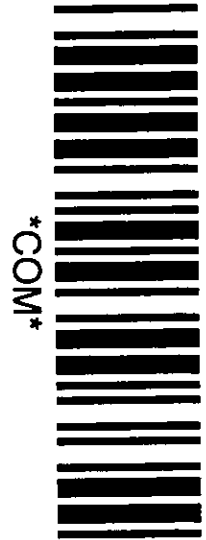


**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

COMMITTEE REPORT



COM

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/02/01933
AGENDA ITEM NO.



ADDRESS/SUBJECT OF REPORT:

12/14, Pottery
Lane, London,
W11 4LZ

APPLICATION DATED 16/08/2002

APPLICATION REVISED

APPLICATION COMPLETE 28/08/2002

APPLICANT/AGENT ADDRESS:

Mr. John Radice,
The Old Post Office,
Berrick Salome,
Wallingford, Oxon.
OX10 6JN

CONS. AREA 2

CAPS Yes

ARTICLE '4' No

WARD NOB

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:

DELEGATED REPORT

Address

12/14 Pottery Lane

Reference PPL02/1933

Conservation Area yes

Listed Building Yes No

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Type of Application

Planning Permission/Approval of Materials/Variation of Condition/Listed Building Consent/Conservation Area Consent

Type of Development

Residential Extension

Roof

Rear

Storeys _____

Side

Front

Garden

Residential Alterations

Residential Conversion

From _____

To _____

Other

Shopfront

Non-Residential Extension

Listed Building Demolition

whole part

Listed Building Alterations

Unlisted Building - Demolition

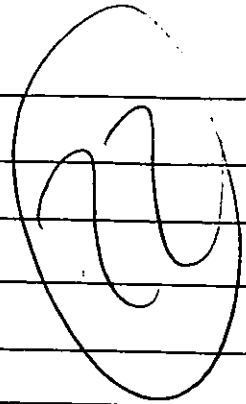
whole part

continued

D4/51(a)

Objections (withdrawn etc.) (incl. internal - Design, Policy, Transportation etc.)

Who _____
Overcome by Amendment/Withdrawn/Not Relevant/Other _____



Existing

Issues/Policy/Precedent/Conditions/Third Schedule

See Award

Standards

satisfactory

- Light
- Privacy
- Room Sizes
- Parking
- Trees

HBMC Direction/Obs.

- Obs. Rec'd
- Direction Rec'd
- Consultation Expired

GRANT/APPROVE

subject to conditions

Informatives

Report by *AR*

Date

Agreed

Dr Laws
4/16/02

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

ae
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To: Chief Administrative Officer (Planning) Date: 04 October 2002
From: The Executive Director, Planning & Conservation Our Ref: PP/02/01933/CUSE

Application Date: 16/08/2002 Complete Date: 28/08/2002

Revised Date:

Agent: Mr. John Radice, The Old Post Office, Berrick Salome, Wallingford, Oxon. OX10 6JN

Address: 12/14, Pottery Lane, London, W11 4LZ

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 would involve the loss of a shop in a

this 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

Change of use from studio/offices to residential (1 unit).

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/02/01933

Applicant's drawing(s) No.PL/SO1

DELEGATED APPROVAL
8 OCT 2002

Number of Objections - 0

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

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer

M. J. 8/10/02

hous 4/10/02

[Signature] 4/10/02

CONDITIONS AND REASONS FOR THEIR IMPOSITION

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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 whole of the car parking space shown on the drawings hereby approved shall be provided before the dwellings are occupied and the spaces shall thereafter be permanently retained for the parking of vehicles in connection with the residential use of the dwellings and for no other purpose. (C026)**
Reason - To prevent obstruction of the surrounding streets and safeguard the amenity of the area. (R026)

3. **Notwithstanding the provisions of Article 3, Schedule 2, and Part 1 of the Town and Country Planning General Development Order 1995, no external alterations shall be carried out or extensions constructed to the premises the subject of this permission without the prior approval in writing of the Local Planning Authority. (C070)**
Reason - Any alterations or extensions to the building will have implications upon the residential amenity of the residential dwellings located directly behind the building which is the subject of this permission.

INFORMATIVES

1. I02

2. I09

3. I10

4. I21

5. I30

6. I31

7. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Stats 13 and 14, and Policies H2, H3, and TR46. (I51)

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DELEGATED REPORT PP/02/01933

12/14 POTTERY LANE

KENSINGTON W11

1.0 PLANNING CONSIDERATIONS

1.1 The property is a two storey building located on the East side of Pottery Lane approximately 75 metres from its Southern junction with Portland Road. The rear of the building faces the rear of 65 and 67 Portland Road and they are approximately 5 metres apart.

1.2 The property is not a Listed building but is located within the Norland Conservation Area.

1.3 The application has been submitted to change the use of the building from Class B1 offices to a residential dwelling house.

1.4 The Council do not have any policies to retain offices in this part of the Borough and accordingly there are no policy objections to the loss of the building as offices.

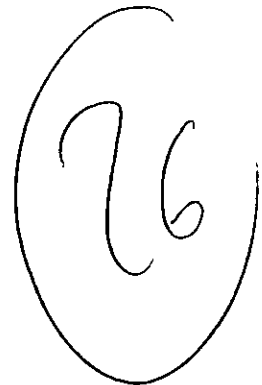
1.5 The Council seek to maintain and increase the Boroughs housing stock and Stats 13 and 14 of the Unitary Development Plan outline the Councils general policies. These are followed in the "Housing" Chapter by Policy H2 which seeks the development of land and buildings for residential use and Policy H3 which encourages the use of property wherever appropriate for residential purposes.

1.6 Pottery Lane is a small mews type street which is made up of mainly residential property with an ever decreasing stock of offices. The building does not have any windows at the rear which look onto the properties at the rear in Portland Road and it is considered that there will not be any adverse effect upon the residential amenity of the neighbouring residential properties.

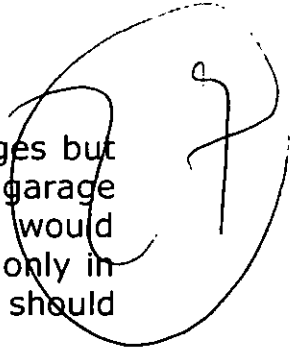
1.7 The application does not propose any external alterations but it is considered prudent to remove permitted development rights for the new residential dwelling given the close proximity of the buildings at the rear, where the insertion of a single window may be completely detrimental (fenestration alterations and insertion of windows would be considered to be permitted development)

1.8 The change of use is therefore considered to be consistent with Policies H2 and H3 if the above mentioned condition is imposed.

1.9 The property benefits from an integral car parking garage which is



slightly smaller than the size standard for car park proposal garages but the Director of Transportation and Highways has advised that the garage would be able to house 85% of cars on the British market and would therefore like to retain the garage for the purposes of car parking only in line with Policy TR46. This condition is considered reasonable and should be imposed.



2.0 PUBLIC CONSULTATION

2.1 The Council notified twenty addresses of the proposal and to date has received no letters relating to it.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/02/01933 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: AP
Report Approved By: DT/LAWJ *DT Law*
Date Report Approved: 4/19/02