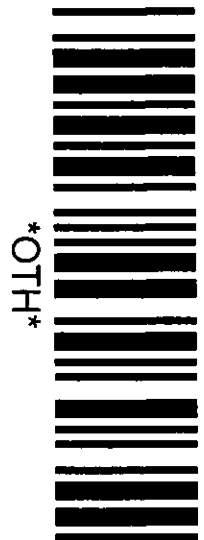


ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

OTHER



\*OTH\*

PLANNING SERVICES APPLICATION

CONSULTATION SHEET

6

APPLICANT:

Julian Arendt Associates,  
17A Pindock Mews,  
London  
W9 2PY

APPLICATION NO: PP/02/01395

APPLICATION DATED: 20/06/2002

DATE ACKNOWLEDGED: 26 June 2002

APPLICATION COMPLETE: 25/06/2002

DATE TO BE DECIDED BY: 20/08/2002

SITE: Flat 4, 16 Addison Crescent, London, W14 8JR  
PROPOSAL: Erection of mansard roof extension.

ADDRESSES TO BE CONSULTED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

AS PP/02/0683 (re-submission)  
- incl objections

CONSULT STATUTORILY

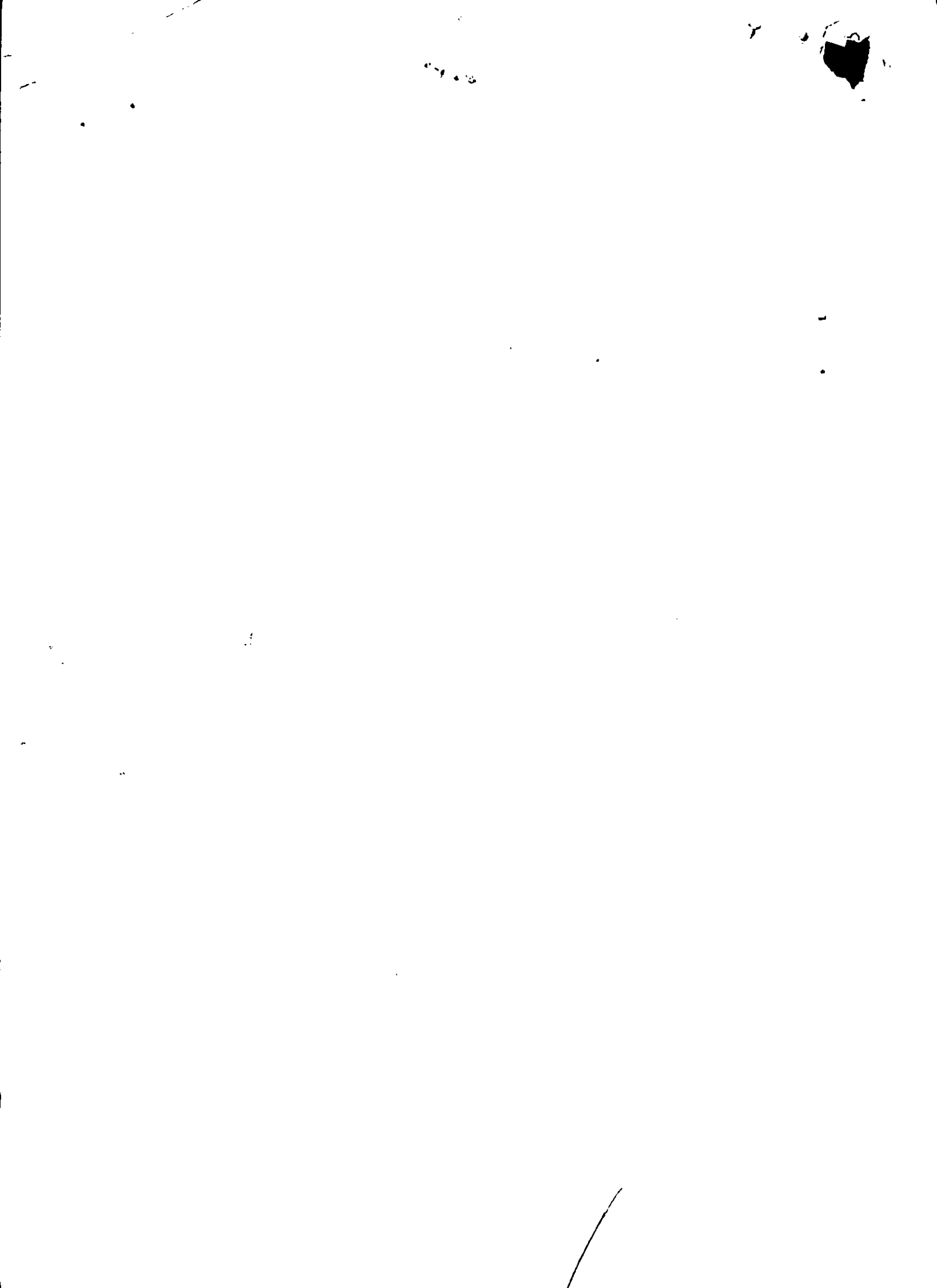
- English Heritage Listed Bdgs - CATEGORY: ....
- English Heritage Setting of Bdgs Grade I or II ....
- English Heritage Demolition in Cons. Area ....
- Demolition Bodies ....
- DoT Trunk Road - Increased traffic ....
- DoT Westway etc., ....
- Neighbouring Local Authority ....
- Strategic view authorities ....
- Kensington Palace ....
- Civil Aviation Authority (over 300') ....
- Theatres Trust ....
- National Rivers Authority ....
- Thames Water ....
- Crossrail ....
- LRT/Chelsea-Hackney Line ....
- Victorian Society ....
- DTLR Dept. Transport Loc.Gov.& Regions .....

ADVERTISE

- Effect on CA
- Setting of Listed Building
- Works to Listed Building
- Departure from UDP
- Demolition in CA
- "Major Development"
- Environmental Assessment
- No Site Notice Required
- Notice Required other reason
- Police
- L.P.A.C
- British Waterways
- Environmental Health
- GLA - CATEGORY: .....
- Govt. Office for London .....
- Twentieth Century Society .....

37  
NE  
27.06

✓ NE  
27.6



7

1. FILE COPY

1

2. THE OCCUPIER

11 ADDISON CRESCENT  
KENSINGTON  
W14

3. THE OCCUPIER

12 ADDISON CRESCENT  
KENSINGTON  
W14

4. THE OCCUPIER

13 ADDISON CRESCENT  
KENSINGTON  
W14

5. THE OCCUPIER

FLAT 1  
16 ADDISON CRESCENT  
KENSINGTON  
W14

6. THE OCCUPIER

FLAT 2  
16 ADDISON CRESCENT  
KENSINGTON  
W14

7. THE OCCUPIER

FLAT 3  
16 ADDISON CRESCENT  
KENSINGTON  
W14

8. THE OCCUPIER

FLAT 1  
85 HOLLAND ROAD  
KENSINGTON  
W14

9. THE OCCUPIER

FLAT 2  
85 HOLLAND ROAD  
KENSINGTON  
W14

10. THE OCCUPIER

FLAT 3

85 HOLLAND ROAD  
KENSINGTON  
W14  
11. THE OCCUPIER  
FLAT 4  
85 HOLLAND ROAD  
KENSINGTON  
W14  
12. THE OCCUPIER  
FLAT 5  
85 HOLLAND ROAD  
KENSINGTON  
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13. THE OCCUPIER  
FLAT 6  
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FLAT 7  
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KENSINGTON  
W14  
15. THE OCCUPIER  
FLAT 8  
85 HOLLAND ROAD  
KENSINGTON  
W14  
16. THE OCCUPIER  
FLAT A - BSMT  
87 HOLLAND ROAD  
KENSINGTON  
W14  
17. THE OCCUPIER  
87 HOLLAND ROAD  
KENSINGTON  
W14  
  
18. THE OCCUPIER  
FLAT A  
89 HOLLAND ROAD  
KENSINGTON  
W14  
19. THE OCCUPIER  
FLAT 2  
89 HOLLAND ROAD  
KENSINGTON  
W14  
20. THE OCCUPIER  
FLAT 3

A handwritten number '8' enclosed within a hand-drawn oval shape, located in the upper right corner of the page.

