

# PLANNING SERVICES APPLICATION

## CONSULTATION SHEET

**APPLICANT:**

Fibbens Fox Associates Ltd.,  
 31 The Broadway,  
 Woodford Green,  
 Essex,  
 IG8 0HQ

APPLICATION NO: PP/00/02873

APPLICATION DATED: 14/12/2000

DATE ACKNOWLEDGED: 15 December 2000

APPLICATION COMPLETE: 15/12/2000

DATE TO BE DECIDED BY: 09/02/2001

SITE: Flat 2, 7 Ovington Square, London, SW3 1LH

PROPOSAL: Rear extension on existing balcony area.

**ADDRESSES TO BE CONSULTED**

- 1.
2. 3-11 (odd) Ovington Square
- 3.
4. 33 & 35 Yeoman's Row
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

23

~~19/12~~

**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

✓  
19/12

**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

✓ 1  
✓ 4  
~~19/12~~  
22

# DEVELOPMENT CONTROL

## TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS 7 ~~Ovington Square~~  
FLAT 2  
7 OVINGTON SQUARE  
SW3.

POLLING DISTRICT R

- HB Buildings of Architectural Interest **PP002873** 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						
13A	II															

	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	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces Required	
	Spaces Proposed	

**Notes:**

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

	<del>3</del>	<del>Ovington Square</del>	SW3 1LH
1st Floor Flat	3	Ovington Square	SW3 1LH
2nd Floor Flat	3	Ovington Square	SW3 1LH
3rd Floor Flat	3	Ovington Square	SW3 1LH
Basement Flat	3	Ovington Square	SW3 1LH
Ground Floor Flat	3	Ovington Square	SW3 1LH
	<del>5</del>	<del>Ovington Square</del>	SW3 1LH
1st/2nd Floor Flat	5	Ovington Square	SW3 1LH
3rd/4th Floor Flat	5	Ovington Square	SW3 1LH
Basement/ground	5	Ovington Square	SW3 1LH
	<del>7</del>	<del>Ovington Square</del>	SW3 1LH
Flat 1:	7	Ovington Square	SW3 1LH
Flat 2: 1st/2nd	7	Ovington Square	SW3 1LH
Flat 3: 3rd/4th Floor	7	Ovington Square	SW3 1LH
	<del>9</del>	<del>Ovington Square</del>	SW3 1LH
Flat 1	9	Ovington Square	SW3 1LH
Flat 2	9	Ovington Square	SW3 1LH
Flat 3	9	Ovington Square	SW3 1LH
Flat 4	9	Ovington Square	SW3 1LH
Flat 5	9	Ovington Square	SW3 1LH
Flat 6	9	Ovington Square	SW3 1LH
Flat A	9	Ovington Square	SW3 1LH
	<del>11</del>	<del>Ovington Square</del>	SW3 1LH
2nd/4th Floor Flat	11	Ovington Square	SW3 1LH
Basement Flat	11	Ovington Square	SW3 1LH
Ground/ 1st Floor	11	Ovington Square	SW3 1LH
	33	Yeomans Row	SW3 2AL
	35	Yeomans Row	SW3 2AL

Total Number of Buildings and Flats Found ~~28~~ 23

MEMORANDUM

TO: FOR FILE USE ONLY

From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION

My Ref: PP/00/02873/ALS CODE 1D  
Room No:

Date: 19 December 2000

DEVELOPMENT AT:

Flat 2, 7 Ovington Square, London, SW3 1LH

DEVELOPMENT:

Rear extension on existing balcony area.

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990  
(development affecting the character or appearance of a Conservation Area or adjoining Conservation Area)
4. Town and Country Planning (Listed Buildings and Conservation Areas) Regulations 1990 (applications for Listed building consent)

**M.J. French**  
Executive Director, Planning & Conservation



**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

**THE ROYAL  
BOROUGH OF**

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS



File Copy

2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile: 020-7361-3463

Date: 19 December 2000

**KENSINGTON  
AND CHELSEA**

My reference:

Your reference:

Please ask for:

My Ref: DPS/DCSE/PP/00/02873/ALS

Planning Information Office

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Proposed development at: Flat 2, 7 Ovington Square, London, SW3 1LH**

