

COMMITTEE REPORT

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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

MEMBERS' PANEL

APP NO.PP/99/02564/CHSE/6/
AGENDA ITEM NO. 380

ADDRESS

82 Ladbroke Road,
Kensington, W11 3NU

APPLICATION DATED 15/12/1999

APPLICATION COMPLETE 21/12/1999

APPLICATION REVISED 05/01/2000 and
09/02/2000

Handwritten signature and date: 23/2

APPLICANT/AGENT ADDRESS:

Thorne & Thorne
Architect,
The Studio,
18 St. Peter's
Square,
London
W6 9AJ

CONSERVATION AREA Ladbroke CAPS Yes

ARTICLE '4' Yes WARD Norland

LISTED BUILDING NO

HBMC DIRECTION N/A

DELEGATED APPROVAL
24 FEB 2000

CONSULTED 69

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Mr & Mrs J Mulville

PROPOSAL:

Alterations including rebuilding of basement rear extension and the rear of the ground floor side extension and alterations to the front boundary wall.

RBK&C Drawing No(s): PP/99/02564, PP/99/02564/A and PP/99/02564/B
Applicant's drawing No(s): C99/6/KM/101, /102A, /107, /112, /201B, /202B, /203, /207B, /212B, /2001 and /2002; unnumbered A4 sheet entitled "1/50 Terrace Elevation of Kitchen"; C97/7/PAS/1011, /1014, /1103 and /5013A

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. **Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) the design of the proposed vehicular and pedestrian gates
 - (b) the design of the proposed trellis screen adjoining No. 84 Ladbroke Road. (C011)
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)
4. **Full particulars of the following shall be submitted to, and approved in writing by, the Local Planning Authority before the development hereby permitted commences, and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) a landscaping and tree/shrub planting scheme to include two trees to the rear garden of specified size and species ;
 - (b) which trees/shrubs are to be retained;
 - (c) a hard landscaping scheme, including any paths and the surfacing materials to be used;
 - (d) any walls, fences, railings, gates, or other boundaries or enclosures. (C016)
Reason - To ensure the appearance of the development is satisfactory, and to safeguard the amenity of the area. (R016)

- 5. **All planting, seeding and turfing, forming part of the approved details of landscaping, shall be carried out in the first planting and seeding season following the first occupation of the development or the completion of the development whichever is the sooner and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives its written consent to any variation. (C018)**
Reason - To protect the amenity of the area. (R018)

- 6. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**
Reason To preserve and enhance the character and appearance of the Conservation Area. (R072)

- 7. **No water tank, lift motor room, or other roof structure, shall be erected which rises above the level of the roof hereby approved. (C077)**
Reason - To safeguard the appearance of the building. (R077)

- 8. **The railings to the roof terrace hereby permitted shall be painted black, and so maintained. (C082)**
Reason - To safeguard the appearance of the building. (R082)

- 9. **All new windows and external doors shall be timber framed, painted white or such other colour as the Executive Director, Planning and Conservation shall agree in writing, and be so maintained.**
Reason To preserve and enhance the character and appearance of the Conservation Area. (R072)

INFORMATIVES

- 1. I09
- 2. I10
- 3. I11
- 4. I21
- 5. I30
- 6. This permission conveys no consent for the structure at the end of the rear garden shown on Drawing No. C99/6/KM/201B, for which a separate town planning application may be required.

1.0 THE SITE

- 1.1 No. 82 is located on the northern side of Ladbroke Road between the junctions with Lansdowne Road and Clarendon Road.
- 1.2 It is a semi-detached house of basement, three storeys and mansard, of Victorian classical style. It forms a matching pair with No. 80. A similar pair of properties exists at No. 84-86. All four properties feature original curved rear bays on basement, ground, first and second floor levels.
- 1.3 The property is a single family dwelling.

