

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL

APP NO. PP/00/02784
AGENDA NO.

ADDRESS/SUBJECT OF REPORT:

Old Ferry Wharf,
adjacent to
Cremorne Gardens,
Lots Road, S.W.10

APPLICATION DATED 29/11/2000

APPLICATION REVISED

APPLICATION COMPLETE 05/12/2000

APPLICANT/AGENT ADDRESS:

Ian Doolan,
Borough
Valuer,
Valuers Department,
2nd Floor, Library
Building,
Hornton Street, London,
W8 7NX

CONS. AREA Thames CAPS Yes

ARTICLE '4' No WARD South Stanley

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:

APPROVED BY
PLANNING SERVICES COMMITTEE

13 FEB 2001

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 13/02/2001 APP NO. PP/00/02784/CUSE
AGENDA ITEM NO. 6015

ADDRESS

Old Ferry Wharf, adjacent to
Cremorne Gardens, Lots
Road, S.W.10

APPLICATION DATED 29/11/2000

RECOMMENDATION
ADOPTED.

APPLICATION COMPLETE 05/12/2000

APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS:

Ian Doolan,
Borough Valuer,
Valuers Department,
2nd Floor, Library
Building,
Hornton Street, London, W8 7NX

CONSERVATION AREA Thames

CAPS Yes

ARTICLE '4' No

WARD South Stanley

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 59

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant The Royal Borough of Kensington and Chelsea,

PROPOSAL:

Use of berthed boat as a residential dwelling.

RBK&C Drawing No(s): PP/00/02784

Applicant's Drawing No(s): 5588-0S-32, Photographs Figure 1, Figure 2 and
unnumbered site plan (received 30th November 2000).

RECOMMENDED DECISION: Grant Planning Permission under Regulation 3
(Council's Own Development)

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. **Full particulars of the following shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before the use hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**

- (a) **the provision to be made for the storage and disposal of refuse;**
(b) **the design and materials of any gangway structure linking the moored vessel to the adjacent wharf or jetty.**

Reason - The particulars hereby reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R011)

3. **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)

INFORMATIVES

1. I10
2. I02
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 CD1, CD2, CD3, CD4, CD52 and CD53.(I51)

1.0 SITE

- 1.1 The application relates to a vessel moored in a berth located between a dry dock and the easternmost of two jetties projecting from Cremorne Gardens.
- 1.2 The site lies within the Thames Conservation Area and is owned by the Council.

2.0 PROPOSAL

- 2.1 Permission is sought to change the use of the mooring to residential by converting the vessel currently located there to residential use.
- 2.2 Submitted plans show service connections to the existing canoe club office within the gardens. The application forms indicate foul water connection will be to the public lavatory block within the gardens.

3.0 PLANNING HISTORY

- 3.1 There is no relevant planning history in relation to this mooring. A letter in support of the application from the Borough Valuer states the mooring has been disused for some years and has recently been used for the storage of the vessel in question.

4.0 PLANNING CONSIDERATIONS

- 4.1 The proposal must be assessed in relation to Unitary Development Plan Policies CD1 which protects riverside views, CD2 which resists permanently moored vessels on the river except where they would not affect its special character, have no detrimental impact arising from traffic generation or servicing needs or affect the character or appearance of the existing moorings at Battersea Reach, CD3 which seeks to protect and enhance the area of residential moorings at Battersea Reach, CD4 which requires river front development to preserve and enhance waterfront character, and in relation to the impact on the Thames Conservation Area.
- 4.2 The vessel the subject of this application is of traditional appearance with a conventional superstructure which would not have the box like appearance which the Thames CAPS discourages.
- 4.3 Use as a residential boat is not considered to give rise to any significant impact on the character or appearance of the Thames Conservation Area or the waterfront, or to adversely affect riverside views. It is therefore considered to satisfy the requirements of Unitary Development Plan Policies CD1, CD2(a) and CD4 as well as Policies CD52 and CD53 which relate to the impact on conservation areas.
- 4.3 Whilst not forming part of the existing Battersea Reach moorings, the application site is located close to them. The proposal makes use of an existing berth which is considered suitable to moor a vessel of this size and the application plans demonstrate

there are adequate means of access and service connections. The proposed use of the boat and berth to provide a single dwelling is not considered to give rise to any significant impact on traffic generation. The proposal is therefore considered acceptable in relation to Unitary Development Plan Policies CD2 (b) & (c) and CD3.

5.0 PUBLIC CONSULTATION

- 5.1 Fifty nine letters of notification were sent to adjacent houseboats. One response has been received. This is from the operator of the adjacent moorings and queries the location of services on a party wall, the provision of foul drainage, means of pedestrian and vehicular access and refuse storage.

The attachment of services to a party wall is not considered to be material to determination of this application. The provision of foul drainage is detailed in the application submissions, the means of access are considered acceptable in that the Council as landowner has control over the gardens. The provision of refuse storage is the subject of a proposed condition.

6.0 RECOMMENDATION

- 6.1 Grant Planning Permission.

