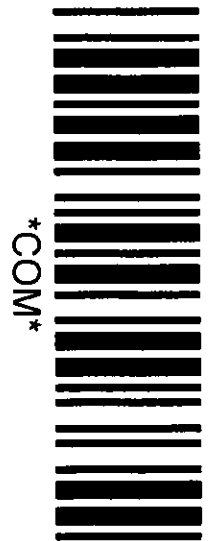


**ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA**

**DOCUMENT SEPARATOR**

**DOCUMENT TYPE:**

**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/02/00364  
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

Upper Floor, 25  
Campden Hill  
Gardens, London,  
W8 7AX

APPLICATION DATED 15/02/2002

APPLICATION REVISED

APPLICATION COMPLETE 22/02/2002

APPLICANT/AGENT ADDRESS:

Mr. P. Price,  
Marylebone Associates,  
24 Holborn  
Viaduct,  
London  
EC1A 2BN

CONS. AREA 6 CAPS Yes

ARTICLE '4' No WARD I

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:

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**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA  
MEMORANDUM - SECTION 101 - LOCAL GOVERNMENT ACT, 1972**

To: Chief Administrative Officer (Planning) Date: 03 April 2002  
From: The Executive Director, Planning & Conservation Our Ref: PP/02/00364

Application Date: 15/02/2002 Complete Date: 22/02/2002  
Revised Date:

Agent: Mr. P. Price, Marylebone Associates, 24 Holborn Viaduct, London EC1A 2BN

Address: Upper Floor, 25 Campden Hill Gardens, London, W8 7AX

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 Class - Listed building consent for above Classes.

Class - shop fronts Class - Conservation area consent

Class - conversion from non s/c dwellings etc Class - approval of facing materials

Class - amendments as required by T.P. Committee Class - grant of planning permission for a change from one kind of non-residential use to another non-residential use except where this would involve the loss of a shop in a

Principal core shopping frontage.

Class - grant or refuse certificates of Lawful development under Class - grant permission license or no objection

Class - Crossover under S.108 of the Highways Act 1980 Sections 73, 74, 138, 143, 152, 153, 177 & 180 of the Highways Act

Consent under T&CP Control of Advertisement Regulations 1984-90; incl. refusal of consent for Reg. 15 applications.

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Erection of a roof extension with glazed sides on existing roof terrace.

**RECOMMENDED DECISION Refuse planning permission**

RBK&C drawing(s) No. PP/02/00364

Applicant's drawing(s) No. CHG/1, CHG/2, CHG/3, CHG/4 and 2 A4 sheets of photo-montage.

**Number of Objections - 0**

I hereby determine and refuse 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

Head of Development Control

Area Planning Officer

*[Handwritten signature]*  
8/4/02

*[Handwritten signature]*  
8/4/02

*[Handwritten signature]*  
4/4/02

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**REASONS FOR REFUSAL**

1. **The roof extension, by reason of its location, bulk, height, design and materials, would be harmful to the appearance of the building and the conservation area. It would be contrary to the Council's Unitary Development Plan policies, in particular CD25, CD38, CD39, CD42, CD44, CD44a, CD52 and CD53.**

**INFORMATIVES**

1. You are advised that a number of relevant policies of the Unitary Development Plan and proposed alterations thereto were used in the determination of this case, in particular, Policies CD25, CD38, CD39, CD42, CD44, CD44a, CD52 and CD53.  
(151)

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**1.0 THE SITE**

- 1.1 The application relates to a five storey property which is attached to the adjoining terrace in Campden Hill Gardens. The property is used as residential flats and this application relates to the top floor flat.
- 1.2 The property is not listed, but it lies within the Kensington Conservation Area.

**2.0 THE PROPOSAL**

- 2.1 It is erect a roof extension to the property. The property has an existing roof extension with recessed terrace and the proposed roof extension would be erected on this terrace. It would have glazed sides and a GRP roof.

**3.0 PLANNING CONSIDERATIONS**

- 3.1 The relevant policies for consideration are as follows:

- CD25 (Design);
- CD38 and CD39 (Roof Alterations);
- CD42 (Conservatories);
- CD44 (Alterations);
- CD44a (Small scale Alterations);
- CD52 and CD53 (Conservation Areas).

- 3.2 Policy CD38 is to normally resist roof level alterations on buildings which are higher than surrounding buildings or those buildings which already have an additional storey or mansard. Policy CD39 is to permit additional storeys and alterations where the alterations are architecturally sympathetic to the age and character of the building and would not harm its appearance.
- 3.3 Within the Conservation Area Proposals Statement the roofline is designated as Category 2. This category covers properties where "additional storeys would be inappropriate but where existing top floors are sufficiently varied enough for alterations leading to significant improvements". The Conservation Area Proposals statement specifically states that "adaptations which alter the profile of the roof are not acceptable under this category and will be treated as additional storeys by the Council."
- 3.4 This property is at the end of a terrace. It is a very prominent building on the submit of Campden Hill which is visible in long views from Campden Hill Road and Kensington Place. Planning permission was granted in 1985 for a mansard roof. The structure, as built, includes a recessed roof terrace set within the centre of the roof. It is proposed to erect an extension within this central roof terrace. This would protrude 1.5 m above the height of the existing roof ridge and above the parapet of the gable to Aubrey Walk. It would be constructed in aluminium and glass with a slate colour GRP roof.

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- 3.5 In principle the raising of the roof is not welcomed. This property is already higher than its neighbours and it has an existing roof extension. The proposed addition would be protrude above the height of the existing roof extension contrary to Policy CD38. It would be clearly visible from public vantage points as well as from surrounding buildings and due to the position of the property on the hill, it would appear very prominent. The extension is considered to be an alien addition which would be out of character with the rest of the building contrary to Policy CD39.
- 3.6 In addition, the proposed design and materials of the structure are akin to a conservatory which at roof level is considered to be inappropriate and contrary to Policy CD42 which is to resist conservatories if located at roof level. Due to the large amount of glazing, the roof addition would appear to be particularly prominent at night.
- 3.7 It is considered that the proposed extension would be harmful to the appearance of the building and to the conservation area. It is considered to be contrary to Policies CD52 and CD53 which aim to preserve and enhance the character and appearance of the Borough's conservation areas.
- 3.8 It is not considered that the proposal will cause any harm to the amenity of neighbouring properties.

4.0 **PUBLIC CONSULTATION**

4.1 Seven properties have been consulted.

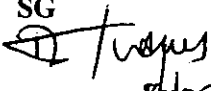
5.0 **RECOMMENDATION**

5.1 Refuse Planning Permission.

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

**Background Papers**

**The contents of file PP/02/00364 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

Report Prepared By: SG  
Report Approved By:   
Date Report Approved: 8/4/02