
PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

**THE ROYAL
BOROUGH OF**



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19 JAN 2001

**KENSINGTON
AND CHELSEA**

My Ref: PP/00/02854/MIND
Your Ref: DRM

Please ask for: South East Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

REFUSAL OF PERMISSION TO DEVELOP (DP2)

The Borough Council in pursuance of their powers under the above mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

DEVELOPMENT: Erection of a three storey infill extension above the existing single storey section of the Public House to create 3 x 2 bedroomed self-contained flats.

SITE ADDRESS: **The Marlborough Arms, 43 Elystan Street, London, SW3 3NT**

RBK&C Drawing Nos: PP/00/02854

Applicant's Drawing Nos: MPS/213/9/01, MPS/213/9/02, MPS/213/9/03, MPS/213/9/04, MPS/213/9/05, MPS/213/9/06 and MPS/213/9/08.

Application Dated: 28/11/2000

Application Completed: 12/12/2000

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF

REASON(S) FOR REFUSAL:

1. The proposed extension, by virtue of its full height infilling of the gap between the main part of the public house and Maylands House, blocking an existing view into the estate, would detract to a significant extent from the townscape of the area and would set an unwelcome precedent for the further enclosure of original gaps between the buildings, contrary to the Council's policies as set out in the "Conservation and Development" chapter of the Unitary Development Plan and the plan as proposed to be modified, in particular Policies CD25, CD43, CD44 and CD44a.

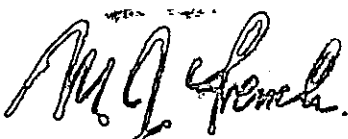
2. The extension, by virtue of its height and proximity to the windows at the rear of Nettleden House would result in a significant increase in sense of enclosure and reduction of open aspect, to the detriment of levels of amenity presently enjoyed, contrary to the Council's policies as set out in the "Conservation and Development" chapter of the Unitary Development Plan and the plan as proposed to be modified, in particular, Policies CD28 and CD30a.

3. The proposed residential accommodation, not being provided with off-street parking, will exacerbate existing on-street parking difficulties contrary to policy set out in the "Transportation" chapter of the Unitary Development Plan and the plan as proposed to be modified, in particular Policies TR39 and TR46.

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 13, Strat 14, CD25, CD28, CD30, CD30a, CD43, CD44, CD44a, TR46 and TR39. (I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation