
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****KENSINGTON
AND CHELSEA**

**D'Arcy Associates,
9 Lamington Street,
London,
W6 0HU****Switchboard: 020-7937-5464
Direct Line: 020-7361-3190
Extension: 3190
Facsimile: 020-7361-3463****- 3 SEP 2004****My Ref: PP/04/01550/CHSE /
Your Ref: 2322****Please ask for: Central Area Team****Dear Sir/Madam,****TOWN AND COUNTRY PLANNING ACT, 1990****TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT
ORDER, 1995****REFUSAL OF PERMISSION TO DEVELOP (DP2)**

The Borough Council in pursuance of its 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 rear extension at basement, ground floor and 1st floor half landing, and new windows to the side elevation at 1st floor, ground floor and basement level.

SITE ADDRESS: 24 Scarsdale Villas, London, W8 6PR

RBK&C Drawing Nos: PP/04/01550

Applicant's Drawing Nos: 2322/PP1, /PP2, /PP3, /PP4, /PP5B, /PP6B, /PP7B, /PP8B and Photographs 2322/PP9

Application Dated: 08/07/2004

Application Completed: 09/07/2004

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF

REASON(S) FOR REFUSAL:

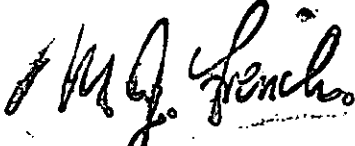
- 1. The proposal to construct a full-width extension at lower and upper ground floor levels as well as a half-width extension at first floor level on a largely unaltered property within a conservation area is considered excessive in terms of bulk and scale and will lead to the further erosion of the character and appearance of the property. The proposal is also considered to result in considerable harm to the character and appearance of the surrounding conservation area, which it fails to either preserve or enhance. The proposal is, therefore, considered not to comply with the Council's Unitary Development Plan policies, in particular, Policies CD27, CD33, CD36, CD47, CD48, CD57, CD61 and CD62.**

- 2. The proposed extensions at no.24, if constructed in isolation of the same scheme proposed at the adjoining property of no.22, would result in a sense of enclosure and loss of light to that property in particular. The proposal is, therefore, considered not to comply with the Council's Unitary Development Plan policies, in particular, Policies CD33 and CD36.**

INFORMATIVE(S)

- 1. 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 CD27, CD33, CD36, CD47, CD48, CD57, CD61 and CD62. (I51)**

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation

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3 SEP 2004

**THE ROYAL
BOROUGH OF**



**KENSINGTON
AND CHELSEA**

My Ref: PP/04/01549/CHSE
Your Ref: 2323

Please ask for: Central Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990

**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT
ORDER, 1995**

REFUSAL OF PERMISSION TO DEVELOP (DP2)

The Borough Council in pursuance of its 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 rear extension at basement, ground floor and 1st floor half landing.

SITE ADDRESS: 22 Scarsdale Villas, London, W8 6PR

RBK&C Drawing Nos: PP/04/01549

Applicant's Drawing Nos: 2323/PP1, /PP2, /PP3, /PP4, /PP5B, /PP6B, /PP7B, /PP8B, /PP9.

Application Dated: 08/07/2004

Application Completed: 09/07/2004

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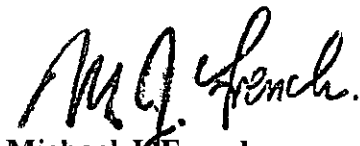
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1. The proposal to construct a full-width extension at lower and upper ground floor levels as well as a half-width extension at first floor level on a largely unaltered property within a conservation area is considered excessive in terms of bulk and scale and will lead to the further erosion of the character and appearance of the property. The proposal is also considered to result in considerable harm to the character and appearance of the surrounding conservation area, which it fails to either preserve or enhance. The proposal is, therefore, considered not to comply with the Council's Unitary Development Plan policies, in particular, Policies CD27, CD47, CD48, CD57, CD61 and CD62.
2. The proposed extensions at No. 22, if constructed in isolation of the same scheme proposed at the adjoining property at No. 24, would result in a sense of enclosure and loss of light to that property in particular. The proposal is, therefore, considered not to comply with the Council's Unitary Development Plan policies, in particular, Policies CD33 and CD36.

INFORMATIVE(S)

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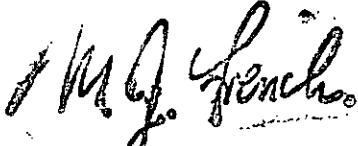
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