

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE  
PLANNING SERVICES COMMITTEE  
MEMBERS PANEL

APP NO. PP/00/02868  
AGENDA NO.

ADDRESS/SUBJECT OF REPORT:

103 Wilsham London, W11 4AU  
Street,

APPLICATION DATED 07/12/2000

APPLICATION REVISED

APPLICATION COMPLETE 13/12/2000

APPLICANT/AGENT ADDRESS:

Mr. P.  
Robson,  
Robson & Walsh,  
Cumberland  
House,  
80 Scrubs Lane, London,  
NW10 6RF

CONS. AREA N/A

CAPS No

ARTICLE '4' No

WARD Avondale

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/00/02868/CHSE

MEMBERS' PANEL

ADDRESS

103 Wilsham Street, London,  
W11 4AU

APPLICATION DATED 07/12/2000

APPLICATION COMPLETE 13/12/2000

APPLICATION REVISED 15/01/2001

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA N/A

CAPS No

Mr. P. Robson,  
Robson & Walsh,  
Cumberland  
House,  
80 Scrubs Lane, London,NW10 6RF

ARTICLE '4' No

WARD Avondale

DELEGATED  
APPROVAL

0 8 FEB 2001

CONSULTED 11

LISTED BUILDING NO

HBMC DIRECTION N/A

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Octavia Hill Housing Trust,

PROPOSAL:

Erection of a rear extension and refurbishment to provide a 3 bedroom house.

RBK&C Drawing No(s): PP/00/02868 and PP/00/02868/A

Applicant's Drawing No(s): 3159/1, /2, and /3a.

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 ensure a satisfactory standard of external appearance. (R071)*
4. **The 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 shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*

**INFORMATIVES**

1. 109
2. 110
3. 121
4. 130
5. 131
6. 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, CD30 and CD41 (I51)

## **1.0 THE SITE**

- 1.1 The property is located on the South side of Wilsham Street, approximately 45 metres from its junction with St. Ann's Road. The property comprises ground and first floors and is a single family dwelling house currently used for short term housing by a Housing Association.
- 1.2 The property is not located within a Conservation Area nor it is a listed building.

## **2.0 PROPOSAL**

- 2.1 The application seeks to erect a rear first floor extension to the existing outreach addition as part of a refurbishment to provide a three bedroomed single family dwelling for use as social housing.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 The property does not have any relevant planning history.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations that have to be considered when determining this proposal relate to the Council's policy regarding rear extensions and small scale development.
- 4.2 The property currently benefits from an outreach addition which extends to first floor level for a distance of approximately 3.4 metres and then at ground level for a further distance of 2.75 metres.
- 4.3 The rear outreach addition is located against the wall of the adjoining property which measures approximately 7.2 metres in height and extends approximately 8.6 metres rearwards into the garden.
- 4.4 The proposal seeks to extend the height of the ground floor section of the outreach addition so it will match the height of the two storey section of the outreach addition, thus increasing the floor space of the building to provide a third bedroom.
- 4.5 The Council addresses the subject of rear additions in the "Conservation and Development" Chapter of the Unitary Development Plan, with Policy CD41, and smaller scale development with Policy CD25.

- 4.6 The proposed rear addition is located against a boundary wall which is approximately a metre higher than the height of the proposal and it will not result in a loss of light or privacy to neighbouring properties. The proposed addition will contain a natural slate roof and timber sash windows to match the fenestration of the parent building.
- 4.7 The proposed addition is considered to be of a high standard which is sensitive to and compatible with the scale and height of the surrounds, and as result is in accordance with Policies CD41 and CD25.
- 4.8 There is not considered to be any impact on the amenities of other neighbouring properties by virtue of loss of privacy or light.

## **5.0 PUBLIC CONSULTATION**

- 5.1 The Council notified 11 addresses of the proposal and has received one letter of objection.
- 5.2 The letter of objection comes from a resident of Darnley Terrace which is located at the rear of the premises and states that the proposal will result in direct overlooking of their house from the proposed first floor window in the new addition.

The two properties are located approximately 25 metres away from each other and the "Conservation and Development" Chapter of the Unitary Development Plan with paragraph 3.19 addresses good standards of privacy. It states "a distance of about 18 metres between opposite habitable windows reduces inter-visibility to a degree acceptable to most people". It is considered that there will be no detrimental overlooking as a result of this proposal given the distance of 25 metres between each property, particularly as the proposed window is a bedroom window.

## **6.0 RECOMMENDATION**

- 6.1 Grant planning permission.

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