2.0 PROPOSALS

- 2.1 The following external works are proposed:-
 - 2.1.1 The rebuilding and reduction of the existing non-original rear basement extension. The overall projection would be reduced by approximately 2 metres and the width by 0.5 metres. The plan form would be amended from rectangular to curved. The elevations would be simple glazed double doors set between metal columns. A terrace would be recreated on the roof using traditional railings to match those original to the rear ground floor elevation.
 - 2.1.2 The rebuilding and lowering of the rear elevation of the ground floor side extension, with amended design featuring projecting French windows and fanlight.
 - 2.1.3 The alteration of the front boundary wall involving the installation of a metal gate to the existing vehicular access entrance, the formation of a new pedestrian entrance gate opposite the existing entrance porch and the rebuilding of the intervening wall with piers and recessed panels to match the original wall at No. 80 Ladbroke Road.
 - 2.1.4 The replacement of non-original metal balustrading to the rear first floor windows by railings to match those original to the rear ground floor.
 - 2.1.5 The scheme also includes alterations to fenestration in the front basement and rear first and second floors, the extension of the rear ground floor balcony to run around the curved bay, and alterations to the front basement well involving the provision of a ramp and the erection of railings. Except for the alterations to the front fenestration, these works fall within "permitted development".
- 2.2 The development involves the removal of five trees, three from the rear garden (a willow, birch and robinia) and two from the front garden (both prunus) adjoining the side boundary with No. 84.

2.3 In the front garden it is proposed to plant four trees on the front boundary and five along the side boundary. It is also proposed to create new planting beds within the existing fully paved front garden. At the rear four new trees are proposed.

3.0 RELEVANT PLANNING HISTORY

3.1 In 1983 planning permission was granted for the existing basement level rear "conservatory" extension.

3.2 In 1985 permission was granted for the forward extension of the basement side addition. This has been taken up.

3.3 In 1989 permission was granted, on appeal, for a mansard roof addition. It was taken up by partial implementation. Permission was granted in December 1999 for amendments to the design.

3.4 In 1992 planning permission was granted for the erection of a single storey side extension at upper ground floor. This was part implemented and is now being completed.

3.5 On 27th October 1995 planning permission was granted for alterations to the front boundary wall at No. 82 and 84 involving (at No. 82) similar alterations to those now proposed, except that proposed detailing was to match the existing non-original treatment. This planning permission was not taken up but remains valid.

4.0 PLANNING CONSIDERATIONS

4.1 The issues in this case are considered to be the effects of the proposed development upon the appearance of the building, the character and appearance of the Ladbroke Conservation Area and the effect upon trees on the site.

4.2 Relevant U.D.P. Policies are contained in Chapter 4 and include:-

- CD25 (standards of design)
- CD41 (rear extensions)
- CD44 (alterations)
- CD52 (preservation or enhancement of conservation area character or appearance)
- CD53 (standards of design and compatibility with surroundings in conservation areas)
- CD72 - CD76 (tree preservation and planting).

4.3 No implications for neighbours' light or privacy are seen to arise in this case.

4.4 The alterations to the basement rear extension would enhance the appearance of the building by reducing the projection and width of this large extension and

giving its elevational treatment a lighter appearance, so reducing the impact upon the premises' curved rear bay.

- 4.5 The other elevational changes are considered sympathetic to the appearance of the building.
- 4.6 The alterations to the front boundary wall are similar to those approved in 1995 but are an improvement in terms of detailing and are to be welcomed.
- 4.7 The Council's Arboriculturist raises no objection to the removal of the five trees, subject to appropriate replanting. He considers that the replacement trees proposed in the front garden, i.e. nine Paper Barked Birch, would exceed the amenity value of the two plum trees. He advises that only the willow in the rear garden is of sufficient size to be of landscape value, but it is located only seven metres from the rear of the house and its presence limits scope to landscape the garden. Replacement by two trees of suitable size and species would be acceptable. A condition is recommended in this respect.
- 4.8 The proposals are considered to comply with the policies referred to at paragraph 4.2 above.

5.0 PUBLIC CONSULTATION

- 5.1 Sixty nine addresses in Ladbroke Road, Lansdowne Road and Clarendon Road were notified of the proposal.
- 5.2 One objection has been received, from the Ladbroke Association, who comment that it is very hard to judge the design from the drawings but the curvilinear design of the back extension and garden could be very attractive. They query how it would affect the neighbours. They consider the proposed hardstanding for three cars excessive with the removal of three trees.

The proposed design is considered to be an enhancement of the building's appearance. The scheme would not affect the neighbours since it involves reduction in the size of the extension and associated roof terrace. The front garden is at present fully paved. The scheme creates new planting beds, reducing the hard landscaped area. There would be no increase in car hardstanding. The removal of trees would be compensated by new planting and is considered acceptable.

6.0 RECOMMENDATION

- 6.1 Grant planning permission.

**M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**