

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO.PP/00/02912/CHSE

MEMBERS' PANEL

ADDRESS

109 Clarendon Road,
London, W11 4JG

APPLICATION DATED 22/11/2000

APPLICATION COMPLETE 19/12/2000

APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS:

Christopher D. A.
Stevenson,
109A Clarendon Road,
London,
W11 4JG

CONSERVATION AREA N/A

CAPS No

ARTICLE '4' No

WARD Avondale

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 17

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Christopher D. A. Stevenson

PROPOSAL:

Erection of an additional storey at third floor level.

RBK&C Drawing No(s): PP/00/02912

Applicant's Drawing No(s): 105/01, 105/02 and 105/03

RECOMMENDED DECISION:

Grant planning permission

DELEGATED
APPROVAL
27 FEB 2001

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 proposed windows shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To ensure a satisfactory standard of external appearance. (R071)
5. **No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roof hereby approved. (C077)**
Reason - To safeguard the appearance of the building / terrace / area. (R077)
6. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C085)**
Reason - To ensure a satisfactory standard of external appearance. (R085)

INFORMATIVES

1. I02
2. I09
3. I10
4. I21
5. I30
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, CD38, CD39 and CD28. (I51)

1.0 THE SITE

- 1.1 No. 109 is located on the western side of Clarendon Road between the junctions with Elgin Crescent and Blenheim Crescent.
- 1.2 It is a three storey terrace building comprising ground floor shop with maisonette above. The upper floors are set back from the street frontage.
- 1.3 The building is part of a terrace formed by Nos. 101-123 Clarendon Road. All, except the application premises are four storeys high.
- 1.4 The property is not within a Conservation Area but is opposite part of the Ladbroke Conservation Area.

2.0 PROPOSAL

- 2.1 It is proposed to erect an additional storey to enlarge the existing maisonette. The extension would have vertical rendered front and back walls, a flat roof and sash windows to align with those on the floors below.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Permission was granted in 1980 for the erection of a partial additional storey and elevational alterations. This was not implemented.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main issues in this case are considered to be the effects of the development upon the appearance of the building and terrace and the character of the area, together with any effect upon light to neighbouring properties.
- 4.2 Relevant policies are contained in the Unitary Development Plan Chapter 4 and include:-

CD25 (standards of design)
CD38 and CD39 (additional storeys)
CD28 (light)
- 4.3 No. 109 is the only building in the terrace without a fourth storey. The proposed extension will reunite the terrace's roofline and is not considered to conflict with Policy CD38. The extension design would be in keeping with the existing building and would not appear out of place in this terrace of mixed architectural style. Therefore, it is considered to comply with Policy CD39 and CD25.

- 4.4 No adverse effect upon neighbours' light is seen to arise and the extension is considered consistent with Policy CD28.

5.0 PUBLIC CONSULTATION

- 5.1 Seventeen addresses in Clarendon Road and Portland Road were notified of the proposal.

- 5.2 One objection has been received from the freeholder of the property who states that the lease makes no provision for an extension, the works will disrupt neighbours and cause drainage problems. He also considers the development "likely to spoil the original appearance which is a feature of the street."

The terms of the lease, nuisance from building works and drainage are not town planning matters. The proposed development is not considered to spoil the appearance of the building, which has evidently been altered from its original appearance already.

6.0 RECOMMENDATION

- 6.1 Grant planning permission.

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

ROYAL BOROUGH OF KENSINGTON & CHELSEA

Handwritten: (Kensington) (DPI) AC

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

~~PLANNING & CONSERVATION COMMITTEE~~
~~PLANNING SERVICES COMMITTEE~~
MEMBERS PANEL

APP NO. PP/00/02912 / *CHSE*
AGENDA NO.

ADDRESS/SUBJECT OF REPORT:

109 Clarendon Road, London, W11 4JG

APPLICATION DATED 22/11/2000

APPLICATION REVISED

APPLICATION COMPLETE 19/12/2000

APPLICANT/AGENT ADDRESS:

Christopher D. A. Stevenson,
109A Clarendon Road,
London, W11 4JG

CONS. AREA N/A CAPS No

ARTICLE '4' No WARD Avondale

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 17 OBJ. 1

SUPPORT 0 PET. 0

RECOMMENDED PROPOSAL:

Erection of an additional storey at third floor level.

RBK & C DRAWING NO(S):

*PP/00/02912 and
105/01, 105/02, 105/03*

RECOMMENDED DECISION:

Grant Planning Permission.

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

- 1. C1 R1
- 2. C68 R68
- 3. C71 R71
- 4. The proposed windows ... C75 R71
- 5. C77 R77
- 6. C85 R85

Inf

- 1. I2
- 2. R9
- 3. I16
- 4. I21
- 5. I30
- 6. I51 ... CD 25, CD 38, CD 39, CD 28

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 - CD 38 and CD 39 (Additional Storeys)

CD 28 (light)

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- 4.4 No adverse effect upon neighbours' light is seen to arise and the extension is considered consistent with Policy CD 28.

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6.0 RECOMMENDATION

Grant/Refuse planning permission/~~Listed Building~~
~~Consent/Conservation Area Consent.~~

M.J. French

Director of Planning Services

Background Papers

The contents of file TP/9 / save for exempt or
confidential information in accordance with the Local
Government (Access to Information) Act 1985.

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

ISW

PSC9 / .REP