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**

**Rear extension on existing balcony area.**

**Applicant Madame de Cugnac-Moncuit, Flat 2, 7 Ovington Square, London, S.W.3**

**KENSINGTON TOWN HALL CHRISTMAS OPENING TIMES ARE AS**

**FOLLOWS:- Friday 22nd Dec 9.00 - 1.00 closed in afternoon. Mon 25th, Tue 26th Closed. Wed 27th + Thur 28th 9.30 - 1.00 then 2.00 - 4.30. Fri 29th 9.30 - 1.00 closed in afternoon. Mon 1st Jan Closed.**

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***

Flat 2, 7 Wington Square

Worked old

~~Be...~~

Newbe Estate Cons Area

Existing elevation has double doors with balcony (front a tree)

no sex to  
w/ photos to date  
from 1989

Proposed double doors

→ 4 panels wide with 4 toplights above

tabled roof over

whills in over the existing tree

Doors match those on floor below

Q re whills allowed at this level in this tree

SU 9/1

looks to be

old

principle

but simplify doors

→ 3 panels

+ parlour

+ 2 side lights

+ flat roof behind

parquet

SU  
Tues 9 m Jan  
245

Att: Gary  
G. Murdoch



**RBKC**  
**District Plan Observations**  
**CONSERVATION AND DESIGN**

Address	Appl. No. <i>ALD</i>	L.B.	C.A.	N
<i>Flat 2, 7 Orington Square, SW3</i>	<i>LB700/02874</i>	<i>II</i>	<i>13A</i>	<i>C</i> <i>S</i> ✓
Description	Code			
<i>Rear extension on existing balcony area.</i>				

A site visit will be required. to assess the  
proposal in the context of the rear terrace.

H/B

27, XII.00

NB. Listing Note:-

Terraced house. Circa 1845-50.

v.w. Pocock. Four storeys plus basement.

Don't park Straco.



# NOTICE OF A PLANNING APPLICATION



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

Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

- (a) for development of land in or adjacent to a Conservation Area.
- (d) for consent to demolition and/or alteration of a building which is of architectural or historic interest.

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

## NOTICE OF A PLANNING APPLICATION

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

## NOTICE OF A PLANNING APPLICATION SCHEDULE

Reference: PP/00/02873/ALS

Date: 29/12/2000

Flat 2, 7 Ovington Square, London, SW3 1LH

Rear extension on existing balcony area.

APPLICANT Madame de Cugnac-Moncuit,

*Railings outside property.*

*28/12*

*JM*

# Fibbens Fox Associates Chartered Town Planners

31 The Broadway, Woodford Green, Essex IG8 0HQ Tel: 020 8505 8138 (4 lines) Fax: 020 8506 1887

Directors:  
Heather Fox BSc Dip TP MRTPI  
Graham Murdoch BSc (Hons) MRTPI ARICS  
Carol Whatcott, Company Secretary

Consultants:  
Ian Taylor BA (Hons) Dip ARCH (Hons) RIBA  
John Edwards FRICS

Director of Planning and Conservation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

Your reference  
Our reference GAM/2684/AP1/lh  
Date 9<sup>th</sup> January 2001

*BB*  
*10/1*

F.A.O. ANN SALMON

*P. Ack (ALS)*

Dear Sirs,

## TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 FLAT 2, 7 OVINGTON SQUARE

I am writing further to the meeting we had on site earlier today with my colleague Andre de Cacqueray and your colleague Hilary Bell.

Firstly I would confirm that we provided the photograph requested by Mr. Roach in his letter of 15<sup>th</sup> December showing the rear elevation and the adjoining property where there is a similar extension. I would be grateful if you could confirm this to Mr. Roach.

Secondly I understand that Ms Bell has some concerns regarding the proposed design which Mr. de Cacqueray had based upon the adjoining extension. As there was strong preference from a design point of view for a flat roofed extension with a parapet and less fussy fenestration, Mr. Cacqueray will be preparing revised drawings which I will submit to you shortly.

I understand that subject to checking the background to the adjoining extension you do not necessarily foresee a problem in relation to this proposal and I hope that we can move towards a prompt decision once these drawings have been submitted to you.

If I have misunderstood your position in any way I would be grateful if you could let me know.

Yours faithfully,

*Graham Murdoch*  
Graham Murdoch

c.c. A. de Cacqueray Esq.

