

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL

APP NO. PP/00/02798
AGENDA NO.

ADDRESS/SUBJECT OF REPORT:

18 Ladbrooke London, W11 2PT
Gardens,

APPLICATION DATED 30/11/2000

APPLICATION REVISED

APPLICATION COMPLETE 05/12/2000

APPLICANT/AGENT ADDRESS:

Mr. Simon
Templeton,
Templeton Associates,
44 Wimpole Street,
London, W1M 7DG

CONS. AREA Ladbrooke CAPS Yes

ARTICLE '4' Yes WARD Colville

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/00/02798/CHSE

MEMBERS' PANEL

ADDRESS

18 Ladbroke Gardens,
London, W11 2PT

APPLICATION DATED 30/11/2000

APPLICATION COMPLETE 05/12/2000

APPLICANT/AGENT ADDRESS:

Mr. Simon
Templeton,
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London, W1M 7DG

CONSERVATION AREA Ladbroke CAPS Yes

ARTICLE '4' Yes WARD Colville

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 16

OBJECTIONS 2

SUPPORT 0

PETITION 0

Applicant Ms. Susie Rogers,

PROPOSAL:

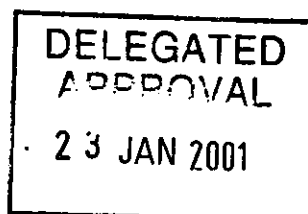
Alteration to rear garden window, enlargement of rear basement well and erection of glazed roof over the well level with rear garden.

RBK&C Drawing No(s): PP/00/02798

Applicant's Drawing No(s): LBG 001/100, LBG 002/100, LBG P001/100, LBG P002/100 and LBG P003/100

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. **A sample of the glass for the glazed roof hereby approved shall be submitted to, and approved in writing by, the Executive Director, Planning and Conservation before development commences, and the roof shall be glazed with the approved glass and so maintained.**
Reason - To ensure that the character and appearance of the Conservation Area is preserved.

INFORMATIVES

1. I10
2. I11
3. I21
4. I30
5. 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, CD41, CD44, CD52, and CD53.

1.0 SITE DESCRIPTION

- 1.1 This property is divided into flats and located on the North side of Ladbroke Gardens towards the eastern end of the terrace.
- 1.2 The application concerns the lower maisonette in the building, comprising the ground floor, lower ground floor, and sub-basement. The property is not Listed, but is within the Ladbroke Conservation Area..

2.0 PROPOSAL

- 2.1 Planning permission is sought to enlarge a window at rear ground floor level by raising the window head to the same height as that adjacent at that level on the property, and to add a flat glazed roof over the existing lightwell that separates the property from the rear garden.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Planning permission was granted on 27th June 2000 for retention of UPVC doors at rear basement level.

4.0 PLANNING CONSIDERATIONS

- 4.1 The proposed alterations must be considered as to their impact upon the character and appearance of the property, gardens and Conservation Area, and upon the existing levels of amenity enjoyed by residents of the neighbouring properties.
- 4.2 The relevant planning policies are contained within the "Conservation and Development" chapter of the Unitary Development Plan, with Policies CD25, CD28, CD30, CD41, CD44, CD52, and CD53 being of particular relevance, together with Proposed Alterations to the Policies where they are proposed.
- 4.3 The existing well area is 1.8m in-between the basement and garden, and allows light down to the rear basement and sub-basement rooms, and a flight of steps currently leads up from the well to the rear garden.. The lightwell is wholly within the demise of the ground floor/basement maisonette. The principle of roofing over the well is not considered to present any planning objection; the appearance of a roof is of more concern given the proximity to the gardens. In this case, the proposed roof is virtually flat, with just a very slight angle to enable rainwater run-off, and being flush with the garden level would not alter the elevation of the building at all. Views of the property from the garden square would be unaltered, and the character and appearance of the gardens and Conservation Area unharmed. The garden area of the property would be reduced very marginally through the rebuilding of the basement steps, but as the glass roof would be strong enough to walk on it might be argued that the garden area is actually being increased.

4.4 The proposed window is considered to be of suitable proportions and compatible with those existing at this level. There would not be any increased overlooking to other property or loss of privacy.

4.5 It is concluded that these relatively minor alterations would not harm the appearance of the property or the character or appearance of the Conservation Area, and that they satisfy the relevant planning policies.

5.0 CONSULTATION

5.1 Fifteen letters of notification were sent to nearby properties in Ladbroke Gardens. Two objections have been received.

5.2 Objection is raised on the ground that no other houses in the terrace have glazed over rear lightwells, and that the proposed roof would breach Conservation Area guidelines.

As discussed in the main body of this report, the proposed alterations are considered to be relatively minor and to result in little change and no harm to the appearance of the building or the character and appearance of the gardens and Conservation Area. Being the first to glaze over the well area does not necessarily equate to harm; as the glazing is relatively small in area and flush with the garden it is concluded that the relevant Conservation Area policies and guidelines are all satisfied.

5.3 Objection is raised to the principle of digging out part of the garden area, so reducing the area of the private garden.

The extra area to be excavated is only an extra metre for the steps, in the same position as the existing steps but a metre further into the garden, together with a slight enlargement of the well in one corner by excavating an area measuring 2.5m in length and 700mm in width, to "square off" the existing well. These excavations are not considered to result in any noticeable change in the appearance of the garden or its function as an amenity space for the property; as the glazing is intended to be walked upon, it could even be argued that the useable garden space would increase.

5.4 Concern is raised that the raising of the window head to match those adjacent would harm the architecture of windows in the terrace.

The raising of the window head is considered to produce more traditional proportions for the window, and will result in a window that is more in keeping with the others at this level.

5.5 Finally, concern is raised that previous excavation within the cellar at no.18 has caused flooding to the neighbouring property.

This is not a material planning objection, but a private matter to be resolved between the parties concerned.

6.0 **RECOMMENDATION**

6.1 Grant planning permission

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

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ROYAL BOROUGH OF KENSINGTON & CHELSEA

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HBMC DIRECTION N/A

CONSULTED 15 OBJECTIONS 2

SUPPORT 0 PETITION 0

Applicant Ms. Susie Rogers,

PROPOSAL:

Alteration to
Raising the head of rear garden window, enlargement of rear basement well and erection of glazed roof over the well level with the rear garden

RBK&C Drawing No(s): PP/00/02798 LBG LBG LBG LBG
Applicant's Drawing No(s): LBG/ 001/100, 002/100, P001/100, P002/100, P003/100

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6.0 RECOMMENDATION

6.1 Grant planning permission

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Report Prepared By: DT
Report Approved By: DT/LAWJ
Date Report Approved:

PSC0101/DT.REP

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make sure
this goes into
text.