

COMMITTEE REPORT

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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/04/01025 /NB
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

Ground and Lower
Ground Floor
Maisonette, 28
Bolton Gardens,
London, SW5 0AQ

APPLICATION DATED 15/04/2004

APPLICATION REVISED

APPLICATION COMPLETE 07/05/2004

APPLICANT/AGENT ADDRESS:

Dr. Claudia
Linnenkohl Davies,
28 Bolton Gardens,
London,
SW5 0AQ

CONS. AREA 11B CAPS Yes

ARTICLE '4' No WARD REB

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:

pe

**ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION**

Date: 02/07/2004

DELEGATED

APP NO. PP/04/01025/CHSE

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

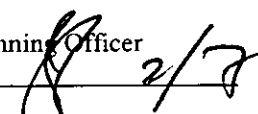
Class - 8th Schedule development

RECOMMENDED DECISION: Grant planning permission

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.


Exec. Director, Planning and Conservation

hous
Head of Development Control


Area Planning Officer

ADDRESS OF SITE:

**Ground and Lower Ground
Floor Maisonette, 28 Bolton
Gardens, London, SW5 0AQ**

APPLICATION DATED

15/04/2004

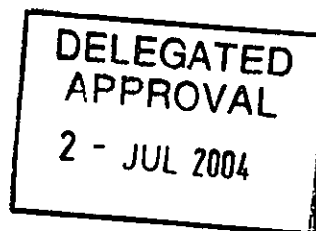
APPLICATION COMPLETE

07/05/2004

APPLICANT/AGENT ADDRESS:

Dr. Claudia Linnenkohl Davies,
28 Bolton Gardens,
London,
SW5 0AQ

APPLICANT: Dr. Claudia Linnenkohl Davies,



CONS AREA
Courtfield

CAPS Yes

ART '4' No

WARD Redcliffe

LISTED BUILDING No

ENG. HERITAGE

CONSULTED 44

OBJ. 0

SUP. 0

PET. 0

PROPOSAL: Extension of existing rear balcony and provision of metal staircase to garden level. Minor fenestration alterations at rear lower ground floor level to provide two French doors.

RBK&C Drawing No(s): PP/04/01025

Applicant's Drawing No(s) Location Plan, plans as existing, CD/05 and photographic record received 27/04/2004.

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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 Executive Director, Planning and Conservation. (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. **The railings to the balcony extension hereby permitted shall match those of the existing balcony in terms of design and materials and both the railings and garden stairs shall be painted black and so maintained..**
Reason - To preserve and enhance the character and appearance of the Conservation Area.

4. **The French ^WWindows at rear lower ground floor level hereby approved shall be single glazed and timber framed, and so maintained. (C075)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

INFORMATIVES

1. I09
2. I10
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4. I21
5. I30

DELEGATED REPORT PP/04/01025

1.0 THE SITE

- 1.1 This application relates to a lower ground floor and ground floor maisonette within a north facing, four-storey plus mansard roof mid-terraced property on the residential Bolton Gardens. Whilst not listed, the property does however lie within the Courtfield Conservation Area.

2.0 THE PROPOSAL

- 2.1 The proposal seeks planning permission for the extension of an existing metal balcony across the full width of the rear facing elevation, the provision of new metal staircase from the balcony to garden and minor fenestration alterations at lower ground floor level to change an existing window into a French door and the replacement of an existing solid door with an additional French door.

3.0 HISTORY

- 3.1 The property was sub-divided into flats at some point in the past. In December 1995, permission and conservation area consent was granted for the replacement of a rear metal balcony at ground floor level under reference TP/95/2360 and TP/95/2361.
- 3.2 In February 2003, planning permission was granted under reference PP/02/2856 for the erection of an extension to the rear wing up to third floor level and minor alterations to the rear roof slope of the mansard.
- 3.3 Planning permission was granted in April 2003 for the erection of a single storey side extension at a separate lower ground floor level flat (28e) under reference PP/02/2906.
- 3.4 Similar balconies have been granted planning permission at Nos.26 (Nov 94), No.27 (July 02), and No.29 (Aug 89).

4.0 PLANNING CONSIDERATIONS

- 4.1 The main issues for consideration are the impact of the proposal on the appearance of the property, on the character and appearance of the Conservation Area, and on the amenities of neighbouring occupiers. With regard to the above, it is therefore considered that the relevant policies within the UDP are CD27, CD35, CD50, CD61 and CD62. Guidance laid out within the Courtfield Conservation Area Proposals Statement is also relevant.
- 4.2 A feature of this part of Bolton Gardens is the number and degree of balconies to rear elevations at upper ground floor level. Of particular relevance is the granting of similar balconies at this level at numbers 26, 27, and 29 Bolton Gardens. The proposal involves extending the existing balcony in width by a further 2300mm, compatible with the existing balconies within the terrace. Given also the proposed use of railings to match the existing balcony, it is considered that the balcony and railings are visually acceptable and would not

● be harmful to the property, the terrace or the conservation area.

4.3 Similarly, due to the degree of mutual overlooking of gardens afforded from the various existing balconies along this part of Bolton Gardens, including at No.29 which shares a boundary with the site, the proposed extension of the balcony and the proposed metal staircase leading to the garden area would have no adverse impact on residential amenity significantly greater than that which exists at present in terms of overlooking and loss of privacy to neighbouring properties.

4.4 Lastly, with regard to the proposed alterations of fenestration details, given the location of these rear facing openings and the limited degree of alterations proposed, it is considered that these minor additional alterations would not have a material detrimental impact upon the original character of the house, or upon the wider conservation area.

5.0 CONSULTATIONS

5.1 In total, the residents of 43 neighboring properties were contacted with regard to the proposal. No representations have been received.

6.0 RECOMMENDATION

6.1 With regard to the above, it is considered that the proposal is acceptable and would comply with the adopted policies within the UDP. A recommendation of conditional planning permission is therefore made.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/04/01025 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: NB
Report Approved By: JT/LAWJ *LAWJ*
Date Report Approved: *2/7/04*