

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL

APP NO. PP/00/02779
AGENDA NO.

ADDRESS/SUBJECT OF REPORT:

23 Campden Grove, London, W8 4JQ

APPLICATION DATED 30/11/2000

APPLICATION REVISED

APPLICATION COMPLETE 04/12/2000

APPLICANT/AGENT ADDRESS:

Geoff
Beardsley &
Partners Ltd.,
4 Whitton Road,
Twickenham,
Middx. TW1 1BJ

CONS. AREA Kensington CAPS Yes

ARTICLE '4' No WARD Campden

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/00/02779/ CHSE

MEMBERS' PANEL

ADDRESS

23 Campden Grove, London,
W8 4JQ

APPLICATION DATED 30/11/2000

APPLICATION COMPLETE 04/12/2000

Agreed 16/2/01

APPLICANT/AGENT ADDRESS:

Geoff Beardsley &
Partners Ltd.,
4 Whitton Road,
Twickenham,
Middx. TW1 1BJ

CONSERVATION AREA Kensington CAPS Yes

ARTICLE '4' No WARD Campden

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 16

OBJECTIONS 0

SUPPORT 0

PETITION 0

Applicant R. Tahta,

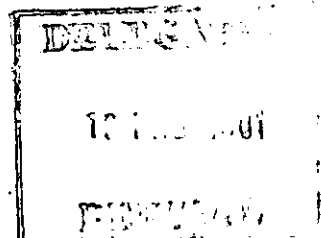
PROPOSAL:

Enlargement of the existing front lightwell and the formation of access steps from garden level to basement level and the erection of an extension to back addition at second floor level.

RBK&C Drawing No(s): PP/00/02779

Applicant's Drawing No(s): 2004/1, 2004/4, 2004/13a and 2004/14a

RECOMMENDED DECISION: Refuse planning permission



REASONS FOR REFUSAL

1. **The proposed rear extension at second floor level is considered to be unacceptable in that it would introduce a feature that would appear incongruous to the original design of the property and would be out of character with the existing pattern of development within the terrace. If permitted, the development would harm the character and appearance of the Conservation Area, which the Council considers desirable to preserve or enhance, in compliance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In this respect, the proposal is contrary to Policies CD25, CD41, CD52, and CD53 of the Unitary Development Plan.**

2. **The proposed rear extension at second floor level is considered to be unacceptable in that it would constitute an unneighbourly form of development by virtue of its bulk, high level location and proximity to the party boundaries with No.23a Campden Grove and Nos.74 and 76 Hornton Street, and would result in an undue cliff-like effect and an increased sense of enclosure, particularly to the ground floor and basement levels of these properties. In this respect, the extension is contrary to Policy CD41 of the Unitary Development Plan and Policy CD30a of the Unitary Development Plan Proposed Alterations.**

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 CD25, CD28, CD30, CD41, CD52 and CD53 and also CD30a of the Unitary Development Plan Proposed Alterations.(I51)

1.0 THE SITE

- 1.1 No.23 Campden Grove is a three storey plus basement, mid-terraced property located on the south side of the road, close to the junction with Hornton Street. The property is in use as a single dwelling.
- 1.2 The property is located in the Kensington Conservation Area. It is not listed.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of an extension on top of the existing back addition at second floor level, together with the enlargement of the existing front lightwell and the formation of steps to the front, from garden level to basement level.
- 2.2 The existing roof to the back addition is of a mono-pitch design, set behind a low parapet wall to the west flank elevation, and behind a gable to the rear elevation. The east flank wall extends to the height of the ridge of the mono-pitch roof. The proposed extension would utilise the existing wall, with mansard roof slopes to the rear and west flank elevations. The extension would project to a maximum height of 1.8 metres above the existing parapet.
- 2.3 The existing back addition to the application property extends further than the other back additions within the terrace. The proposed extension would be set back from the rear elevation of the back addition by 1.1 metres, so it would be of a similar depth as the existing second floor extension on the adjacent property, No. 24 Campden Grove. The proposed extension would have a single rear facing dormer with a timber sash window.
- 2.4 The proposed steps and enlargement of the front lightwell would resemble similar existing alterations carried out to neighbouring properties within the same terrace, namely Nos. 24, 25 and 26 Campden Grove.

