 13 of the UDP.
- 4.5 Therefore, the proposed alterations are considered to comply with Council policy as set out in Chapter 4 of the UDP, in particular with Policies CD25, CD28, CD38 and CD39.

5.0 PUBLIC CONSULTATIONS

- 5.1 Two hundred and thirty six adjoining occupiers have been consulted in Acklam Road, St Ervans Road, Wornington Road, Bevington Road and Blagrove Road. Letters of objection have been received from Nos. 27 and 31 Acklam Road on the grounds that the roofing in of the balconies will cause a loss of light to those properties served by the balconies and that the materials proposed are 'ugly.'

The members will note the objectors live within the property which are the subject of the application. The proposed alterations have been submitted by the applicant following liaison with the local Tenant Management Organisation. The infilling of the balconies would have no impact on the daylight enjoyed by any properties adjoining Nos. 19 - 233 Acklam Road. The proposed lead details are considered to be an appropriate high quality material.

6.0 RECOMMENDATION

- 6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO. PP/00/02582/MIND

MEMBERS' PANEL

MIND

ADDRESS

19-233 Acklam Road, London, W10

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APPLICATION COMPLETE 03/11/2000

APPLICATION REVISED

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA N/A

CAPS No

Brodie Plant and Goddard,
The Old Court House,
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ARTICLE 4 No

WARD Golborne

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 237

OBJECTIONS 2

SUPPORT 0

PETITION 0

Applicant Mr. P. Tozer,

PROPOSAL:

Erection of

New pitched slate roof to main building, ~~and~~ roofing in of individual balconies with lead and slate coverings to prevent water ingress. ~~New aluminium powder coated balcony windows, doors and gutters and rainwater pipes, Removing of existing concrete planters and raising balcony walls with concrete coping stones.~~ *firing of* (Council's Own Development)

RBK&C Drawing No(s): PP/00/02582

Applicant's Drawing No(s): 2022/01 (1/2), /01 (2/2), /05, /06 (1/4), /06 (2/4), /06 (3/4), /06 (4/4), /07 (1/4), /07 (2/4), /07 (3/4), /07 (4/4), /08, /09, /10 and /11.

RECOMMENDED DECISION:

Pursuant to Section 73
Grant Council's Own Development
planning permission

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

~~Mnemonic Not Found~~

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)

~~*Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)*~~

~~*Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)*~~

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(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)

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6.0 RECOMMENDATION

- 6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Report Prepared By: CT
Report Approved By: 
Date Report Approved:

PSC0010/CT.REP