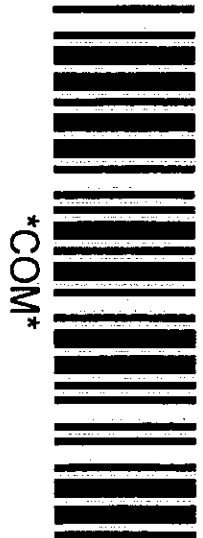


**ROYAL BOROUGH
OF
KENSINGTON & CHELSEA**

DOCUMENT SEPARATOR

DOCUMENT TYPE:

COMMITTEE REPORT



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ROYAL BOROUGH OF KENSINGTON & CHELSEA

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REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/02/00895
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

Cranley Lodge,
132B Fulham
Road, London,
SW3 6HX

APPLICATION DATED 15/04/2002

APPLICATION REVISED

APPLICATION COMPLETE 26/04/2002

APPLICANT/AGENT ADDRESS:

Studio Azzurro
Architects,
14 Roland Gardens,
London
SW7 3PH

CONS. AREA 13A CAPS Yes

ARTICLE '4' No WARD MB

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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1.0 THE SITE

- 1.1 The application relates to a two storey dwelling house known as Cranley Lodge which is situated at 132b Fulham Road. The property features a mansard roof with dormers to the south-western elevation and French doors leading onto a small front balconette set within a front gable.
- 1.2 The site is enclosed along the Fulham Road frontage by a 2.5m high brick wall and gate, behind which is a drop in ground level of approximately 1 metre. There are two mature Sycamore trees within the south-west and south-east corners of the site, together with a Tree of Heaven situated next to the south-west corner of the dwelling.
- 1.3 The property is unlisted, however it lies within the Thurloe/Smith's Charity Conservation Area.

2.0 THE PROPOSAL

- 2.1 Permission is sought for the erection of a single storey extension to the side of the property together with the erection of a front conservatory. The side extension is set back from the front wall of the house by 2.4m and facilitates the addition of a new entrance hall, W.C. and utility room. The proposed conservatory spans the entire width of the property and will be 2.7m in height and 3.1m deep.

3.0 PLANNING HISTORY

- 3.1 There is no planning history relating to the property.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main issues for consideration are the impact of the proposal on the appearance of the property and the terrace of which it forms a part, on the character and appearance of the Thurloe/Smith's Charity Conservation Area, the impact on existing trees and on the amenities of neighbouring occupiers.
- 4.2 Policies CD48, CD52 and CD53 of the Unitary Development Plan aim to ensure that any development within a Conservation Area preserves or enhances the character and appearance of that Area.
- 4.3 Policy CD41 of the UDP resists proposals for extensions in certain circumstances, while Policy CD42 relates to the erection of conservatories.
- 4.4 The proposed conservatory and side extension will be situated below pavement level and screened by the 2.5m high boundary walls. Accordingly, they will not be prominent within the street scene and from the upper floors of adjacent buildings. The proposed development will therefore not be harmful to the visual appearance of the building, the terrace in which it is situated and to the character and appearance of the

Thurloe/Smith's Charity Conservation Area.

- 4.5 The existing Tree of Heaven, situated adjacent to the south-west corner of the building will be removed as part of the proposal. The Council's Arboriculturist states that it is a self-seeded tree which is potentially far too large for its location and ultimately unsustainable. No objections therefore, are raised to its removal. The two remaining Sycamore trees will be retained and conditions are recommended in order to protect them during construction.
- 4.6 It is also considered that the extension would also not give rise to problems associated with overlooking, overshadowing and over dominance due to the enclosed nature of the site. Accordingly, it is considered that the proposal complies with Policies CD28 and CD30 of the Unitary Development Plan.
- 4.7 Overall, it is considered that the proposed side extension and conservatory are acceptable in terms of its impact on the character and appearance of the building, the terrace in which it is located, and the Thurloe/Smith's Charity Conservation Area. It is also considered that there would be no adverse impact upon the amenities of adjacent neighbours. The proposal therefore complies with Policies CD25, CD28, CD30, CD41, CD42, CD48, CD52, and CD53 of the Unitary Development Plan.

5.0 PUBLIC CONSULTATION

- 5.1 26 letters of notification were sent to properties within Cranley Gardens, Elm Park Gardens and Fulham. To date, one letter of representation has been received from the occupants of No. 132 Fulham Road objecting to the proposed development on grounds that noise and disturbance would be caused from the occupation of the front conservatory. No objections would however, be raised if the conservatory were constructed from a more sound proof material.

The issue raised relating to sound proofing is not considered material to the extent that a refusal on these grounds could be sustained. The proposed conservatory will be constructed using double glazing.

6.0 RECOMMENDATION

- 6.1 Grant Planning Permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/02/00895 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: AW
Report Approved By: BC/LAWJ
Date Report Approved: 13/06/2002

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

PP1
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To: Chief Administrative Officer (Planning) Date: ¹⁷ 12 June 2002
From: The Executive Director, Planning & Conservation Our Ref: PP/02/00895/CHSE

Application Date: 15/04/2002 Complete Date: 26/04/2002

Agent: Studio Azzurro Architects, 14 Roland Gardens, London SW7 3PH
Address: Cranley Lodge, 132B Fulham Road, London, SW3 6HX

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

- Class - grant or refuse certificates of Lawful development under
- Class - Crossover under S.108 of the Highways Act 1980

DELEGATED APPROVAL
17 JUN 2002

Class - grant permission license or no objection
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

Addition of glass conservatory to front of existing property together with side extension adjacent to party wall providing entry/WC and utility accommodation.

RECOMMENDED DECISION Grant planning permission

RBK&C drawing(s) No. PP/02/00895
Applicant's drawing(s) No.020/AP100, 101, 2G01, 2G02, 301 and 302.

Number of Objections - 1

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 Head of Development Control Area Planning Officer

[Signature]
12/6

[Signature]
13/6/02

[Signature] 13/6/02

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 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. **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 unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)

4. **The roof of the side extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority (C080)**
Reason - To protect the privacy and amenity of neighbouring property (R080)

5. **The trees existing on the site at the date of this permission shall be protected against damage throughout the period of building and other operations pursuant to this permission. (C020)**
Reason - To ensure that trees are adequately protected and to safeguard the amenity. (R020)

6. **Full particulars of the method(s) by which all the existing trees on the site are to be protected during building and other operations on the site shall be submitted to, and approved in writing by, the Local Planning Authority before the development commences, and the protection so approved shall be provided before the commencement of the development and maintained for the duration of building and other operations on site. (C021)**
Reason - To ensure that the trees are adequately protected, to safeguard their contribution to the amenity of the area. (R021)

7. **No tree within the curtilage of the site shall be lopped, topped, or felled, without the prior written approval of the Local Planning Authority. (C023)**
Reason - To safeguard the tree(s), and preserve its/their contribution to the

amenity of the area. (R023)

8. **Any tree which is removed during the course of development must be replaced by another within twelve months of removal. The size, species and planting pit, including all details and specifications, must be approved in writing by the Borough Arboriculturist.**

Reason - To protect and enhance the amenities of the area.

INFORMATIVES

1. I09
2. I10
3. I11
4. 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, CD28, CD30, CD41, CD42, CD48, CD52 and CD53. (I51)