

27 KELSO PLACE, KENSINGTON, LONDON W8  
FOR AND ON BEHALF OF MOUNTCASHEL PLC



**APPROXIMATE GROSS EXTERNAL (BUILDING) AREAS AS EXISTING**  
(based on survey drawings numbered 98216 / 001 + 002)

PP002818

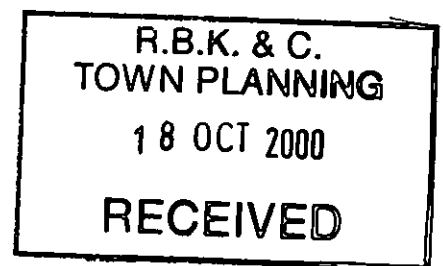
	SQ.M.	SQ.FT.
Ground Floor Plan	279.40	3007.00
First Floor Plan	303.10	3263.00
Second Floor Plan (excludes area below 1500mm ceiling height)	73.20	788.00
<b>TOTAL</b>	<b>655.70</b>	<b>7058.00</b>

**APPROXIMATE GROSS EXTERNAL (BUILDING) AREAS AS PROPOSED**  
(based on planning application drawings numbered 20305 / 010, 011 + 012)

	SQ.M.	SQ.FT.
Ground Floor Plan	320.10	3445.00
First Floor Plan	319.60	3441.00
Second Floor Plan (excludes area below 1500mm ceiling height)	92.10	991.00
<b>TOTAL</b>	<b>731.80</b>	<b>7877.00</b>

Proposed increase in Gross External (Building) Area is :                      76.10                      819.00

DPB / 20305 / OCTOBER 2000



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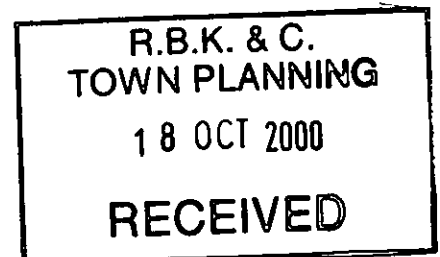
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## 1.0 THE SITE

No.27 Kelso Place is located mid-way along a short terrace of residential properties on the west side of the road. The site is situated within the De Vere Conservation Area.

The Kelso road frontage comprises a two storey building with an arch giving access to a courtyard which is bounded by further two storey wings to the north and west of the site. The two storey north wing has an internal mezzanine at second floor level. The internal courtyard is used for parking, servicing and refuse storage.

## 2.0 THE PROPOSAL

Planning permission is sought for alterations, extensions and refurbishment of the existing office buildings to suit single occupier accommodation. The proposal includes extensions at ground and first floor levels of 56.81 square metres of gross internal floorspace, the enlargement of the existing window at first floor level to the west wing together with a new window opening at first floor level, the installation of further rooflights to the roof of the north wing and alterations to the courtyard and Kelso Road elevations.

Further internal alterations are proposed, illustrated on drawing no. 012A which would increase the second floor area by a further <sup>17.23</sup>~~2.92~~ square metres (gross internal floorspace). These alterations require internal structural works only and therefore do not materially affect the appearance of the building. Planning permission is not required for these particular works.

## 3.0 RELEVANT PLANNING HISTORY

Historically the site was used to bottle and store wine by the convent in nearby Kensington Square. The site is currently in office (Class B1) use.

On 13th December 1979 planning permission was granted for the reconstruction of a glazed facade and roof damaged by fire and the construction at first floor level of an ancillary office bridge link to the light industrial premises.

Planning permission was granted on 5th June 1980 for the erection of a retractable canopy to cover the internal courtyard.

On 30th April 1991 the four names currently in use at that time within that site were formalised as Albert House (office unit), Randolph House (office unit), Alice House (office unit) and Victoria House (office unit).

Planning permission was refused on 26th October 2000 for alterations, extensions and refurbishment of existing office buildings including ground floor extensions, alterations to elevations and roof form of main building and alterations to elevations in Kelso Place frontage for single user office accommodation. The alterations and extensions proposed an increase in floor area from 577 square metres of gross internal floor space to 762 square metres of gross internal

(The survey drawings for the site have since been amended to show 595.79 sq m gross

floorspace. This application is currently the subject of an appeal, with an informal hearing scheduled for 30th January 2001.

