

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

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PLANNING & CONSERVATION COMMITTEE  
PLANNING SERVICES COMMITTEE  
MEMBERS PANEL

APP NO. PP/00/02837  
AGENDA NO.

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ADDRESS/SUBJECT OF REPORT:

7 Petersham Place, London, SW7 5PX

APPLICATION DATED 06/12/2000

APPLICATION REVISED

APPLICATION COMPLETE 08/12/2000

APPLICANT/AGENT ADDRESS:

ARK  
Architects and  
Designers,  
9 Lamington Street,  
London, W6 0HU

CONS. AREA Queen's Gate CAPS Yes

ARTICLE '4' No WARD Queen's Gate

LISTED BUILDING NO

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

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RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

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RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APPROVED BY  
PLANNING SERVICES CTTEE

FEB 2001

PLANNING &  
CONSENT REF.....

PLANNING SERVICES COMMITTEE 13/02/2001

APP NO.PP/00/02837/CHSE  
AGENDA ITEM NO. 2011

ADDRESS

7 Petersham Place, London,  
SW7 5PX

APPLICATION DATED 06/12/2000

RECOMMENDATION  
ADOPTED.

APPLICATION COMPLETE 08/12/2000

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Queen's Gate

CAPS Yes

ARK Architects  
and Designers,  
9 Lamington Street,  
London,  
W6 0HU

ARTICLE '4' No

WARD Queen's Gate

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 26

OBJECTIONS 3

SUPPORT 0

PETITION 0

Applicant Petersham Young Ltd.,

PROPOSAL:

Refurbishment, remodelling and extension of mansard roof to single family dwelling.

RBK&C Drawing No(s): PP/00/02837

Applicant's Drawing No(s): 9398/00, 001A, 002A, 003A, 005A, 06A, 07, 011A, 012A, 013C, 015B, 016B and 17.

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. **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 / area. (R077)*
4. **The roof slope(s) of the extension hereby permitted shall be clad in natural slates, and so maintained. (C073)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
5. **Notwithstanding the details shown on the drawings hereby approved the windows hereby approved shall be timber framed, double hung, sliding sashes, and so maintained and details shall be submitted and approved in writing by the Executive Director, Planning and Conservation. (C075)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*
6. **The lower panes in the two rear windows of the mansard extension hereby approved shall be obscured glazed, fixed shut and so maintained.**  
*Reason - To safeguard residential amenity.*

**INFORMATIVES**

1. I21
2. I09
3. 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, CD28, CD30, CD38, CD39, CD40, CD52 and CD53. (I51)

## **1.0 THE SITE**

- 1.1 The property is a three storey mid-terrace mews house situated on the north side of Petersham Place. The property is not Listed but is within the Queen's Gate Conservation Area. The second floor has an existing roof addition with pitched slope to the rear with dormer windows and a full width terrace area to the front.

## **2.0 THE PROPOSAL**

- 2.1 Planning permission is sought for the remodelling of the existing roof addition to construct a mansard roof set behind parapet walls to the front and rear. The proposed forward extension of the second floor will enclose the existing terrace area. Two windows are proposed to the front and rear elevations at second floor level. The proposal includes the removal of a water tank on the roof.

## **3.0 PLANNING HISTORY**

- 3.1 Planning permission was granted on the 3rd January 1973 for the erection of an additional storey.
- 3.2 Planning permission was granted on the 20th March 1984 for the erection of an additional storey and elevational alterations.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations in this case relate to the detailed design of the proposed mansard and impact upon the character and appearance of the Conservation Area. 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 Unitary Development Plan. Policies CD28, CD30, CD38, CD39, CD52 and CD53 are of particular relevance to this application.
- 4.3 The existing roof addition, including terrace area and roof top water tank, is not considered to enhance the character and appearance of the Conservation Area. A traditional mansard is proposed with two dormer windows to both the rear and the front constructed behind a parapet. The scheme follows recently approved and constructed mansard additions along the terrace. Of the nineteen properties within the terrace thirteen properties have traditional mansard extensions, five have additional storeys whilst one has no additional storey.

4.4 It is considered that the forward extension of the roof would not cause any detrimental amenity impact upon occupants of nearby property by way of overlooking or loss of sunlight or daylight. Directly to the rear of the property, 23 Queen's Gate Terrace, is very close to 7 Petersham Place being separated by a lightwell. The current situation has two dormer windows at the rear of 7 Petersham Place facing directly onto a stained glass window, which has obscured glazing, at upper ground floor level. There are residential properties at lower ground and basement levels with windows facing onto the lightwell. It is considered that the lowering of the top of the rear windows by 0.2m. and the forward movement (toward 23 Queen's Gate Terrace) would not lead to a significant increase in levels of overlooking. In fact the proposed obscure glazing to the lower half of the rear windows would improve privacy levels to the rear.

4.5 The remodelling of the second floor to the rear includes a parapet wall which will raise the height of the elevation by 0.5m. This increase is not considered to lead to a reduction in levels of sunlight/daylight enjoyed by occupants of 23 Queen's Gate Terrace. Although the area to rear is confined it is not considered that the proposal will cause any detrimental amenity effects upon other nearby property due to alterations to the party walls.

4.6 The proposal is considered to improve the streetscape by reuniting the building height and by removing the existing water tank. The traditional mansard form clad in slates, timber painted windows with lead cheeks and roof are considered to be appropriate to the building and to the character and appearance of the Conservation Area.

## **5.0 PUBLIC CONSULTATION**

5.1 Twenty four letters of notification were sent to properties within Petersham Place and Queen's Gate Terrace.

5.2 To date, three letters of objection have been received. Two from individuals within 21 Queen's Gate Terrace and one from the 21 Queen's Gate Terrace Residents' Association. The points of objection are outlined below.

5.3 Objection is raised due to the possible loss of sunlight and daylight.

As outlined in paragraph 4.5 it is not considered neighbouring properties existing levels of sunlight and daylight will be affected because of the existing high party walls and enclosed nature of the site. It is also considered that there would not be a significant level of loss of sunlight or daylight to properties directly to the rear within 23 Queen's Gate Terrace.

5.4. Objection to the proposal is also raised to possible overlooking.

It is not considered the proposal would result in overlooking to 21 Queen's Gate Terrace as this property is not directly behind 7 Petersham Place. The

proposed obscured glazing to the lower half of the rear windows is considered to improve privacy within the vicinity as discussed in paragraph 4.4.

5.5 Objection is also raised to the proposal due to over development of the area.

It is considered that the remodelling of this roof would not constitute over development, but would in fact help to reunite the terrace and follows existing building lines at other properties within the terrace. The removal of the water tank helps to minimise the impact of the building within the terrace.

## 6.0 RECOMMENDATION

6.1 Grant planning permission conditionally.

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

### **List of Background Papers:**

The contents of file PP/00/02837 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: SP**  
**Report Approved By: PK/LAWJ**  
**Date Report Approved: 06/02/2001**

**PSC0101/SP.REP**