

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO. PP/00/02901/CHSE

MEMBERS' PANEL

ADDRESS

Flat A, 50 Pembridge Villas,
London, W11 3EG

APPLICATION DATED 13/12/2000

APPLICATION COMPLETE 15/12/2000

Handwritten signature and date: 2/2/01

APPLICANT/AGENT ADDRESS:

Kenneth Burr
Associates,
19 Woodland Rise,
Sevenoaks,
Kent, TN15 0HZ

CONSERVATION AREA Pembridge CAPS Yes

ARTICLE '4' No WARD Pembridge

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 10

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Mr. Nasser,

PROPOSAL:

Construction of new porch to front basement.

RBK&C Drawing No(s): PP/00/02901

Applicant's Drawing No(s): 6259/3a

DELEGATED
APPROVAL
2 FEB 2001

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. **Any proposed gutter shall be of ogee section and so maintained.**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072).
4. **All new external finishes shall be in materials to match those of the exterior of the existing building(s) unless otherwise agreed by the Executive Director, Planning and Conservation in writing. (C072)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

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, CD44, CD52, CD53 and CD56.(I51)
5. In the interests of visual amenity you are requested to consider whether the proposed gutter and downpipe may be omitted from the proposed porch.

1.0 THE SITE

- 1.1 No. 50 is on the western side of Pembridge Villas between the junctions with Chepstow Crescent and Pembridge Crescent.
- 1.2 It is a semi-detached Victorian house, divided into flats. The basement flat has an entrance door in the front elevation, surmounted by a modern flat roofed porch which projects 1m. from the adjoining bay window.
- 1.3 The property is within the Pembridge Conservation Area.

2.0 PROPOSAL

- 2.1 It is proposed to remove the existing porch and to provide a cast iron framed porch with sloping glass roof. The new porch would project 0.6mm. from the adjoining bay window.

3.0 RELEVANT PLANNING HISTORY

- 3.1 In 1964 permission was approved for a glassed entrance porch to the basement flat. Records indicate that the permission was implemented, but the relevant drawing is missing and it is not known whether the present solid roof canopy is part of a former structure.
- 3.2 In 1997 permission was refused for the erection of a new glazed and brick porch, with enclosed front and side walls and overall projection of 0.85m. from the adjoining bay window. The reason for refusal was on aesthetic grounds.

4.0 TOWN PLANNING CONSIDERATIONS

- 4.1 The main issue in this case is considered to be the effect of the development upon the appearance of the building and upon the character and appearance of the Pembridge Conservation Area.
- 4.2 Relevant policies, contained in the Unitary Development Plan Chapter 4, include:
 - CD25 (standards of design)
 - CD44 (alterations)
 - CD52 (preservation or enhancement of Conservation Areas)
 - CD53 (standards of design in Conservation Areas)
 - CD56 (small scale developments)

- 4.3 The removal of the existing porch is welcomed. The proposed replacement would be of lesser projections and of traditional design and materials. The development would enhance the appearance of the building and is considered unobjectionable with reference to the above policies. The applicant has agreed to a Condition that the gutter be of ogee profile. The appearance of the proposed porch would be improved by the omission of the proposed gutter and downpipe. The applicant is willing to investigate this possibility. However, given the general merits of the proposals, it is not considered that this should be required by Condition. Accordingly, an Informative is recommended.

5.0 PUBLIC CONSULTATION

- 5.1 Ten addresses in Pembridge Villas were notified of the proposal.
- 5.2 One objection has been received, requesting that the existing porch be removed and no replacement provided in order to restore the building to its original design.

Complete removal of the porch with no replacement is not proposed. The proposed development would enhance the appearance of the building by removing the existing unsightly structure and providing an acceptable replacement as explained at paragraph 4.3 above.

6.0 RECOMMENDATION

- 6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION