

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

**PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL**

**APP NO. PP/00/02917
AGENDA NO.**

ADDRESS/SUBJECT OF REPORT:

**Top Floor Flat, 39 London, W14 8HJ
Holland Road,**

APPLICATION DATED 14/12/2000

APPLICATION REVISED

APPLICATION COMPLETE 19/12/2000

APPLICANT/AGENT ADDRESS:

**Ms. Sumita
Sinha,
Eco=logic,
19 Girdlers Road,
London, W14 0PS**

CONS. AREA N/A CAPS No

ARTICLE '4' No WARD Holland

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/00/02917/ CHSE

MEMBERS' PANEL

ADDRESS

Top Floor Flat, 39 Holland
Road, London, W14 8HJ

APPLICATION DATED 14/12/2000

APPLICATION COMPLETE 19/12/2000

APPLICATION REVISED 12/03/2001

*Agreed
M. Sumita Sinha
26/1/01*

APPLICANT/AGENT ADDRESS:

Ms. Sumita Sinha,
Eco=logic,
19 Girdlers Road,
London, W14 0PS

CONSERVATION AREA N/A

CAPS No

ARTICLE '4' No

WARD Holland

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 20

OBJECTIONS 0

SUPPORT 0

PETITION 0

Applicant Mr. V. K. Thakur

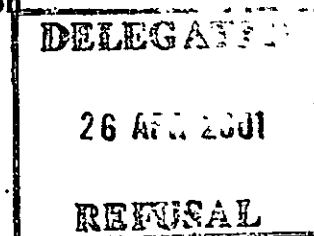
PROPOSAL:

Erection of an additional storey at main roof level and a rear extension at second floor level.

RBK&C Drawing No(s): PP/00/02917 and PP/00/02917/A

Applicant's Drawing No(s): EXP1, ERP, SEC-1A, ELE1A, ELE2A, PP2-A and RP1-A.

RECOMMENDED DECISION: Refuse planning permission



REASONS FOR REFUSAL

1. The proposed additional storey would by virtue of the existing terrace being broken only by isolated roof additions and being visible from public spaces would appear as an incongruous addition and be detrimental to the building and the terrace and would be contrary to policies within the Unitary Development Plan, specifically Policies STRAT 5, STRAT 7 and CD38.
2. The proposed additional storey would by virtue of its inappropriate design and materials would appear incongruous and be detrimental to the building and the terrace and would be contrary to policies within the Unitary Development Plan, specifically Policies STRAT 5, STRAT 7, CD25, CD39 and CD42.
3. The proposed second floor rear extension would by virtue of the inappropriate materials and design appear as an incongruous addition and would be detrimental to the building and the terrace and be contrary to policies within the Unitary Development Plan specifically Policies STRAT 5, STRAT 7, CD25, CD41 and CD42.

INFORMATIVE

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 Strat 5, Strat 7, CD25, CD28, CD30, CD38, CD39, CD40, CD41 and CD42. (151)

1.0 THE SITE

- 1.1 The property is three storey plus basement house situated on the west side of Holland Road, between Napier Road and Kensington High Street. This application relates to the top floor flat. The property is not Listed and is not within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a glazed additional storey at roof level and a glazed extension at second floor level.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Planning permission was granted on the 28th July 1987 for the conversion into four self contained dwellings and for the rebuilding of part of the rear extension.
- 3.2 Planning permission was refused on the 26th November 1987 for the erection of a mansard roof extension to form a new floor to the top floor flat.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations in this case relate to the impact of the proposed additional storey and rear extension upon the design of building and the terrace. Any implications for existing levels of amenity enjoyed by occupants of nearby property must also be considered.
- 4.2 The relevant planning Policies are contained in the "Conservation and Development" Chapter of the UDP. Policies Strat 5 , Strat 7, CD25, CD28, CD30, CD38, CD39, CD40, CD41 and CD42 are of particular relevance to this application.
- 4.3 The property has an existing roof top decked terrace area with access through an existing timber clad roof access unit which covers approximately 11% of the roof area. The rear elevation has been built up and now covers the original valley roof. These works were done without the benefit of planning permission many years ago and are now immune for enforcement action. There is also an existing terrace at rear second floor level.
- 4.4 The proposal involves the erection of a conservatory type additional storey, with solar panels on a glass roof and glazing to the rear and front elevations. There would be terrace areas to the front (5.6m by 1m) and to the rear (L-shaped 1.3m and 0.6m in depth by 5.6m wide). To the rear elevation the design detail of the original valley roof is proposed to be reintroduced, with the

conservatory type structure set just behind. A rear half width extension is proposed at second floor level, which would enclose the existing terrace area, and would be designed with three panels over three panels (each measuring 0.9m by 1.1m). Five panels are proposed to be glass and one would be a solar panel.

- 4.5 The terrace of seventeen properties, that the above property forms part of, retains the original valley roof in all but two cases; the roofline is therefore, largely unbroken. It is considered that the proposed roof extension would appear as an incongruous and visually harmful addition to the building and to the Victorian terrace. The proposed additional storey would be constructed out of inappropriate materials and would be of a design which would not be in keeping with the character of the building or the surrounding area.
- 4.6 The proposed rear extension at second floor level would not breach the building line or height of neighbouring properties at this level. This extension would however, be constructed of materials, mainly glass, and be of a design which would detract from the character of the building and surrounding area.
- 4.7 The proposal is not considered to result in any reduction in existing levels of privacy enjoyed by residents of nearby property. Neither would there be any material impact upon existing levels of daylight, or sunlight, to neighbouring property.
- 4.8 Although detailing of a valley roof is evident in the proposal, this application does not seek the reinstatement of the original roof but the addition of a glazed extra storey which would disrupt the largely unbroken nature of this terrace at roof level. The rear extension is not considered to be in keeping with the character of the building or surrounding area by way of design and materials. It is considered that the proposal would by virtue of its bulk, size, location and design would be contrary to policies contained within the Unitary Development Plan and the Proposed Alterations to the Unitary Development Plan. The solar water heating and solar panel elements of the proposal would be welcomed as long as the overall scheme was satisfactory in other respects and not contrary to Policies within the Unitary Development Plan.

5.0 PUBLIC CONSULTATION

- 5.1 Nineteen letters of notification were sent to properties in Holland Road and Russel Road.
- 5.2 No letters have been received.

6.0 **RECOMMENDATION**

6.1 Refuse planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

412

re
hours

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO. PP/00/02917/ CHSE

MEMBERS' PANEL

ADDRESS

Top Floor Flat, 39 Holland Road, London, W14 8HJ

APPLICATION DATED 14/12/2000

APPLICATION COMPLETE 19/12/2000

APPLICATION REVISED 12/03/2001

APPLICANT/AGENT ADDRESS:

Ms. Sumita Sinha,
Eco=logic,
19 Girdlers Road,
London, W14 0PS

CONSERVATION AREA N/A

CAPS No

ARTICLE '4' No

WARD Holland

LISTED BUILDING NO

HBMC DIRECTION

CONSULTED 20

OBJECTIONS 0

SUPPORT 0

PETITION 0

Applicant Mr. V. K. Thakur,

PROPOSAL:

Erection of an additional storey at main roof level and a rear extension at second floor level.

RBK&C Drawing No(s):

PP/00/02917

Applicant's Drawing No(s):
RP1-A.

EXP1, ERP, SEC-1A, ELE-1A, ELE-2A, PP2-A and

RECOMMENDED DECISION: Refuse planning permission

REASONS FOR REFUSAL

and be detrimental to

1. The proposed additional storey would by virtue of the existing terrace being broken only by isolated roof additions and being visible ~~visible~~ from public spaces would appear as an incongruous addition to the building and the terrace and would be contrary to Policies within the Unitary Development Plan, specifically Policies STRAT 5, STRAT 7, ~~CD38(e)~~ and ~~CD38(f)~~.

and be detrimental to the building and

2. The proposed additional storey would by virtue of its inappropriate design and materials would appear incongruous and would be contrary to Policies within the Unitary Development Plan, specifically Policies STRAT 5, STRAT 7, CD25, CD39~~(d)~~, ~~CD42(b)~~ and ~~CD42(c)~~.