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
10 JAN 2001						(34)	
REC	ARB	FWD PLN	CON DES	FEES			

# Fibbens Fox Associates

Chartered Town Planners

31 The Broadway, Woodford Green, Essex IG8 0HQ Tel: 020 8505 8138 (4 lines) Fax: 020 8506 1887

**Directors:**

Heather Fox BSc Dip TP MRTPI  
Graham Murdoch BSc (Hons) MRTPI ARICS  
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**Consultants:**

Ian Taylor BA (Hons) Dip ARCH (Hons) RIBA  
John Edwards FRICS

Director of Planning & Conservation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
London W8 7NX

**F.A.O. ANN SALMON**

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990  
FLAT 2, 7 OVINGTON SQUARE, SW3**

Further to our meeting on site on 9<sup>th</sup> January I enclose 8 copies of revised drawing showing the existing elevation and the proposed elevation together with the proposed elevation in greater detail. I trust that these show the suggested alteration made by yourself and Hilary Bell satisfactorily.

I look forward to receiving confirmation that this approach is considered acceptable and of course if you require any further information please do not hesitate to contact me.

Yours faithfully,



Graham Murdoch

c.c. A De Cacqueray Esq

*Handwritten:* 29/1/01

Your reference

Our reference GAM/2684/AP1&S/lh

Date 26<sup>th</sup> January 2001

RECEIVED BY PLANNING SERVICES							
EX DIR	HDC	N	C	SW	SE	ENF	AO ACK
(48)		29 JAN 2001					
APPEALS	IO	REC	ARB	FWD PLN	CON DES	FEES	

*Handwritten:* R. Ark (MS)

*Handwritten:* AS  
COPY OF PLANS  
TO INFORMATION  
OFFICE PLEASE

**RBKC**  
**CONSERVATION & DESIGN**

**GRADE II LISTED BUILDINGS**  
**FORMAL OBSERVATIONS**

---

**Address:** Flat 2, 7 Ovington Square, London, SW3.

**Description:** Rear extension on existing balcony area.

**Application No:** LB/00/0287.                      **DC Case Officer:** ALS.

**Drawing Nos:**                                      **CD Case Officer:** HSB.  
5 no. unnumbered A3 drawings.

---

**Date: 16 March 2001.**

**Grant/Refuse:** GRANT.

**Formal Observations:**

The property is a terraced house, circa 1845-50. The scheme proposed is the construction of an extension on an existing rear balcony. The design intention is to increase the accommodation in the flat, enabling a small dining area to be provided.

The balcony is enclosed by walls on three sides, which create a lightwell. The addition will therefore be well concealed and will not harm the appearance of the building. The existing metal balustrade will be retained, and the extension will be built in materials to match the existing.

It is considered that the works proposed will not be detrimental to the special architectural and historic character of the building and are therefore acceptable.

**Conditions:**

C205.

New windows to be of timber construction, single glazed and finished in white. Trickle vents to be omitted.

Roof finish to be submitted for approval.

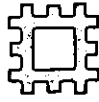
Signed: ..... *Hamber* .....

Date: *16 March 01* .....

Approved: ..... *David McDonald* .....

Date: *16/3/01* .....

**Other Notes:**



ENGLISH HERITAGE

Director of Planning & Transportation  
Royal Borough of Kensington & Chelsea  
The Town Hall  
Hornton Street  
LONDON  
W8 7NX

Your refs: LB/00/02874  
Our ref: LRS/2717/7  
Contact: P Calvocoressi  
Direct Dial: 020-7973-3763

For the attention of A Salmon

- 5 FEB 2001

*(Handwritten signature)*

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act, 1990:  
FLAT 2, 7 OVINGTON SQUARE, SW3

RECEIVED BY PLANNING SERVICES							
EX DIR	HDR	N	C	SW	SE	ENF	AO ACK
- 7 FEB 2001							
APPLS	IO	REC	ARB	FWD PLN	CON DES	FEES	

Applicant: Madame de Cugnac-Moncuit  
Grade of building(s): II  
Proposed works: Rear extension on existing balcony area

Drawing numbers: Proposed and existing elevations, proposed plan, proposed section

Date of application: 14.12.2000  
Date of referral by Council: 19.12.2000  
Date received by English Heritage: 02.01.2001  
Date referred to GOL: 31.01.2001

*CBP  
2/12*

You are hereby authorised to determine the application for listed building consent referred to above as you think fit. In so doing English Heritage would stress that it is not expressing any views on the merits of the proposals which are the subject of the application, nor any parallel application for planning permission.

