

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO. PP/00/02787/ MNW

MEMBERS' PANEL

ADDRESS

154 Pavilion Road, London,
SW1X 0AX

APPLICATION DATED 05/12/2000

APPLICATION COMPLETE 06/12/2000

APPLICANT/AGENT ADDRESS:

Building Safety
Consultants,
7 Wentworth Close,
Ditton Hill, Long
Ditton,
Surrey, KT6 5DY

CONSERVATION AREA Hans Town CAPS. No

ARTICLE '4' No WARD Hans Town

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 7 OBJECTIONS 0

SUPPORT 0 PETITION 0

Applicant Mrs. M. Brachetti-Peretti,

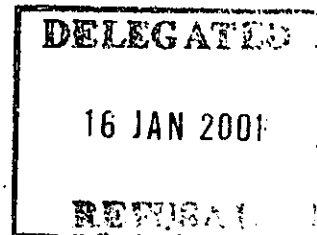
PROPOSAL:

Rendering of the existing brickwork facade at the front of the property.

RBK&C Drawing No(s): PP/00/02787

Applicant's: 2 x A4 sheets of photographs

RECOMMENDED DECISION: Refuse planning permission



REASON FOR REFUSAL

The loss of the original architectural detailing to the building, including brick arches, bressumer and corbelling as a result of rendering would detract to a significant degree from the mews character of the street and would fail to preserve the character or appearance of the Hans Town Conservation Area, contrary to the Council's policies as set out in the 'Conservation and Development' Chapter of the Unitary Development Plan and the proposed modifications thereto, in particular Policies CD44a, CD47, CD48, CD52 and CD53.

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 CD44a, CD47, CD48, CD52 and CD53. (I51)

1.0 THE SITE

- 1.1 154 Pavilion Road is a two storey plus attic house on the west side of the street close to its junction with Cadogan Gate.
- 1.2 The property is within the Hans Town Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the rendering of the existing brick facade at the front of the property.
- 2.2 Planning permission is required for these works by virtue of Schedule 2 Part 1 Class A paragraph A2 of the Town and Country Planning (General Permitted Development) Order 1995 because the house is within a Conservation Area.

3.0 PLANNING HISTORY

- 3.1 Planning permission was granted on 8th December 1950 for the use of the ground floor for the sorting and storage of second hand clothing. This was personal to the occupier with the permission expiring on 1st December 1953.
- 3.2 Planning permission was granted on 4th February 1982 for the construction of a roof extensions for use as a bedroom and playroom.
- 3.3 Planning permission was granted on 19th March 1991 for the erection of an additional storey at second floor level and erection of a conservatory at rear ground floor level and other elevational alterations.
- 3.4 Planning permission was granted on 26th January 1995 for the erection of an additional storey at second floor level, a conservatory at rear ground floor level and other elevational alterations. This was a variation to the scheme approved in 1991.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main consideration is the effect of rendering the front of the house on its architectural character and that of the mews street in which it is located, and whether the proposal would preserve or enhance the character or appearance of the Hans Town Conservation Area.
- 4.2 The relevant policies are included within the 'Conservation and Development' Chapter of the Unitary Development Plan and the proposed modifications thereto, in particular Policies CD44a, CD47, CD48, CD52 and CD53.

- 4.3 Pavilion Road is described in the Hans Town Conservation Area proposals statement as appearing like a mews road, with elevations consisting of a tight rhythm of individual mews facades, each one subtly different from its neighbour in terms of design, colour and materials. A sense of uniformity of mews properties is more apparent at the southern end of the road. However, the frontages are united by their modest scale and appearance as well as a general adherence to mews facades.
- 4.4 The majority of the mews houses in Pavilion Road remain unrendered and also retain their original architectural details. The property which the applicants seek to copy, No. 150 is one of the least successful renovations in that it appears as a small town house with rendering, a decorative balconette and the earlier doors and windows have been removed.
- 4.5 At present, No. 154, which is finished in white paint over the brickwork retains the bressumer at ground floor level and the original window openings with brick arches over.
- 4.6 It is considered that the rendering of the building, obscuring the original bressumer and brick arches would detract to a significant extent from the mews like character of the street, and would set a precedent for further similar alterations. As such, it is considered that this alteration would fail to preserve the character or appearance of the Conservation Area. It consequently infringes Policies CD44a, CD47, CD48, CD52 and CD53.
- 4.7 By virtue of its harmful effect on the mews character of the street, where many properties still retain original architectural details which make a significant contribution to the character and appearance of this part of the Conservation Area, a refusal is considered to be justified in this case.

5.0 CONSULTATION

- 5.1 Occupiers of seven neighbouring properties in Pavilion Road and Cadogan Gate have been notified of the proposal.
- 5.2 To date, no representations have been received.

6.0 RECOMMENDATION

- 6.1 Refuse planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION