

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Please file
04/1500

Meadowcroft Griffin
Studio 1A, 33 Greenwood Place
London
NW5 1LB

Switchboard: 02079375464
Extension: 3337
Direct Line: 02073613337
Email: planning@rbkc.gov.uk
Web: www.rbkc.gov.uk

27th March 2007

My reference: DPS/DCN/AL

Your reference:

Please ask for: Anna Leech

Dear Sir,

Town and Country Planning Act 1990
341a Latimer Road

I refer to you recent enquiry regarding a single storey rear extension and roof addition at 341a Latimer Road.

A planning application was submitted in 2004 for a rear extension and roof addition at this property. This application was refused permission because of a terrace proposed to the roof of the rear extension would have resulted in unacceptable levels of overlooking to the neighbouring property contrary to the aims of Policies CD35 and CD46 of the Unitary Development Plan. The roof addition was deemed unacceptable, as it would extend beyond the established roofline of the pair of properties formed by 341 and 341a contrary to Policies CD27, CD44 and CD45 of the Unitary Development Plan.

The details of the previous application can be viewed on the Council's website. The planning application reference is PP/04/1500.

The Council's Policies on rear extensions and roof additions have not altered since the previous application was submitted and therefore previous reservations regarding the proposals would still apply today.

The council would not view favourably an application to enclose the whole outdoor amenity space. Policy CD47 resists proposals that would result in a significant reduction of garden space of amenity value. However, the rear extension proposed in 2004 did not cover the whole outdoor amenity space. The principle of a rear extension was deemed acceptable in 2004, the reason it was refused was the introduction of a roof terrace above that would have harmed the amenity of surrounding properties. Therefore some form of rear extension may be acceptable but on a much-reduced scale to that you are now proposing.

(f)

This advice is intended to assist you on the basis of the information available and is offered without prejudice to any future decision of the Council. Should you require further assistance, please contact the above named officer.

Yours faithfully

A handwritten signature in black ink, appearing to be 'D. Taylor', written in a cursive style.

D. Taylor
Area Planning Officer
For Executive Director, Planning and Conservation

20/3- left message for PM to return call to discuss proposal

22/3- as above.

23/3- Spoke to PM- outlined concerns and previous refusal. I will write re: our conversation.

FAO Derek Taylor
Royal Borough of Kensington and Chelsea
Planning and Conservation
Town Hall
Hornton Street
London
W8 7NX

① PC + CB

② AC to advise

MeadowcroftGriffin

19

3/16/07

EX DIR	HDC	TP	CAC	AD	CLJ	AO AK
R.B.	15 MAR 2007				PLANNING	
K.C.	C	S	APP	IO	REC	
HBS			ARB	HPLN	DES	FEES

14th March 2007

04/1500.

Dear Mr Taylor,

341a Latimer Road. Outline Proposals

My client has recently acquired this property and would like to seek your opinion on the potential for alterations.

The existing property is arranged on two storeys with a single bedroom, single bathroom and an open plan ground floor. The rear has an open courtyard and store and faces onto railway tracks. It is part of an area which is changing rapidly. A new multi-storey apartment building has recently been built close by and the adjacent property is currently being altered and extended.

My client proposes a number of additions to the property:

- Covering the existing rear courtyard with a glazed, possibly sliding, roof to create a new internal living/dining space.
- Inserting a new rooflight to the existing store and upgrading the fabric to provide a habitable room (study).
- Adding a new second floor to provide two new bedrooms, with a rooflight over the stairwell.

We attach plans and sections of existing and proposed layouts along with photographs of the front and rear. We have prepared a sketch photomontage of the front to show the proposed second floor addition.

My client is very keen to carry alterations as soon as possible and so we would be grateful for your comment on these proposals at your earliest convenience. I understand that you may be able to offer a written response in approximately two weeks.