#### 4.0 PLANNING CONSIDERATIONS

MP The main considerations with regard to this application relate to the effect of the proposed development on residential amenity, in particular the impact of the proposed increase in office floorspace and the impact of the alterations and extensions in terms of location, scale and bulk; together with the effect of the proposed development on the character and appearance of the Conservation Area. The relevant policies are included within the 'Development and Conservation', 'Offices and Industries' and 'Transportation' Chapters of the Unitary Development Plan, in particular Policies STRAT 5, CD25, CD44, CD52, CD53 and E2, E1 and TR39 respectively ~~and~~

The existing office space is mainly over two floors, with a small amount of space second floor level. The submitted drawings nos. 001 and 002 illustrate a gross floor area of 595.79 square metres. Drawing Nos. 010A, 011A and 012A illustrate a proposed <sup>gross</sup> ~~gross~~ internal floorspace of 669.57 square metres, of which 56.56 square metres (gross internal floorspace) would be created by the ground and first floor extensions, under consideration as part of this application, and 17.23 square metres (gross internal floorspace) would be created by the increase in the size of the mezzanine at second floor level. The latter proposal would not require planning permission.

The applicant has submitted figures based on the <sup>a</sup> 'Approximate gross external (building) areas' as existing and as proposed. However, it is considered that the pertinent figures with regard to this application relate to the proposed increase in <sup>gross</sup> ~~gross~~ internal accommodation, hence the Officer's given calculations for gross internal floorspace.

The office building is located within a dense residential area. Kelso Place is a no-through road, with the site being located in a narrow branch off the main part of the road. The main part of Kelso Place is of limited width, just allowing two way traffic with cars or smaller vehicles, narrowing further on the branch road. In light of the narrow width of this part of Kelso Place and the limited accessibility and turning point for vehicles, residents' parking in the main is only permitted on one side of the road, allowing enough width for one vehicle only to pass through. On street parking stress is severe at all times.

The current application is for extensions that would increase the gross internal floorspace by a 56.56 square metres, allowing further office space for approximately 5-6 employees. The existing buildings can currently accommodate between 50-60 people. It is considered that the existing office use generates a significant amount of traffic associated with the use, notably employee journeys, visitor trips, servicing and deliveries (including couriers), causing congestion within this narrow no-through road.

The proposed increase in office space is likely to result in an increase in activity relating to the premises, in particular an increase in vehicle movements and

therefore traffic levels, as the use is expanded in size. The expansion of the office use within a primarily residential area is considered to increase traffic and congestion and adversely affect the existing amenities of neighbouring residential occupiers. This in turn would adversely affect

~~the residential character of the area~~  
by having the character and appearance  
of the CA.

- poor overall design etc.
- Bungalow not etc - too small - open to  
breach - domain not etc with amenities  
other than O/C.
- poor condition etc.

PROPOSAL

GF GRW

$$8.05 \times 5.05 = 40.65$$

1st FLOOR GRW

$$3.15 \times 5.05 = 15.90$$

UNDER CONSIDERATION 56.56

2nd FLOOR GRW (PP NET REG)

PROPOSAL,  $9.15 \times 3.65 = 33.29$

GRW,  $3.2 \times 5.05 = 16.16$

17.23

⇒ GROSS INCREASE IN INTERNAL

FLOORSPACE

GF 40.65

1st F 15.90

2nd FLOOR 17.23

73.78 sqm



9th

$$\begin{array}{r} 8.7 \times 2.7 = 23.49 \\ 9.05 \times 21.55 = \cancel{195.63} 200.42 \\ 2.85 \times 7.85 = 22.37 \\ \hline \cancel{240.89} \quad 246.28 \\ \hline \end{array}$$

1st Floor

$$\begin{array}{r} 8.75 \times 2.75 = 24.06 \\ 4.9 \times 5.5 = 26.95 \\ 9.3 \times 21.55 = 200.42 \\ 2.85 \times 7.85 = 22.37 \\ \hline 273.80 \end{array}$$

2nd Floor

$$\begin{array}{r} 9.15 \times 3.15 = 28.82 \\ 5.65 \times 8.3 = 46.89 \\ \hline 75.71 \end{array}$$

GF	246.28
1st F.	273.80
2nd F.	75.71
	<hr/>
	595.79