3.0 RELEVANT PLANNING HISTORY

- 3.1 An application for an extension on top of the back addition, a rear conservatory at ground floor level, a structure giving access to the roof and enlargement and access steps to the front lightwell was withdrawn on 16th May 2000.
- 3.2 A further application for an extension on top of the back addition together with the enlargement of the front lightwell and formation of steps from garden to basement level was received on 12th June 2000. The current application is a duplicate of this application. This application is now the subject of an appeal on the grounds of non-determination.

- 3.3 In addition to the application under consideration, a further two applications were received on 5th December. One is for the enlargement of the front lightwell with associated access steps, and the other is for the erection of a rear extension on top of the back addition at second floor level and the enlargement of the front lightwell with associated access steps. The latter application differs from this application with regard to the design of the proposed rear extension on top of the back addition at second floor level.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations relate to the effect of the proposed development on the character and appearance of the Conservation Area and upon the levels of amenity currently enjoyed by neighbouring residential properties. Policies CD25, CD28, CD30, CD41, CD52 and CD53 of the Unitary Development Plan and CD30a of the Unitary Development Plan Proposed Alterations specifically relate to these issues.
- 4.2 No 23 Campden Grove is located within a short terrace of five properties, of which three properties, Nos.24, 25 and 26 Campden Grove, have both enlarged front lightwells with access steps and extensions on top of the back addition at second floor level. The extensions on top of the back additions at second floor level to the neighbouring properties were built during the 1970's and vary in detailed design, although they project to similar depths.
- 4.3 The existing extended front lightwells to the neighbouring properties are of similar designs and proportions and retain the homogeneous appearance of the terrace. The proposed enlargement and introduction of steps to the front lightwell to the application property would replicate, as a mirror image, the dimensions of the existing lightwell to the adjacent property, No 24 Campden Grove, thereby reinforcing the visual homogeneity of the terrace. The proposed alterations to the front lightwell would enhance the appearance of the terrace and the Conservation Area. The proposed works are not considered to affect the amenities of adjoining residential properties.
- 4.4 The property is located close to the junction with Hornton Street, and the properties at the corner are completely joined, in effect forming a continuous terrace. The properties at the corner, No.23a Campden Grove and Nos. 74 and 76 Hornton Street, already experience a sense of enclosure, particularly at basement and ground floor levels, and this is exacerbated by the existing back addition to No.23 Campden Grove, which creates a 'canyon' effect. The existing back addition to No.23 Campden Grove projects 4.9 metres from the main rear elevation and extends to a height of 8.7 metres from garden level. It is within 7 metres of the rear elevations of No.23a Campden Grove and Nos. 74 and 76 Hornton Street.
- 4.5 The proposed rear extension at second floor level would increase the height of the back addition to 10.7 metres from garden level. This increase in height would further exacerbate the sense of enclosure to the rear of neighbouring

properties, notably No.23a Campden Grove and Nos.74 and 76 Hornton Street, resulting in a significant loss of amenity, particularly at ground floor and basement levels, to these properties. The proposal has been revised, to incorporate a mansard roof slope to the west flank elevation, in order to reduce its impact. However, it is considered that the amendment would not substantially reduce the bulk of the extension and would still create a significant sense of enclosure to neighbouring properties.

- 4.6 The existing second floor rear extensions to neighbouring properties within the terrace continue the original footprint of the original back additions and have vertical brick flank and rear elevations. The height, elevational treatment and detailed design of each extension does vary; however, it should be noted that these extensions were built as permitted development during the 1970's. The proposed extension to No.23 Campden Grove would differ significantly in design to the existing second floor extensions within the terrace, as it would have mansard roof slopes to the rear and west flank elevation. Furthermore, the extension would be stepped back from the rear elevation of the back addition by 1.1 metres, to follow the existing building line of the other back additions within the terrace.
- 4.7 Whilst these design elements have been utilised by the applicant in an attempt to comply with the policies of the Council's Unitary Development Plan in respect of residential amenity, the resultant design would introduce an incongruous extension that would fail to relate to the appearance of the building or to the terrace in which it is located. In this respect the design of the extension would harm the appearance of the building, the appearance of the terrace in which it is located and the character and appearance of the surrounding Conservation Area.

5.0 CONSULTATIONS

- 5.1 A site notice has been displayed and fifteen individual letters of notification have been sent to the occupiers of properties in Campden Grove and Hornton Street. To date no responses have been received.

6.0 RECOMMENDATION

- 6.1 Refuse planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

DP2
HOLLY

APP NO. PP/00/02779/ CHSE

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SUPPORT 0 PETITION 0

Applicant R. Tahta,

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4 14

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in respect of residential amenity

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

MJF 2/2/07