89 HOLLAND ROAD  
KENSINGTON

W14

21. THE OCCUPIER  
FLAT 4

89 HOLLAND ROAD  
KENSINGTON

W14

22. THE OCCUPIER  
FLAT 5

89 HOLLAND ROAD  
KENSINGTON

W14

23. THE OCCUPIER  
FLAT 6

89 HOLLAND ROAD  
KENSINGTON

W14

24. THE OCCUPIER  
1ST FLOOR FLAT

91 HOLLAND ROAD  
KENSINGTON

W14

25. THE OCCUPIER  
2ND FLOOR FLAT

91 HOLLAND ROAD  
KENSINGTON

W14

26. THE OCCUPIER  
GRND FLOOR FLAT

91 HOLLAND ROAD  
KENSINGTON

W14

27. THE OCCUPIER  
BSMT FLAT

91 HOLLAND ROAD  
KENSINGTON

W14

28. THE OCCUPIER  
BSMT FLAT

92 HOLLAND ROAD  
KENSINGTON

W14

29. THE OCCUPIER  
GRND FLOOR FLAT

92 HOLLAND ROAD  
KENSINGTON

W14

30. THE OCCUPIER  
1ST FLOOR FLAT

9

10

92 HOLLAND ROAD  
KENSINGTON

W14

31. THE OCCUPIER  
2ND FLOOR FLAT

92 HOLLAND ROAD  
KENSINGTON

W14

32. THE OCCUPIER  
2ND FLOOR FLAT - REAR

92 HOLLAND ROAD  
KENSINGTON

W14

33. THE OCCUPIER  
3RD FLOOR FLAT - REAR

92 HOLLAND ROAD  
KENSINGTON

W14

34. THE OCCUPIER  
3RD FLOOR FLAT

92 HOLLAND ROAD  
KENSINGTON

W14

35. THE OCCUPIER  
FLAT A

94 HOLLAND ROAD  
KENSINGTON

W14

36. THE OCCUPIER  
FLAT B

94 HOLLAND ROAD  
KENSINGTON

W14

37. THE OCCUPIER  
FLAT C

94 HOLLAND ROAD  
KENSINGTON

W14

38. THE OCCUPIER  
FLAT D

94 HOLLAND ROAD  
KENSINGTON

W14

TP

SHEET 1 OF 1. PP021395

# DEVELOPMENT CONTROL TECHNICAL INFORMATION

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

ADDRESS ~~16 ADDISON CRESCENT~~

FLAT 4

16 ADDISON CRESCENT.

POLLING DISTRICT HAB

- |     |  |        |  |
|-----|--|--------|--|
| HB  | Buildings of Architectural Interest          | LSC    | Local Shopping Centre                          |
| AMI | Areas of Metropolitan Importance             | AI     | Sites of Archeological Importance              |
| MDO | Major Sites with Development Opportunities   | SV     | Designated View of St. Paul's from Richmond    |
| MOL | Metropolitan Open Land                       | SNCI   | Sites of Nature Conservation Importance        |
| SBA | Small Business Area                          | REG 7  | Restricted size and use of Estate Agent Boards |
| PSC | Principal Shopping Centre (Core or Non-core) | ART IV | Restrictions of Permitted Development Rights   |

Conservation Area	HB	CPO	TPO	AMI	MDO	MOL	SBA	Unsuitable for Diplomatic Use	PSC		LSC	AI	SV	SNCI	REG 7	ART IV	
									C	N							
5			10/14 KIT ✓														

	Within the line of Safeguarding of the Proposed Chelsea/Hackney underground line
	Within the line of Safeguarding of the Proposed Eastwest/Crossrail underground line

Density	
Site Area	
Habitable Rooms Proposed	
Proposed Density	

Plot Ratio	
Site Area	
Zoned Ratio	
Floor Area Proposed	
Proposed Plot Ratio	

<b>Daylighting</b>	Complies	
	Infringes	

<b>Car Parking</b>	Spaces Required	
	Spaces Proposed	

**Notes:**



16 & 16A ADDISON CRESCENT

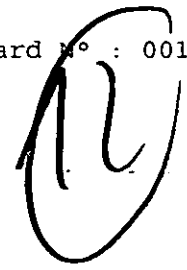
Property Card No : 0011 021 00

Sitename :

Comment :

TP Arch/History : 36108 H2612 - - - - PP021395

See Also :



Xref :

Notes :

TP No PP/02/0683 Brief Description of Proposal 1 of 1

ERECTION OF A MANSARD ROOF EXTENSION. (FLAT 4/16)

Received 26/03/2002 Decision & Date

Completed 02/04/2002 Refused 28/05/2002

Revised

MEMORANDUM

13

**TO: FOR FILE USE ONLY.**

**From: EXECUTIVE DIRECTOR  
PLANNING & CONSERVATION**

**My Ref: PP/02/01395/JW**

**CODE A1**

**Room No:**

**Date: 27 June 2002**

**DEVELOPMENT AT:**

**Flat 4, 16 Addison Crescent, London, W14 8JR**

**DEVELOPMENT:**

**Erection of mansard roof extension.**

The above development is to be advertised under:-

1. Section 73 of the Planning (Listed Buildings and Conservation Areas) Act 1990  
(development affecting the character or appearance of a Conservation Area or  
adjoining Conservation Area)

**M.J. French**

Executive Director, Planning & Conservation

---

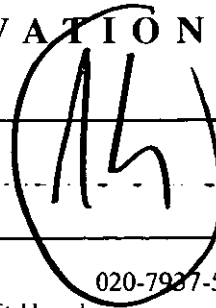
# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

---

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

---



---

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

## FILE COPY

1 2079/ 2080

020-7361- 2079/ 2080

020-7937-5464

Switchboard:

Extension:

Direct Line:

Facsimile 020-7361-3463

Date: 27 June 2002

---

My reference: Your reference:  
My Ref: DPS/DCC/PP/02/01395/JW

Please ask for:  
Planning Information Office

Dear Sir/Madam,

## TOWN AND COUNTRY PLANNING ACT 1990

### **Proposed development at: Flat 4, 16 Addison Crescent, London, W14 8JR**

Brief details of the proposed development are set out below. Members of the public may inspect copies of the application, the plans and any other documents submitted with it. The Council's Planning Services Committee, in considering the proposal, welcomes comments either for or against the scheme. Anyone who wishes to make representations about the application should write to the Council at the above address **within 21 days** of the date of this letter. Unfortunately, the Council does not have the resources to advise objectors of the Committee date, and you should telephone for further information.

### **Proposal for which permission is sought**

**Erection of mansard roof extension.**

**Applicant Mr. N. Archdale, Flat 4, 16 Addison Crescent, London W14 8JR**

**Yours faithfully**

**M. J. FRENCH**

**Executive Director, Planning and Conservation**

### WHAT MATTERS CAN BE TAKEN INTO ACCOUNT

When dealing with a planning application the Council has to consider the policies of the Borough Plan, known as the Unitary Development Plan, and any other material considerations. The most common of these include (not necessarily in order of importance):

- The scale and appearance of the proposal and impact upon the surrounding area or adjoining neighbours;
- Effect upon the character or appearance of a Conservation Area;
- Effect upon the special historic interest of a Listed Building, or its setting;
- Effect upon traffic, access, and parking;
- Amenity issues such as loss of Sunlight or daylight, Overlooking and loss of privacy, Noise and disturbance resulting from a use, Hours of operation.

15

### WHAT MATTERS CANNOT BE TAKEN INTO ACCOUNT

Often people may wish to object on grounds that, unfortunately, cannot be taken into account because they are not controlled by Planning Legislation. These include (again not in any order of importance):

- Loss of property value;
- Private issues between neighbours such as land covenants, party walls, land and boundary disputes, damage to property;
- Problems associated with construction such as noise, dust, or vehicles (If you experience these problems Environmental Services have some control and you should contact them direct);
- Smells (Also covered by Environmental Services);
- Competition between firms;
- Structural and fire precaution concerns; (These are Building Control matters).