The terrace

3. The proposed second floor rear extension would by virtue of the inappropriate materials and design appear as an incongruous addition and be contrary to Policies within the Unitary Development Plan specifically Policies STRAT 5, STRAT 7, CD25, CD41~~(g)~~, ~~CD42(c)~~ and ~~CD42(e)~~.

would be detrimental to the building and the terrace and

INFORMATIVE(S)



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 Strat 5, Strat 7, CD25, CD28, CD30, CD38, CD39, CD40, CD41 and CD42. (151)

1.0 THE SITE

- 1.1 The property is three storey plus basement house situated on the west side of Holland Road, between Napier Road and Kensington High Street. This application relates to the top floor flat. The property is not Listed and is not within a Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a glazed additional storey at roof level and a glazed extension at second floor level.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Planning permission was granted on the 28th July 1987 for the conversion into four self contained dwellings and for the rebuilding of part of the rear extension.
- 3.2 Planning permission was refused on the 26th November 1987 for the erection of a mansard roof extension to form a new floor to the top floor flat.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations in this case relate to the impact of the proposed additional storey and rear extension upon the design of building and the terrace. Any implications for existing levels of amenity enjoyed by occupants of nearby property must also be considered.
- 4.2 The relevant planning Policies are contained in the "Conservation and Development" Chapter of the UDP. Policies Strat 5 , Strat 7, CD25, CD28, CD30, CD38, CD39, CD40, CD41 and CD42 are of particular relevance to this application.
- 4.3 The property has an existing roof top decked terrace area with access through an existing timber clad roof access unit which covers approximately 11% of the roof area. The rear elevation has been built up and now covers the original valley roof. These works were done without the benefit of planning permission. There is also an existing terrace at rear second floor level.
- 4.4 The proposal involves the erection of a conservatory type additional storey, with solar panels on a glass roof and glazing to the rear and front elevations. There would be terrace areas to the front (5.6m by 1m) and to the rear (L-shaped 1.3m and 0.6m in depth by 5.6m wide). To the rear elevation the design detail of the original valley roof is proposed to be reintroduced, with the conservatory type structure set just behind. A rear half width extension is proposed at second floor level, which would enclose the existing terrace area,

but we at least many years ago and are now immune from enforcement action.

and would be designed with three panels over three panels (each measuring 0.9m by 1.1m). Five panels are proposed to be glass and ~~one would be a solar panel~~.

- 4.5 The terrace of seventeen properties, that the above property forms part of, retains the original valley roof in all but two cases; the roofline is therefore, largely unbroken. It is considered that the proposed roof extension would appear as an incongruous and visually harmful addition to the building and to the Victorian terrace. The proposed additional storey would be constructed out of inappropriate materials and would be of a design which would not be in keeping with the character of the building or the surrounding area.
- 4.6 The proposed rear extension at second floor level would not breach the building line or height of neighbouring properties at this level. This extension would however, be constructed of materials, mainly glass, and be of a design which would detract from the character of the building and surrounding area.
- 4.7 The proposal is not considered to result in any reduction in existing levels of privacy enjoyed by residents of nearby property. Neither would there be any material impact upon existing levels of daylight, or sunlight, to neighbouring property.
- 4.8 Although detailing of a valley roof is evident in the proposal, this application does not seek the reinstatement of the original roof but the addition of a glazed extra storey which would disrupt the largely unbroken nature of this terrace at roof level. The rear extension is not considered to be in keeping with the character of the building or surrounding area by way of design and materials. It is considered that the proposal would be contrary to Policies contained within the Unitary Development Plan and the proposed alterations to the Unitary Development Plan. The solar water heating and solar panel elements of the proposal would be welcomed as long as the overall scheme is not contrary to Policies within the Unitary Development Plan.

was satisfactory in other respects and

5.0 PUBLIC CONSULTATION

- 5.1 Nineteen letters of notification were sent to properties in Holland Road and Russel Road.
- 5.2 No letters have been received.

6.0 RECOMMENDATION

- 6.1 Refuse planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

fr 18/4/01