Yours faithfully

*(Handwritten signature: Paul Calvocoressi)*  
P Calvocoressi  
London Region

The Secretary of State has considered the information given above and does not intend to require the application concerned to be referred to him  
Signed J L R O U A  
Date 2/2/01

LR/F

The National Monuments Record is the public archive of English Heritage

REASON FOR DELAY

CASE NO. - PP/00/2873

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..... 6 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.....

*Awaiting formal  
DPS Sued  
29/1/01  
when revisions  
arrived  
(Hilary)*

Signed..... Anne S..... (Case Officer)

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

AC  
DPI.

To: Chief Administrative Officer (Planning) Date: 20 March 2001  
From: The Executive Director, Planning & Conservation  
Our Ref: PP/00/02873 /CHSE  
Applicant's Ref:  
Application Date: 14/12/2000 Complete Date: 15/12/2000  
Revised Date: 29/01/2001  
Applicant: Fibbens Fox Associates Ltd., 31 The Broadway, Woodford Green, Essex,  
IG8 0HQ  
Address: Flat 2, 7 Ovington Square, Chelsea, SW3 1LH

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 (ix) - grant permission licence or no objection by T.P. Committee under Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act   |
| Class (iv) - amendments as required by T.P. Committee | Class (x) - Crossover under S. 108 of the Highways Act 1980  |
| Class (v) - above classes after D.P. Committee agree  |  |

DELEGATED APPROVAL  
21 MAR 2001

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


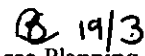
**DESCRIPTION OF PROPOSED DEVELOPMENT**

**Erection of a rear extension on an existing balcony area at first floor level**

**RECOMMENDED DECISION Grant planning permission**

RBK&C drawing(s) No. PP/00/02873 and PP/00/2873/A  
Applicant's drawing(s) No.4 unnumbered A3 drawings (as proposed elevations received 29/01/2001)

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

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

PP/00/02873: 1

hdws  
20/3/01.



CONDITION(S) AND REASON(S) FOR 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. **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)*
3. **The new french windows and sidelights shall be of timber construction, and shall be single glazed and finished in white with no trickle vents and shall be so maintained.**  
*Reason: To ensure a satisfactory standard of visual appearance.*
4. **Details of the roof finish of the extension shall be submitted to and approved in writing by the Executive Director, Planning and Conservation and the roof shall be constructed as so approved and shall be so maintained.**  
*Reason: To ensure a satisfactory of visual appearance.*

INFORMATIVE(S)

1. I10
2. I11
3. I21
4. I30
5. 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, CD41, CD42, CD44, CD52, CD53 and CD58. (I51)

C028,  
C030.

# DELEGATED REPORT

Address

7 Cornhill Square

Reference PP/00/2873 + 2874

Conservation Area Yes

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 Around*

**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

*MS*

Date

Agreed

*BC / vms*  
*20/3/07*

## 1.0 THE SITE

7 Ovington Square is a four storey plus basement terraced property on the west side of the square. Flat 2 includes the first floor. The property is listed grade II and is within the Thurloe Estate and Smith's Charity conservation area.

## 2.0 PLANNING CONSIDERATIONS

The relevant policies are CD25, CD41, CD42, CD44, CD52, CD53 and CD58.

The proposal relates to a small terrace area at first floor level which at present is accessed by a pair of french doors. This is enclosed by a metal balcony rail. There is a similar terrace on the adjacent building which is partly covered by a small conservatory type structure with a solid roof, double doors and sidelights.

It is proposed to extend onto the first floor terrace to a similar extent to the adjacent building with double doors with full height sidelights with fanlights above with a brick parapet and a flat roof behind. The design of the extension is considered to be modest and the pane size is acceptable for the character of the building.

The existing terrace is enclosed on three sides by walls, creating a lightwell, and the extension would not therefore be conspicuous. It is considered that it would not harm the special architectural character of the listed building or the character or appearance of the conservation area.

English Heritage have authorised the council to determine the application as it thinks fit, and a formal observation is attached.


It is considered that in the proposed location the conservatory would not result in any significant loss of amenity to any neighbouring occupiers.

## 3.0 CONSULTATION

Occupiers of 23 neighbouring properties have been notified of the proposal. No representations have been received.

Report by ALS

Approved by

 | *W. Jones*  
20/3/21



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1992 only