### WHAT HAPPENS TO YOUR LETTER

All letters of objection are taken into account when an application is considered. Revised drawings may be received during the consideration of the case and normally you will be informed and given 14 days for further response. Generally planning applications where 3 or more objections have been received are presented to the Planning Services Committee which is made up of elected Ward Councillors. Planning Officers write a report to the Committee with a recommendation as to whether the application should be granted or refused. Letters received are summarised in the report, and copies can be seen by Councillors and members of the public, including the applicant. The Councillors make the decisions and are not bound by the Planning Officer's recommendation. All meetings of the Committee are open to the public.

If you would like further information, about the application itself or when it is likely to be decided, please contact the Planning Department on the telephone number overleaf.

### WHERE TO SEE THE PLANS

Details of the application can be seen at the Planning Information Office, 3rd floor, Town Hall, Hornton Street W.8. It is open from 9am to 4.45pm Mondays to Thursdays (4pm Fridays). A Planning Officer will always be there to assist you.

In addition, copies of applications in the Chelsea Area (SW1, SW3, SW10) can be seen at The Reference Library, Chelsea Old Town Hall, Kings Road SW3 (020 7361 4158), for the Central Area (W8, W14, SW5, SW7) can be viewed in the Central Library, Town Hall, Hornton Street, W.8. and applications for districts W10, W11 and W2 in the North of the Borough can be seen at The Information Centre, North Kensington Library, 108 Ladbroke Grove, London W11 (under the Westway near Ladbroke Grove Station 020 7727-6583). Please telephone to check the opening times of these offices.

If you are a registered disabled person, it may be possible for an Officer to come to your home with the plans. Please contact the Planning Department and ask to speak to the Case Officer for the application.

**PLEASE QUOTE THE APPLICATION REFERENCE NUMBER ON YOUR REPLY**

16

THE ROYAL BOROUGH OF

# NOTICE OF A PLANNING APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990



Notice is hereby given the Royal Borough of Kensington and Chelsea Council have received an application:

KENSINGTON AND CHELSEA

~~(a) for development of land in or adjacent to a Conservation Area.~~

Details are set out below.

Members of the public may inspect copies of the application, the plans and other documents submitted with it at:

The Planning Information Office, 3rd floor, The Town Hall, Hornton Street, W8 7NX between the hours of 9.15 and 4.45 Mondays to Thursdays and 9.15 to 4.30 Fridays;

For applications in the Chelsea area: The Reference Library, Chelsea Old Town Hall, Tel. 0171-361-4158.

For postal areas W10, W11 and W2: The 1st floor, North Kensington Library, 108 Ladbroke Grove, W11, Tel. 0171-727-6583.

Anyone who wishes to make representations about this application should write to the Executive Director of Planning and Conservation at the Town Hall (Dept. 705) within 21 days of the date of this notice.

## SCHEDULE

Reference: PP/02/01395/JW

Date: 05/07/2002

Flat 4, 16 Addison Crescent, London, W14 8JR

Erection of mansard roof extension.

**APPLICANT** Mr. N. Archdale,

*lamp post 577*

**Bell, Hilary: PC-PlanSvc**

---

**From:** Titcombe, Heidi: CP-Legal  
**Sent:** 16 August 2002 17:25  
**To:** Bell, Hilary: PC-PlanSvc  
**Subject:** RE: Roof Categories in Conservation Areas

17

Hilary,

I have considered the Holland Park conservation area proposals statement adopted in October 1989, in light of your inquiry.

I consider the applicant's argument does have some merit because Category 1 specifically applies where there is to be no change to the roof or dormers, whereas category 2 properties indicates changes will be allowed provided they will not amount to additional storeys.

Having said that the Statement does make it clear that the following categories are only "**intended to give some guidance as to where roof extensions are likely to be favourably or unfavourably viewed**". Consequently you may be able to argue that the Council must always consider the overriding principle as to whether the new roof will or will not preserve and enhance the conservation area. So this could give you some flexibility to negotiate with the applicant. I am not sure that you can insist that the replacement actually has to "**Match**" the original however, because the statement does say that category 2 areas only have to be "**in character with the original**". I consider this does not mean, they actually have to "match" the original.

I know this is not what you want to hear, but I hope this does clarify the situation.

Heidi

-----Original Message-----

**From:** Bell, Hilary: PC-PlanSvc  
**Sent:** 14 August 2002 11:22  
**To:** Titcombe, Heidi: CP-Legal  
**Subject:** Roof Categories in Conservation Areas

Heidi,

RE: 16 ADDISON CRESCENT.

LeVerne has asked me to e-mail you with the following query.

I am dealing with an application for the addition of a new roof mansard to a property which lies within the Holland Park Conservation Area.

The removal of the original 19thc roof does not require planning or conservation area consent, which is regrettable.

However, planning permission will be required for a new roof, and we take the view that the only acceptable design would be a match of the original.

As the CAPS classifies the existing roof as Category 2, the applicants argue that 'if it was a really significant 19thc. roofscape it would be in category 1'.

Could you give a legal opinion on the wording of Categories 1 & 2, in the Holland Park Caps, it will assist me in preparing my response.

Many thanks

Hilary Bell

granted by the said Vendor [i.e. Lady Holland] of houses . . . built upon her Kensington Estate'.<sup>136</sup> Lady Holland had no children, and her constant need of money to maintain a social life in which she seemed to be trying to outvie even her illustrious mother-in-law<sup>137</sup> was probably the principal reason why she sold so much of the estate after Lord Holland's death.

The results of the speculations of Chambers and Bartley on the one hand and Beattie and Dowding on the other are not architecturally very distinguished. Most of the houses for which they were responsible reflect a number of ingenious permutations of the Italianate idiom but very little originality in design. The majority are three-storey terraced houses with semi-basements and are built of stocks or gault bricks with stucco dressings, except in Russell Gardens, which was begun in 1866, where red facing bricks are used above ground-floor shops. The frontages are generally twenty to twenty-five feet and each house is usually two bays wide. Virtually all have a porch and ground-floor bay window.

Of the builders employed by Chambers and Bartley, Charles Frederick Phelps appears to have had a more considerable influence than most and was probably of great assistance to the inexperienced Chambers. Nos. 1-15 (consec.) Russell Road, which were among the first houses to be built under Chambers's agreement, are of basically the same design as houses in Essex Villas on the Phillimore estate which Phelps had built a few years earlier, although there they are in pairs rather than terraced as in Russell Road. One of Phelps's favourite motifs, an elaborate triple window at first-floor level surmounted by a cornice with a segmental pediment over the wide centre light supported on consoles, reappears several times, even in houses for which he was not nominally responsible.\*

An interesting feature of the layout plan adopted by Chambers is that Nos. 1-43 (consec.) Elsham Road back on to Holland Road, with the result that the only gardens of these houses are in the front and that more care than usual has been taken with the rear elevations. This unusual arrangement was necessary if Elsham Road was to be fitted in between Holland Road and the railway land.

\* Other builders employed by Chambers and Bartley were William Thomas Angel of St. Pancras; Charles Martin Chambers, perhaps Charles Chambers's son; John Perry of Islington; Henry Saunders of Paddington; Samuel Toope Weekes and William Weekes of Kensal Green.<sup>138</sup>

The development by Beattie and Dowding shows greater variety than that by Chambers and Bartley, and two groups of houses built as part of their speculation provide a relief from the dominant classical style of house-building on the Holland estate. Nos. 40-94 (even) Holland Road (Plate 50c), together with No. 16 Addison Crescent, mark the somewhat belated introduction of Ruskinian motifs to the area, although expressed in a formal, symmetrical terrace of stock brick, with red brick relieving arches and bands, and stucco decoration. Three pairs of houses, two near the ends and one at the centre, are accentuated, with high gables and façades which project beyond the face of the remainder of the terrace. The result is that the terrace is classical in its proportions, while being Gothic in its ornamentation. No. 16 Addison Crescent, which is attached to No. 94 Holland Road, has attractive ironwork on the roof ridges. The first houses, in the centre of the terrace, were erected by Thomas Snowdon of St. Marylebone, builder, in 1870, but later other builders were involved, namely Walter Lethbridge and John Henry Adams, both of Paddington.<sup>139</sup>

Nos. 170-176 (even) Holland Road, south of the church of St. John the Baptist, have an ecclesiastical flavour with naturalistic carvings enriching the mouldings. No. 176 was built in 1872 as St. John's vicarage, although through lack of money it was not acquired for this purpose until after 1900; the architect was T. Lawrie, and the builder John Henry Adams.<sup>140</sup>

Beattie and Dowding were also the promoters of a different type of development in Lorne Gardens (fig. 18), where thirty-one small 'cottages' without gardens were built between 1870 and 1874 on a plot of ground originally intended for a mews, between the backs of houses in Upper Addison Gardens, Holland Park Avenue and Holland Road. The size of the houses in Lorne Gardens—smaller than most of the stables and coach-houses that were built in the vicinity—contrasts remarkably with the surrounding terraces, but they are of interest in design. An effective use was made of limited interior space by placing the staircases at the back, where in most cases they were originally top-lit because the rear elevations facing the gardens of the larger

EX DIR	HDC	TP	CAC	AD	GLU	AC	AM
R.B.	24 JUN 2002			PLANNING			
K.C.							
N	C	SW	SE	APP	IO	REC	
			ARB	F	RES	PRES	

19

**DELEGATED**  
19 AUG 2002  
**REFUSAL**



View from Holland Road Looking East



View from Addison Crescent Looking South

JULIAN ARENDT ASSOCIATES

10 The Peoples Hall  
2 Olaf Street  
London W11 4BE  
T/F 020 7221 9331

Project Residence of  
Mr Nick Archdale  
Flat Number 4,  
16 Addison Crescent  
London W14 8JR

Drawing Photographs

PP021395

Scale

2007/ PL08A



EX DIR	HDC	TP	CAC	AD	CLU	AO	AY
R.B.	24 JUN 2002			PLANNING			
K.C.							
N	C	SW	SE	APP	IO	RE	RES
			ARB	FP			

**70**  
**DELEGATED**  
 19 AUG 2002  
**REFUSAL**



View from Holland Road Looking East



View from Addison Crescent Looking South

JULIAN ARENDT ASSOCIATES

17a Pindock Mews  
 Little Venice  
 London W9 2PY  
 T/F 020 7286 9991

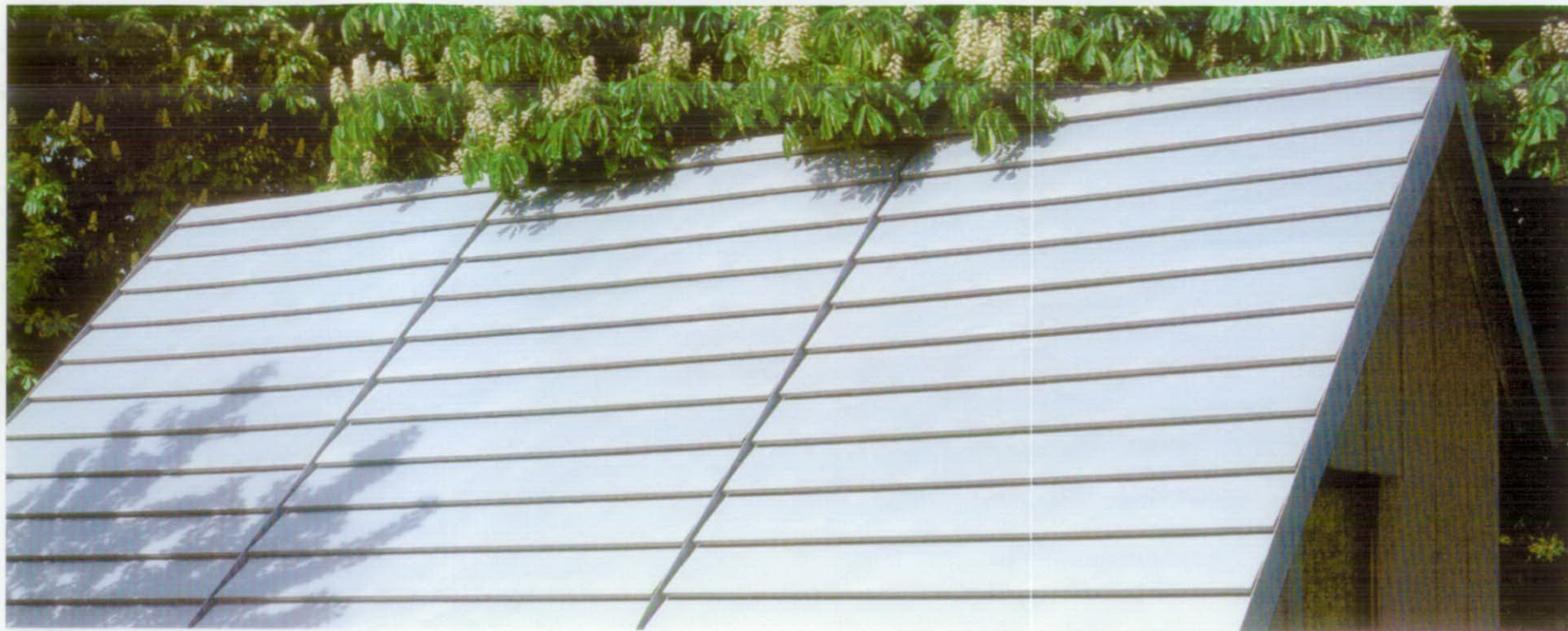
Project Residence of  
 Mr N Archdale  
 Flat Number 4  
 16 Addison Crescent  
 London W14 8JR

Drawing Photomontage Views

PP021395

Scale

2004/ PL 09A



Zinc Roof

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	24 JUN 2002			PLANNING		
<b>DELEGATED</b>				IO	REC	
19 AUG 2002				ARB	FPL	DES FEES
<b>REFUSAL</b>						



Traditional examples of zinc sheet roofing



JULIAN ARENDT ASSOCIATES

17a Pindock Mews  
 Little Venice  
 London W9 2PY  
 T/F 020 7286 9991

Project Residence of  
 Mr N Archdale  
 Flat Number 4  
 16 Addison Crescent  
 London W14 8JR

Drawing Material Images

PP 221395

Scale

2004/ PL 10A

**Site at  
Flat 4,  
16, Addison Crescent, W14.**

*JS*

**RBK&C Ref:**

**DPS/DCC/PP/02/1395/JW**

**O.D.P.M. Ref:**

**APP/K5600/A/02/1102764**

**Statement and  
Documents**

**Jonathan Wade**

**10th June 2003**

**Informal Hearing**



**KENSINGTON  
AND CHELSEA**

**THE ROYAL  
BOROUGH OF**

**THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA**

**FLAT 4, 16 ADDISON CRESCENT, W14 8JR**

Statement by the Royal Borough of Kensington and Chelsea relating to an appeal by Mr. N. Archdale under Section 78 of the Town and Country Planning Act 1990 against the refusal of planning permission at Flat 4, 16 Addison Crescent, W14 for the erection of a mansard roof extension.

Appeal to be decided by the Informal Hearing procedure.

DOE Ref: APP/K5600/A/02/1102764

Local Planning Authority ref: PP/02/1395

## CONTENTS

### STATEMENT OF CASE

1. Site Description
2. History of area
3. Relevant planning history and appeal proposal
4. Planning policy background.
5. The Council's case and Conclusions.

Appendices

## 1.0 SITE

- 1.1 No. 16 Addison Crescent is a 3 storey semi-detached property which was designed in conjunction with the adjacent property at No. 94 Holland Road. It was constructed as a single family dwelling but has since been divided into 4 flats.
- 1.2 The property is located within the Holland Park Conservation Area and it is included within the Addison area Conservation Area subgroup. This area with its Regency and Victorian houses is characterised by detached villas and terraces with their classically derived architecture set along leafy avenues.
- 1.3 The roof of No. 16 is a shallow hipped and pitched roof with turret design reminiscent of a French chateau and it has attractive ironwork on all its roof ridges. The roof was originally designed in conjunction with No. 94 Holland Road which has unfortunately lost its original roof which was rebuilt as a mansard sometime prior to 1950.
- 1.4 The property is sited at the junction of Holland Road, Addison Crescent and Holland Villas Road and therefore the roof has a reasonably prominent position and is open to public view on all sides.  
(appendix one)

## 2.0 HISTORY

- 2.1 The area between Holland Road and Addison Road including the east side of Holland Road was taken by John Beattie, the manager of the Temple bar branch of the Union Bank of London and Harry Dowding of Leicester Square and development began around 1870. The Survey of London, (XXXVII), Northern Kensington, (appendix two), comments that the development by Beattie and Dowding shows greater variety than other speculative builders by the names of Chambers and Bartley. Two groups of houses built as part of their speculation are considered to provide relief from the dominant classical style of house-building on the Holland Estate. Nos. 40-94 (even) Holland Road together with No. 16 Addison Crescent mark the introduction of Ruskinian motifs to the area, although expressed in a formal, symmetrical terrace of stock brick, with red relieving arches and bonds, and stucco decoration.
- 2.2 No. 16 is Gothic in its ornamentation and the Survey of London notes its attractive ironwork on the roof ridges.

## 3.0 Relevant Planning History and Appeal proposal

- 3.1 The erection of a mansard roof extension relating to Flat 4, 16 Addison Crescent was refused on 28th May 2002 on grounds that:-

"The design proposed is unacceptable in scale, form, detailing and materials and is therefore considered neither to preserve nor enhance the character of the Holland Park Conservation Area. The application is therefore considered to conflict with Unitary Development Plan policies, in particular CD25, CD38, CD52 and CD53"

(appendix three).

3.2 The application which is the subject of this appeal was submitted on 25th June-2002 and registered as complete on 25th June 2002. It was refused under delegated powers by the Executive Director, Planning and Conservation 19th August 2002.

3.3 It was refused on the following grounds:-

"The proposal would result in the loss of an attractive and original roof form which is considered to be in scale, proportion and character with the host dwelling and its replacement by a design which is both alien to the building and surrounding conservation area and contrary to Policies contained within the 'Conservation and Development' Chapter of the Unitary Development Plan in particular Policies CD25, CD38, CD39, CD48, CD52 and CD53". (appendix four - PP/02/1395)

3.4 A further application for the erection of a mansard roof extension was also submitted on 25th June 2002 which was an amended scheme to the one appealed. This was also refused on the 19th August 2002 on the following grounds:-

"The proposal would result in the loss of an attractive and original roof form which is considered to be in scale, proportion and character to the host dwelling and its replacement by a design which is unacceptable in scale, form and detailing. This would result in a design which is both alien to the building and the surrounding conservation area and would be contrary to policies contained within the Conservation and Development chapter of the Unitary Development Plan particularly Policies CD25, CD38, CD39, CD48, CD52 and CD53".

(appendix five - PP/02/1414)

#### 4.0 PLANNING POLICY BACKGROUND

4.1 The Council has recently reviewed its Unitary Development Plan. A Public Local Inquiry into objections to the Proposed Alterations to the Unitary Development Plan took place between 10th January and 15th February 2001. The Inspector's Report was received on 3rd July 2001.

On 23rd January 2002 the Council considered the Inspector's report and approved the statement of reasons and decisions, the proposed modifications and a list of recommendations which the Council does not intend to accept.

4.2 The current Unitary Development Plan was adopted on May 25th 2002 and is therefore up to date in relation to planning policy guidance issued by Government.

4.3 Attention is drawn to Section 54A of the Town and Country Planning Act 1990, as inserted by Section 16 of the Planning and Compensation Act 1991, which stipulates that planning decisions should be taken in accordance with the Development Plan unless material considerations indicate otherwise.

4.4 With regard to the grounds of refusal of this application, the relevant policies are contained within the Conservation and Development chapter of the Unitary Development Plan.

4.5 Strategic Policies 5 and 6 are relevant to the determination of this appeal.

STRAT 5

"To seek to ensure that all development preserves and enhances the residential character of the Royal Borough."

STRAT 6

"To protect listed buildings and to preserve and enhance the character or appearance of conservation areas, areas of metropolitan importance, areas of local character and other buildings or places of interest."

4.6 The Unitary Development Plan policies considered to be of particular relevance to this appeal are:-

CD25, CD38, CD39, CD48, CD52 and CD53.

4.7 These policies are:-

CD25 TO ENSURE THAT ALL DEVELOPMENT IN ANY PART OF THE BOROUGH IS TO A HIGH STANDARD OF DESIGN AND IS SENSITIVE TO AND COMPATIBLE WITH THE SCALE, HEIGHT, BULK, MATERIALS AND CHARACTER OF THE SURROUNDINGS

4.8 It is noted at supporting paragraph 4.4.2 of the Conservation and Development chapter that roof level alterations will very often have an adverse effect on the character and appearance of buildings and on the skyline. Such proposals will therefore be judged in relation to:-

(a) their effect upon the character of the street or terrace, the skyline as seen from neighbouring houses and streets.....; and

(b) the design relationship to any additional storey to the building.

It should be noted that the Council's policies on additional storeys and roof level alterations are generally restrictive and CD38 indicates those circumstances in which planning permission will be refused. CD39 gives the limited circumstances in which permission may be granted. Policies CD38 and CD39 should therefore be read as a pair.

CD38 TO RESIST ADDITIONAL STOREYS AND ROOF LEVEL ALTERATIONS ON:



- a) COMPLETE TERRACES OR GROUPS OF BUILDINGS WHERE THE EXISTING ROOF LINE IS UNIMPAIRED BY EXTENSIONS, EVEN WHEN A PROPOSAL INVOLVES ADDING TO THE WHOLE TERRACE OR GROUP AS A CO-ORDINATED DESIGN;
- b) BUILDINGS OR TERRACES THAT ALREADY HAVE AN ADDITIONAL STOREY OR MANSARD;
- c) BUILDINGS THAT INCLUDE A ROOF STRUCTURE OR FORM OF HISTORIC OR ARCHITECTURAL INTEREST;
- d) BUILDINGS WHICH ARE HIGHER THAN SURROUNDING NEIGHBOURS;
- e) BUILDINGS OR TERRACES WHERE THE ROOF LINE OR PARTY WALLS ARE EXPOSED TO LONG VIEWS FROM PUBLIC SPACES, AND WHERE THEY WOULD HAVE AN INTRUSIVE IMPACT ON THAT VIEW OR WOULD IMPEDE THE VIEW OF AN IMPORTANT BUILDING OR OPEN SPACE BEYOND;
- f) BUILDINGS WHICH, BY THE NATURE OF THE ROOF CONSTRUCTION AND ARCHITECTURAL STYLE ARE UNSUITABLE FOR ROOF ADDITIONS, E.G. PITCHED ROOFS WITH EAVES;
- g) MANSION BLOCKS OF FLATS WHERE AN ADDITIONAL STOREY WOULD ADD SIGNIFICANTLY TO THE BULK OR UNBALANCE THE ARCHITECTURAL COMPOSITION;
- h) TERRACES WHICH ARE ALREADY BROKEN ONLY BY ISOLATED ROOF ADDITIONS.

4.9 Whilst No. 16 Addison Crescent and 94 Holland Road are linked to the adjoining terrace they are designed as a distinct pair of properties. Supporting paragraph 4.4.3 notes that terraces that change their architectural style, character or height but are joined are considered as separate terraces. Roof extensions on one are not regarded as precedents for the adjoining terrace.

4.10 In this case Policy CD38(c), (f) and (h) are considered applicable.

As already described the Council's view towards roof extensions is restrictive. Policy CD39 is:-

TO PERMIT ADDITIONAL STOREYS AND ROOF LEVEL ALTERATIONS IN THE FOLLOWING CIRCUMSTANCES:

- a) WHERE THE CHARACTER OF A TERRACE OR GROUP OF PROPERTIES HAS BEEN SEVERELY COMPROMISED BY A VARIETY OF ROOF EXTENSIONS AND WHERE INFILLING BETWEEN THEM

WOULD HELP TO RE-UNITE THE GROUP; AND

- b) THE ALTERATIONS ARE ARCHITECTURALLY SYMPATHETIC TO THE AGE AND CHARACTER OF THE BUILDING AND WOULD NOT HARM ITS APPEARANCE.

The Council will continue to produce detailed non-statutory guidance on roof additions and alterations in Conservation Area Proposals Statements and other reports.

- 4.11 It is not accepted that in this case that the character of the terrace or adjoining group of properties has been severely compromised by a variety of roof extensions. It is unfortunate that sometime in the past a mansard roof extension has been added to No. 94 Holland Road although there is no planning history of when this occurred. However, it is submitted that it forms an alien feature on No. 94 and has done nothing to improve the appearance of the property or the surrounding conservation area. Indeed it has broken the coherence of this pair of properties at roof level. To consolidate this is considered to be entirely the wrong approach especially on a sensitive corner site such as 16 Addison Crescent.
- 4.12 The proposed alterations are also not considered architecturally sympathetic to the age and character of the building which has a distinctive roof form and they are considered to harm its appearance.
- 4.13 Supporting paragraph 4.5.4 notes that Conservation Area Proposals Statements will set out detailed guidance to interpret and elaborate on development control policies set out in the plan. This will be discussed later in the statement.

Policy CD48 is:-

TO PAY SPECIAL ATTENTION TO THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE OF EACH CONSERVATION AREA.

- 4.14 It is noted at paragraph 4.5.9 that the Borough contains some of the best examples of Victorian and Edwardian townscape in London. Overall, the residential environment is of the highest quality. This environmental quality is evident not only in the public realm, but also at the rear and sides of properties. Residents appreciation and enjoyment of the special character and appearance of Conservation Areas derives from both public viewpoints and views from within their dwellings. In applying these policies the Council will consider not only the street scene, but views from other buildings and gardens, as these are also important to residents' amenities.

Policy CD52 is:-

TO ENSURE THAT ANY DEVELOPMENT IN A CONSERVATION AREA PRESERVES AND ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA.

Policy CD53 is:-

TO ENSURE THAT ALL DEVELOPMENT IN CONSERVATION AREAS IS TO A HIGH STANDARD OF DESIGN AND IS COMPATIBLE WITH:

- a) CHARACTER, SCALE AND PATTERN;
  - b) BULK AND HEIGHT;
  - c) PROPORTION AND RHYTHM;
  - d) ROOFSCAPE;
  - e) MATERIALS;
  - f) LANDSCAPING AND BOUNDARY TREATMENT;
- OF SURROUNDING DEVELOPMENT.

4.15 Holland Park Conservation Area Proposals Statement.

The Holland Park Conservation Area Proposals Statement was adopted in October 1989. In dealing with the general area and its architectural character certain detractions are listed. These include the erosion of the original character of the 19th Century villas, terraces and mansion blocks by unsympathetic alterations and extensions.

- 4.16 With regard to roof extensions (page 48) it is noted that in an area where most buildings form a coherent composition, new roof extensions are unlikely to enhance its appearance. No. 16 Addison Crescent falls into Category 2. This permits no additional storeys. It advises that dormers or storeys which have been added to the original design could be removed or altered in character with the original. Existing roof spaces within original roof slopes or profiles could be adapted but subject to detailed designs approved by the Council. In this case the detailed design is not acceptable to the Council and therefore it is considered that there is no conflict with the Category within the Conservation Area Proposals Statement. Furthermore the categories are intended to give some guidance as to where roof extensions are likely to be favourably or unfavourably viewed. The overriding policy is still whether the roof will preserve or enhance the character or appearance of the Conservation Area and other policies contained within the recently adopted Unitary Development Plan and these should carry substantial weight.

5.0 AMPLIFICATION OF THE REASONS WHY THE COUNCIL CONSIDERED A REFUSAL OF PLANNING PERMISSION TO BE JUSTIFIED.

- 5.1 The application property and No. 94 Holland Road to which it is attached comprise of a distinct pair of dwellings which are separate from the terrace to the south-east in terms of their design. The adjoining terrace is symmetrical with the properties of each end and the centre having front gables at roof level and those in

between with dormer windows.

- 5.2 The application property is a three storey plus basement Victorian dwelling built circa 1870-1879. It has been converted into flats but retains its external appearance largely unaltered. The application property has three elevations each with bay fronted original elements. The roof has a low profile and has been designed to be in scale and proportion to the turret. There are also turreted bays on the south-west and north-west (front) elevation which are a distinctive feature of this property.
- 5.3 The proposal would be to retain the principal turret but to remodel the turreted bay feature to the front of it and to extend the hipped roofs. An additional storey would not be created but the existing roof form at this level would be substantially remodelled. New materials such as twisted zinc roof tiles would be introduced and glazed areas would be a prominent feature within the proposed zinc roof. A non-traditional roof which has elements of traditional and contemporary designs is therefore proposed.
- 5.4 The existing roof with its decorative ironwork features is considered to be in scale and proportion to the property and form a suitable end feature to the junction of these residential roads. It is considered to be a positive and important feature of this part of the conservation area and its loss is considered harmful. The replacement roof is considered to be an overdominant and alien feature which is not in character with this mid-Victorian property both in terms of its design and use of materials. As such the proposal results in the loss of a roof structure of architectural interest and given its style it is considered unsuitable for roof additions in the manner proposed. The proposal is considered contrary to Policy CD25, CD38, CD39, CD48, CD52 and CD53 of the Unitary Development Plan.
- 5.5 In terms of the policies mention has already been made of Policies CD38 and CD39. The isometric projection plan (ref. 2007 07A) shows a non-traditional roof form which may be novel in its approach but would not be in sympathy with the age and character of the building. The infilling and raising of the roof is considered to be harmful to the general scale and proportion of the building in so far as the current roof provides a suitable termination to this Victorian Gothic building. Raising and consolidating the roof even above the height of the adjoining mansard is considered to result in an overdominant and alien roof form which detracts from the property and the conservation area. It is therefore contrary to conservation area policies on grounds of character, scale and pattern; the bulk and height of what is proposed; roofscape and materials.
- 5.6 In view of the aforementioned reasons the Inspector is respectfully requested to dismiss this appeal on grounds that it is contrary to policies contained within the Unitary Development Plan and harmful to the character and appearance of the conservation area.



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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52











# SURVEY OF LONDON

GENERAL EDITOR: F. H. W. SHEPPARD

VOLUME XXXVII

## Northern Kensington

THE ATHLONE PRESS  
UNIVERSITY OF LONDON

Published for the Greater London Council

1973

granted by the said Vendor [i.e. Lady Holland] of houses . . . built upon her Kensington Estate'.<sup>136</sup> Lady Holland had no children, and her constant need of money to maintain a social life in which she seemed to be trying to outvie even her illustrious mother-in-law<sup>137</sup> was probably the principal reason why she sold so much of the estate after Lord Holland's death.

The results of the speculations of Chambers and Bartley on the one hand and Beattie and Dowding on the other are not architecturally very distinguished. Most of the houses for which they were responsible reflect a number of ingenious permutations of the Italianate idiom but very little originality in design. The majority are three-storey terraced houses with semi-basements and are built of stocks or gault bricks with stucco dressings, except in Russell Gardens, which was begun in 1866, where red facing bricks are used above ground-floor shops. The frontages are generally twenty to twenty-five feet and each house is usually two bays wide. Virtually all have a porch and ground-floor bay window.

Of the builders employed by Chambers and Bartley, Charles Frederick Phelps appears to have had a more considerable influence than most and was probably of great assistance to the inexperienced Chambers. Nos. 1-15 (consec.) Russell Road, which were among the first houses to be built under Chambers's agreement, are of basically the same design as houses in Essex Villas on the Phillimore estate which Phelps had built a few years earlier, although there they are in pairs rather than terraced as in Russell Road. One of Phelps's favourite motifs, an elaborate triple window at first-floor level surmounted by a cornice with a segmental pediment over the wide centre light supported on consoles, reappears several times, even in houses for which he was not nominally responsible.\*

