

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

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

**APP NO. PP/00/02835
AGENDA NO.**

ADDRESS/SUBJECT OF REPORT:

**88/92 Earls Court London, W8 6EG
Road,**

APPLICATION DATED 07/12/2000

APPLICATION REVISED

APPLICATION COMPLETE 08/12/2000

APPLICANT/AGENT ADDRESS:

**Janka & Tony
Mobbs
Architects,
22 Marlborough
Road,
London, W4 4ET**

**CONS. AREA Edwardes CAPS Yes
Square/Scars**

ARTICLE '4' No WARD Abingdon

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/00/02835/MNW

MEMBERS' PANEL

ADDRESS

88/92 Earls Court Road,
London, W8 6EG

APPLICATION DATED 07/12/2000

APPLICATION COMPLETE 08/12/2000

APPLICATION REVISED

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Edwardes Square/Scar CAPS Yes

Janka & Tony
Mobbs
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22 Marlborough
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London, W4 4ET

ARTICLE '4' No WARD Abingdon

LISTED BUILDING NO

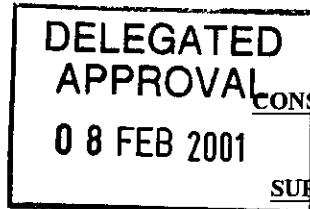
HBMC DIRECTION N/A

CONSULTED 10

OBJECTIONS 1

SUPPORT 0

PETITION 0



Applicant Kensington and Chelsea and

PROPOSAL:

Renewal of roof above ground floor at rear of medical centre.

RBK&C Drawing No(s): PP/00/02835

Applicant's Drawing No(s): 365/2B, 365/6 and 326/9 (location plan)

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)

INFORMATIVES

1. You are reminded that there is an outstanding enforcement case open with regard to the unauthorised erection of the 2 metal walkways above the rear glazed roof area. You are advised to contact the Planning Enforcement Officer on 020 7361 3848 when these structures have been removed, so that a site investigation can be undertaken and the enforcement case closed without further action.
2. 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 CD52 and CD53.(151)

1.0 THE SITE

- 1.1 Numbers 88-92 Earls Court Road is a four storey building. The premises are located along the western side of the road approximately midway between the junctions of Pembroke Square and Pembroke Road.
- 1.2 The property is not listed but does fall within the Edwardes Square, Scarsdale and Abingdon Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the renewal of the roof above the ground floor at the rear.

3.0 RELEVANT PLANNING HISTORY

- 3.1 In January 1998 planning permission was granted for the change of use of the property from offices to a National Health Service General Practitioners Medical Centre for a restricted period of time of 15 years until the 16th January 2014.
- 3.2 In February 2000 a complaint was received from a nearby resident concerning the erection of 2 metal walkways over the rear glazed roof area. Following the initial site investigation by the Planning Enforcement Officer, it was clear that the structures were not welcome, and planning permission would not be forthcoming should an application be submitted for their retention.
- 3.3 A planning application was submitted on the 7th December 2000 for the renewal of the roof above the ground floor at the rear, which is the basis of this report. The applicant has indicated that if this roof is approved and constructed, the walkways will not be needed and be removed.

4.0 PLANNING CONSIDERATIONS

- 3.1 The main considerations in this case relate to the effect the of proposal on the appearance of the building itself and on the character and appearance of the Edwardes Square, Scarsdale and Abingdon Conservation Area.
- 3.2 The relevant planning policies are contained in the "Conservation and Development" Chapter of the Unitary Development Plan. Policies CD52 & CD53 are of particular relevance to this application.
- 3.3 It is proposed to remove the existing patent glazed roof and existing walkways (which are the subject of a current enforcement investigation). The roof will be replaced with one of more solid construction incorporating opening rooflights. The Conservation and Design Officer has raised no objection to the scheme. In

addition it is considered that the alterations are appropriate in terms of design, detailing and materials.

- 3.4 It is therefore concluded that this proposal will not harm the appearance of the building nor result in any harm to the character or appearance of the Edwardes Square, Scarsdale and Abingdon Conservation Area.

5.0 PUBLIC CONSULTATION

- 5.1 Ten letters of notification were sent to the occupiers of properties in Earls Court Road and Pembroke Square.

- 5.2 One letter of objection has been received to date. The main concern is the opening of the rooflights, and the extra noise generated by this. It is not considered that there will be a significant rise in the noise levels to the rear of this property, due to the fact that this is Medical Centre and there is an upstand directly opposite the opening of the window. It is not considered that the issue of raised noise levels are such as to justify a refusal in this case.

6.0 RECOMMENDATION

- 6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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DP
Holmes

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO.PP/00/02835/MNW

MEMBERS' PANEL

ADDRESS

88/92 Earl's Court Road,
London, W8 6EG

APPLICATION DATED 07/12/2000

APPLICATION COMPLETE 08/12/2000

APPLICATION REVISED

APPLICANT/AGENT ADDRESS:

Janka & Tony
Mobbs
Architects,
22 Marlborough
Road,
London, W4 4ET

CONSERVATION AREA Edwardes Square/Scar CAPS Yes

ARTICLE '4' No WARD Abingdon

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 10 OBJECTIONS 1

SUPPORT 0 PETITION 0

Applicant Kensington and Chelsea and

PROPOSAL:

Renewal of roof above ground floor at rear of medical centre.

RBK&C Drawing No(s): PP/00/02835 *ad*
Applicant's Drawing No(s): 365/2B, 365/6 & 326/9 (location plan)

RECOMMENDED DECISION: Grant planning permission

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

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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)

INFORMATIVES

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2. 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 CD52 & CD53. (I51)

1.0 THE SITE

- 1.1 Numbers 88-92 Earls Court Road is a four storey building. The premises are located along the western side of the road approximately midway between the junctions of Pembroke Square and Pembroke Road.
- 1.2 The property is not listed but does fall within the Edwardes Square, Scarsdale and Abingdon Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the renewal of the roof above the ground floor at the rear.

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- 3.3 A planning application was submitted on the 7th December 2000 for the renewal of the roof above the ground floor at the rear, which is the basis of this report.

- 4.0 PLANNING CONSIDERATIONS *The applicant has indicated that if this roof is replaced and constructed, the walkways will not be needed and be removed,*

- 3.1 The main considerations in this case relate to the effect the of proposal on the appearance of the building itself and on the character and appearance of the Edwardes Square, Scarsdale and Abingdon Conservation Area.
- 3.2 The relevant planning policies are contained in the "Conservation and Development" Chapter of the Unitary Development Plan. Policies CD52 & CD53 are of particular relevance to this application.
- 3.3 It is proposed to remove the existing patent glazed roof and existing walkways (which are the subject of a current enforcement investigation). The roof will be replaced with one of more solid construction incorporating opening rooflights. The Conservation and Design Officer has raised no objection to the scheme. In addition it is considered that the alterations are appropriate in terms of design,

detailing and materials.

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5.2 One letter of objection has been received to date. The main concern is the opening of the rooflights, and the extra noise generated by this. It is not felt that there will be a significant rise in the noise levels to the rear of this property, due to the fact that there is an upstand directly opposite the opening of the window. It is not considered that the issue of raised noise levels are such to justify a refusal in this case. *considered this is a medical centre and*

6.0 RECOMMENDATION

6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

list of background papers:

The contents of file PP/00/02835 save for exempt or confidential information in accordance with the Local Government (Access to Information Act) 1985.

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

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION