

ROYAL BOROUGH  
OF  
KENSINGTON & CHELSEA

DOCUMENT SEPARATOR

DOCUMENT TYPE:

DECISION NOTICE



\*DEC\*

**PLANNING AND CONSERVATION**

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

39

**THE ROYAL  
BOROUGH OF**



**KENSINGTON  
AND CHELSEA**

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OX17 1LT

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3 FEB 2003

My Ref: PP/02/02818/MIND/  
Your Ref:

Please ask for: North 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)**

44

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 addition to form new storey at second floor level to accommodate new self-contained residential "bedsitter" unit, including erection of full height spiral staircase in existing front yard.

**SITE ADDRESS:** 1 Swanscombe Road, London, W11 4SU

**RBK&C Drawing Nos:** PP/02/02818

**Applicant's Drawing Nos:** Un-numbered drawings received 6th December 2002, entitled 'Existing Elevations', 'G.F. Plan', 'F.F. Plan', 'Proposed G.F. Plan', 'Proposed F.F. Plan', 'Proposed New Second Floor', and 'Proposed Elev's'.

**Application Dated:** 03/12/2002

**Application Completed:** 09/12/2002

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

40

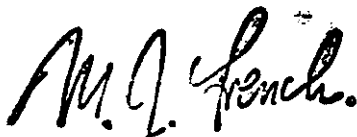
**REASON(S) FOR REFUSAL:**

The proposed additional storey and external spiral staircase would add a degree of bulk to the existing two storey building sufficient to result in harm both to the immediate townscape and levels of amenity enjoyed by the residents of nearby property. As such, the proposal is contrary to Policies of the Unitary Development Plan, in particular CD25, CD28, CD30, CD30a, CD44, CD52 and CD53.

**INFORMATIVE(S)**

1. 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 H2, CD25, CD28, CD30, CD30a, CD38, CD39, CD44, CD48, CD52, CD53, and CD61. (I51)

Yours faithfully,



Michael J. French  
Executive Director, Planning and Conservation

5