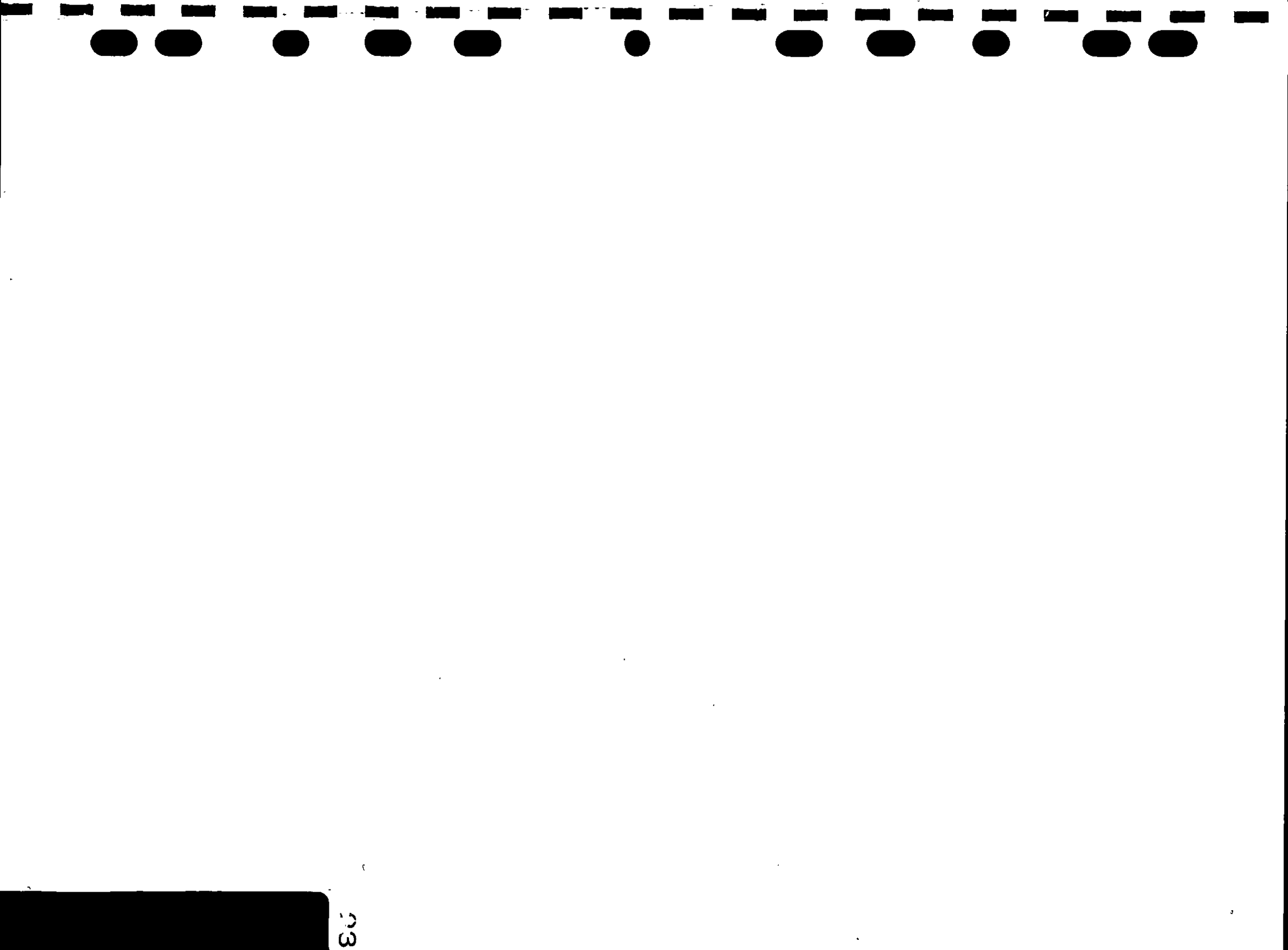
An interesting feature of the layout plan adopted by Chambers is that Nos. 1-43 (consec.) Elsham Road back on to Holland Road, with the result that the only gardens of these houses are in the front and that more care than usual has been taken with the rear elevations. This unusual arrangement was necessary if Elsham Road was to be fitted in between Holland Road and the railway land.

\* Other builders employed by Chambers and Bartley were William Thomas Angel of St. Pancras; Charles Martin Chambers, perhaps Charles Chambers's son; John Perry of Islington; Henry Saunders of Paddington; Samuel Toope Weekes and William Weekes of Kensal Green.<sup>138</sup>

The development by Beattie and Dowding shows greater variety than that by Chambers and Bartley, and two groups of houses built as part of their speculation provide a relief from the dominant classical style of house-building on the Holland estate. Nos. 40-94 (even) Holland Road (Plate 50c), together with No. 16 Addison Crescent, mark the somewhat belated introduction of Ruskinian motifs to the area, although expressed in a formal, symmetrical terrace of stock brick, with red brick relieving arches and bands, and stucco decoration. Three pairs of houses, two near the ends and one at the centre, are accentuated, with high gables and façades which project beyond the face of the remainder of the terrace. The result is that the terrace is classical in its proportions, while being Gothic in its ornamentation. No. 16 Addison Crescent, which is attached to No. 94 Holland Road, has attractive ironwork on the roof ridges. The first houses, in the centre of the terrace, were erected by Thomas Snowdon of St. Marylebone, builder, in 1870, but later other builders were involved, namely Walter Lethbridge and John Henry Adams, both of Paddington.<sup>139</sup>

Nos. 170-176 (even) Holland Road, south of the church of St. John the Baptist, have an ecclesiastical flavour with naturalistic carvings enriching the mouldings. No. 176 was built in 1872 as St. John's vicarage, although through lack of money it was not acquired for this purpose until after 1900; the architect was T. Lawrie, and the builder John Henry Adams.<sup>140</sup>

Beattie and Dowding were also the promoters of a different type of development in Lorne Gardens (fig. 18), where thirty-one small 'cottages' without gardens were built between 1870 and 1874 on a plot of ground originally intended for a mews, between the backs of houses in Upper Addison Gardens, Holland Park Avenue and Holland Road. The size of the houses in Lorne Gardens—smaller than most of the stables and coach-houses that were built in the vicinity—contrasts remarkably with the surrounding terraces, but they are of interest in design. An effective use was made of limited interior space by placing the staircases at the back, where in most cases they were originally top-lit because the rear elevations facing the gardens of the larger





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**PLANNING AND CONSERVATION**

**THE ROYAL  
BOROUGH OF**

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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28 MAY 2002



**KENSINGTON  
AND CHELSEA**

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My Ref: PP/02/00683/CHSE

Please ask for: Central Area Team

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT, 1990**

**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT  
ORDER, 1995**

**REFUSAL OF PERMISSION TO DEVELOP (DP2)**

The Borough Council in pursuance of its powers under the above-mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

**SCHEDULE**

**DEVELOPMENT:** Erection of a mansard roof extension.

**SITE ADDRESS:** Flat 4, 16 Addison Crescent, London, W14 8JR

**RBK&C Drawing Nos:** PP/02/00683

**Applicant's Drawing Nos:** 2007 PL 01, 02, 03, 04, 05, 06, 07, 08, 09 and 10.

**Application Dated:** 26/03/2002

**Application Completed:** 02/04/2002

**REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF**

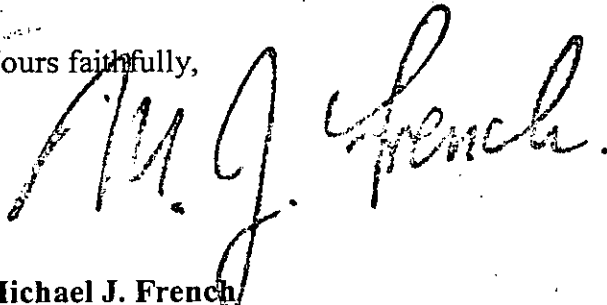
**REASON(S) FOR REFUSAL:**

The design proposed is unacceptable in scale, form, detailing and materials and is therefore considered neither to preserve nor to enhance the character of the Holland Park Conservation Area. The application is therefore considered to conflict with Unitary Development Plan policies, in particular Policies CD25, CD38, CD52 and CD53.

**INFORMATIVE**

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, CD28, CD30, CD30a, CD38, CD39, CD48, CD50, CD51, CD52, and CD53.  
(I51)

Yours faithfully,

A handwritten signature in cursive script that reads "M. J. French". The signature is written in black ink and is positioned to the right of the typed name "Michael J. French".

**Michael J. French**  
Executive Director, Planning and Conservation







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**PLANNING AND CONSERVATION**

**THE ROYAL  
BOROUGH OF**

---

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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Facsimile: 020-7361-3463



**KENSINGTON  
AND CHELSEA**

19 AUG 2002

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My Ref: PP/02/01395/CHSE

Please ask for: Central Area Team

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT, 1990**

**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT  
ORDER, 1995**

**REFUSAL OF PERMISSION TO DEVELOP (DP2)**

The Borough Council in pursuance of its powers under the above-mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

**SCHEDULE**

**DEVELOPMENT:** Erection of mansard roof extension.

**SITE ADDRESS:** Flat 4, 16 Addison Crescent, London, W14 8JR

**RBK&C Drawing Nos:** PP/02/01395

**Applicant's Drawing Nos:** 2007 01A; 2007 02A; 2007 03A; 2007 04A; 2007 05A; 2007 06A;  
2007 07A; 2007/PL08A; 2004/PL09A and 2004/PL10A.

**Application Dated:** 20/06/2002

**Application Completed:** 25/06/2002

**REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF**

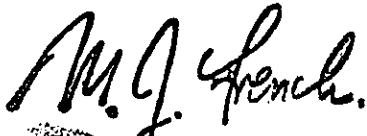
**REASON(S) FOR REFUSAL:**

The proposal would result in the loss of an attractive and original roof form which is considered to be in scale, proportion and character with the host dwelling and its replacement by a design which is unacceptable in scale, form, detailing and materials. This would result in a design which is both alien to the building and the surrounding conservation area and contrary to Policies contained within the 'Conservation and Development' Chapter of the Unitary Development Plan in particular Policies CD25, CD38, CD39, 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 CD25, CD38, CD39, CD48, CD52 and CD53. (I51)

Yours faithfully,



**Michael J. French**  
Executive Director, Planning and Conservation





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**PLANNING AND CONSERVATION**

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THE TOWN HALL HORNTON STREET LONDON W8 7NX

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**KENSINGTON  
AND CHELSEA**

**19 AUG 2002**

---

My Ref: PP/02/01414

Please ask for: Central Area Team

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT, 1990**

**TOWN AND COUNTRY PLANNING GENERAL PERMITTED DEVELOPMENT  
ORDER, 1995**

**REFUSAL OF PERMISSION TO DEVELOP (DP2)**

The Borough Council in pursuance of its powers under the above-mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

**SCHEDULE**

**DEVELOPMENT:** Erection of mansard roof extension.

**SITE ADDRESS:** Flat 4, 16 Addison Crescent, London, W14 8JR

**RBK&C Drawing Nos:** PP/02/01414

**Applicant's Drawing Nos:** 2007 101; 2007 102; 2007 103; 2007 104; 2007 105; 2007 106 and 2007 107

**Application Dated:** 25/06/2002

**Application Completed:** 27/06/2002

**REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF**

**REASON(S) FOR REFUSAL:**

The proposal would result in the loss of an attractive and original roof form which is considered to be in scale, proportion and character to the host dwelling and its replacement by a design which is unacceptable in scale, form and detailing. This would result in a design which is both alien to the building and the surrounding conservation area and would be contrary to policies contained within the Conservation and Development chapter of the Unitary Development Plan particularly Policies CD25, CD38, CD39, 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 CD25, CD30, CD38, CD39, CD48, CD52 and CD53. (I51)

Yours faithfully,

A handwritten signature in black ink, appearing to read "M. J. French". The signature is written in a cursive style with a large initial "M" and "J".

**Michael J. French**  
Executive Director, Planning and Conservation







**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip.TP MRTPI Cert TS

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

**FILE COPY**

1 Direct Line: 020-7361-2771

Extension: 2771

Facsimilie:

Switchboard: 020-7937-5464

020-7361-3463

Date: 20 November 2002

My Ref: DPS/DCC/PP/02/01395

ODPM's Reference: App/K5600/A/02/1102764

Please ask for: Mr.J. Wade

Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990**

**Notice of a Planning Appeal relating to: Flat 4, 16 Addison Crescent, London, W14 8JR**

A planning appeal has been made to the Planning Inspectorate in respect of the above property. This appeal is against the Council's decision to refuse planning permission for: **Erection of mansard roof extension.**

The appeal may be heard at an informal hearing or public inquiry which you may attend and, at the discretion of the Inspector, make representations. In the meantime, any representations you wish to make in writing for this appeal should be sent to:

**The Planning Inspectorate, Room 3/07 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN**

Please send 3 copies, quoting the DTLR's reference given above, and indicate if you wish to speak. **The Inspectorate must receive your representations by 19/12/2002 for them to be taken into account.** Correspondence will only be acknowledged on request. Any representations will be copied to **all** parties including the Inspector dealing with the appeal and the Appellant. Please note that the Inspectorate will only forward a copy of the Inspector's decision letter to those who request one.

The Council's reasons for refusal and the Appellant's grounds of appeal may be inspected in the Planning Information Office at the Town Hall. When this department receives further details regarding the date and procedure by which the appeal will be heard, we will write to you again. If you have any further queries, please do not hesitate to contact the case officer on the above extension.

Yours faithfully

**M.J. FRENCH**

Executive Director, Planning and Conservation





**PERSONS NOTIFIED OF APPEAL PP/02/01395**

1. FILE COPY 1
2. THE OCCUPIER 11 ADDISON CRESCENT KENSINGTONW14
3. THE OCCUPIER 12 ADDISON CRESCENT KENSINGTONW14
4. THE OCCUPIER 13 ADDISON CRESCENT KENSINGTONW14
5. THE OCCUPIER FLAT 1 16 ADDISON CRESCENTKENSINGTON W14
6. THE OCCUPIER FLAT 2 16 ADDISON CRESCENTKENSINGTON W14
7. THE OCCUPIER FLAT 3 16 ADDISON CRESCENTKENSINGTON W14
8. THE OCCUPIER FLAT 1 85 HOLLAND ROADKENSINGTON W14
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16. THE OCCUPIER FLAT A - BSMT 87 HOLLAND ROADKENSINGTON W14
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22. THE OCCUPIER FLAT 5 89 HOLLAND ROADKENSINGTON W14
23. THE OCCUPIER FLAT 6 89 HOLLAND ROADKENSINGTON W14
24. THE OCCUPIER 1ST FLOOR FLAT 91 HOLLAND ROADKENSINGTON W14

25. THE OCCUPIER 2ND FLOOR FLAT 91 HOLLAND ROADKENSINGTON W14
26. THE OCCUPIER GRND FLOOR FLAT 91 HOLLAND ROADKENSINGTON W14
27. THE OCCUPIER BSMT FLAT 91 HOLLAND ROADKENSINGTON W14
28. THE OCCUPIER BSMT FLAT 92 HOLLAND ROADKENSINGTON W14
29. THE OCCUPIER GRND FLOOR FLAT 92 HOLLAND ROADKENSINGTON W14
30. THE OCCUPIER 1ST FLOOR FLAT 92 HOLLAND ROADKENSINGTON W14
31. THE OCCUPIER 2ND FLOOR FLAT 92 HOLLAND ROADKENSINGTON W14
32. THE OCCUPIER 2ND FLOOR FLAT - REAR 92 HOLLAND ROADKENSINGTON W14
33. THE OCCUPIER 3RD FLOOR FLAT - REAR 92 HOLLAND ROADKENSINGTON W14
34. THE OCCUPIER 3RD FLOOR FLAT 92 HOLLAND ROADKENSINGTON W14
35. THE OCCUPIER FLAT A 94 HOLLAND ROADKENSINGTON W14
36. THE OCCUPIER FLAT B 94 HOLLAND ROADKENSINGTON W14
37. THE OCCUPIER FLAT C 94 HOLLAND ROADKENSINGTON W14
38. THE OCCUPIER FLAT D 94 HOLLAND ROADKENSINGTON W14
39. Councillor The Lady Hanham The Town Hall Hornton Street London W8 7NX
40. Councillor Bryan P. Levitt 123 Abbotsbury Road London W14 8EP
41. Councillor Warwick Lightfoot 55 Elgin Crescent London W11 2JD
42. Kensington Society Ms Susie Symes 19 Denbigh Terrace London W11 2QJ

Julian Arendt Associates  
Planning Application, 20 June 2002  
Flat 4, 16 Addison Crescent London  
W14 8JR

Sample of Zinc Roof Covering



**RHEINZINK**

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