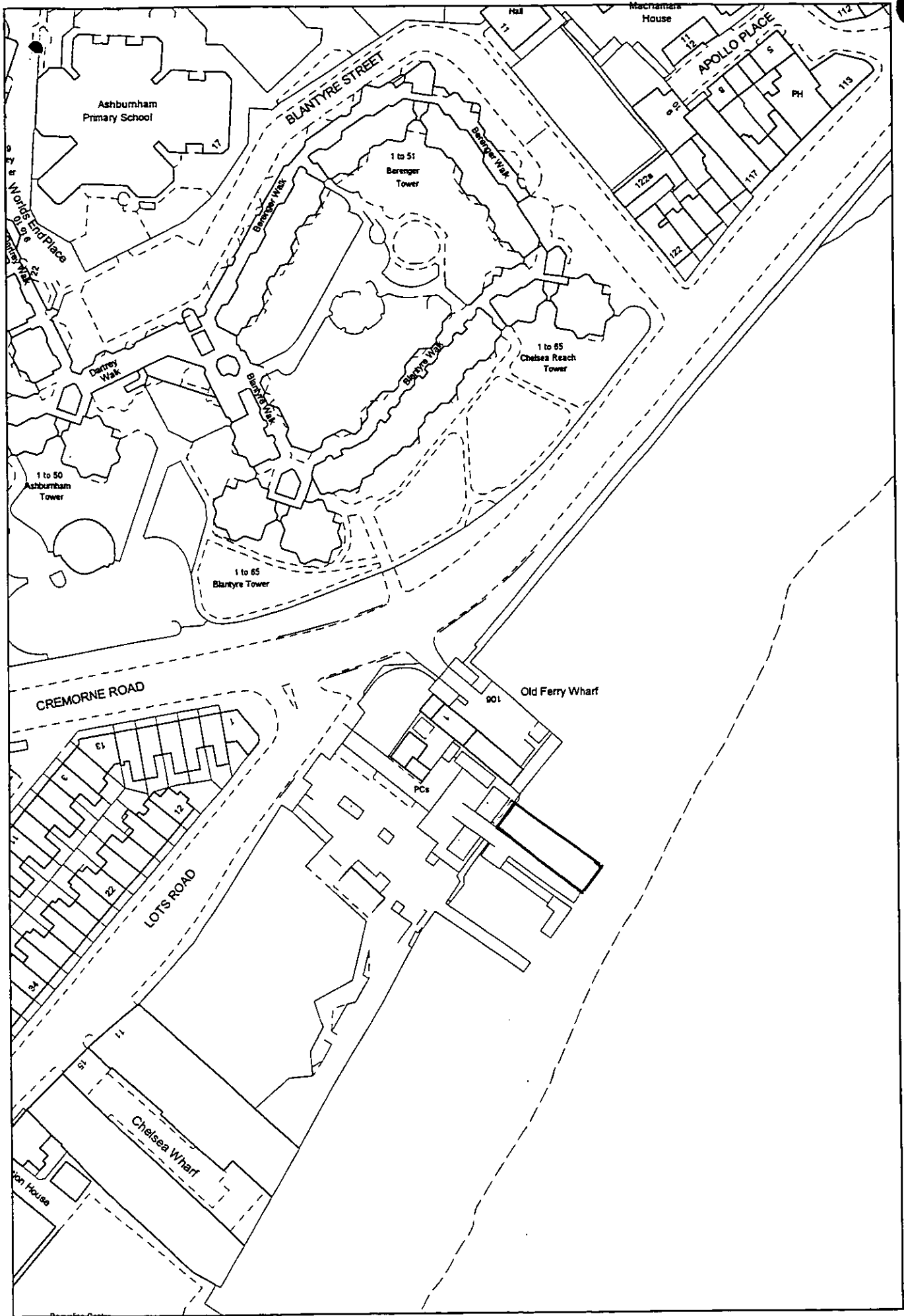
M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

List of Background Papers:

The contents of file PP/00/02784 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: JT
Report Approved By: RT/LAWJ
Date Report Approved: 31/01/2001

PSC0101/JT.REP



Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To: PRINCIPAL ADMINISTRATIVE OFFICER EXECUTIVE DIRECTOR,
PLANNING & CONSERVATION

Ext. 2004 Room 324A

cc: CHIEF EXECUTIVE
& TOWN CLERK
(Attention Steven Modric)

Date: 13th February, 2001

PLANNING SERVICES COMMITTEE: 14th February, 2001

Please note the following amendments, which were approved by the Planning Services Committee in making its decisions, in addition to those in the Addendum Report circulated and approved at the meeting.

NORTH

00/1362 237 Kensal Road, No report.
8 W10

CENTRAL

01/0083 197 Kensington High, Amended Condition
2009 Street, W8 1. Delete "1st March 2002" and
substitute "1st October 2001".

SOUTH-WEST

00/2784 Old Ferry Wharf, Additional Informative
6015 SW10 4. You are advised that matters relating
to access, parking, statutory services and
refuse must be agreed by the Environment
Health and Leisure Committee prior to
Committee prior to implementation of this
permission.