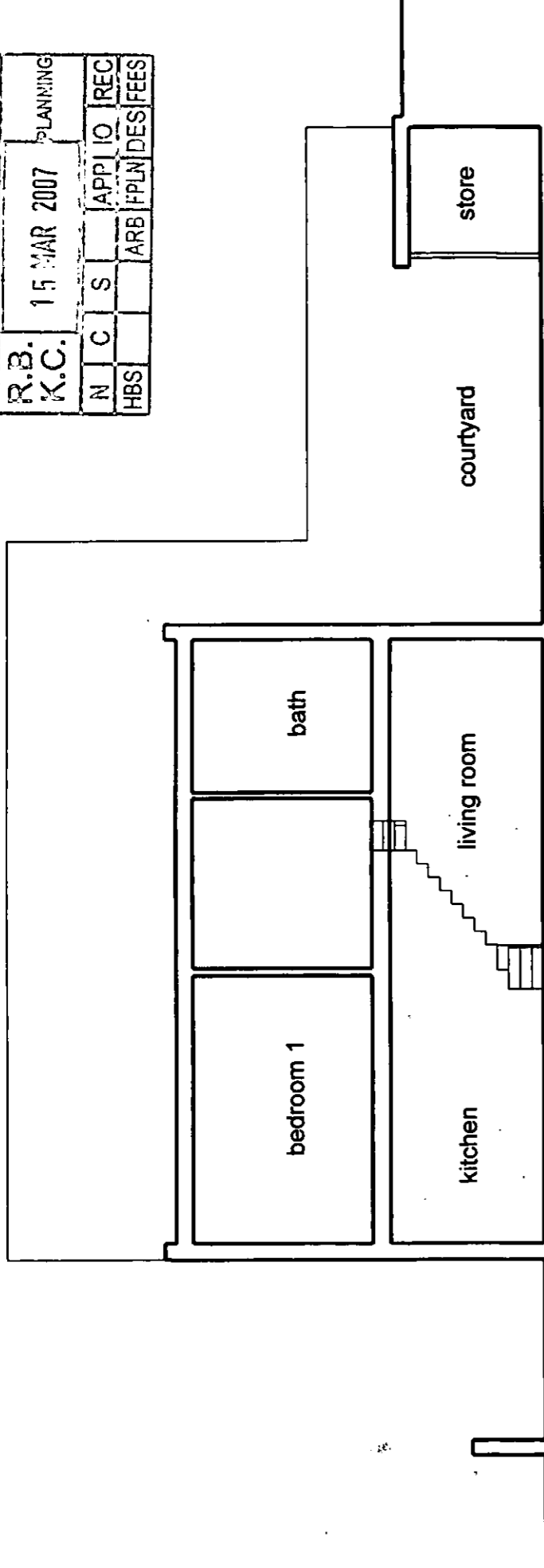
Yours sincerely

A handwritten signature in black ink, appearing to read "Phil Meadowcroft". The signature is fluid and cursive, with a large initial "P" and "M".

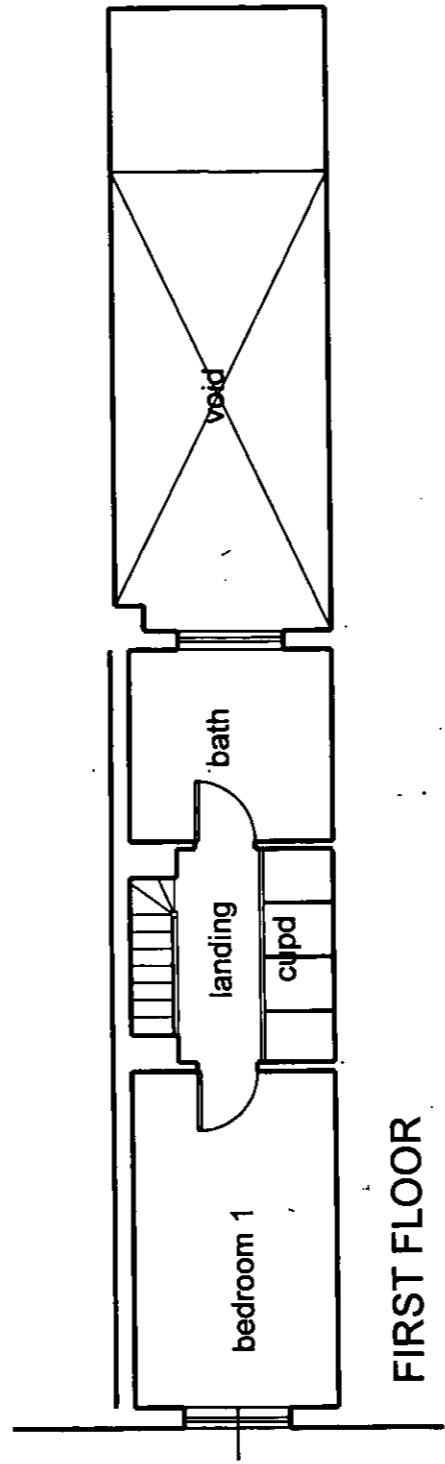
Phil Meadowcroft

CC Simon Finch - Client

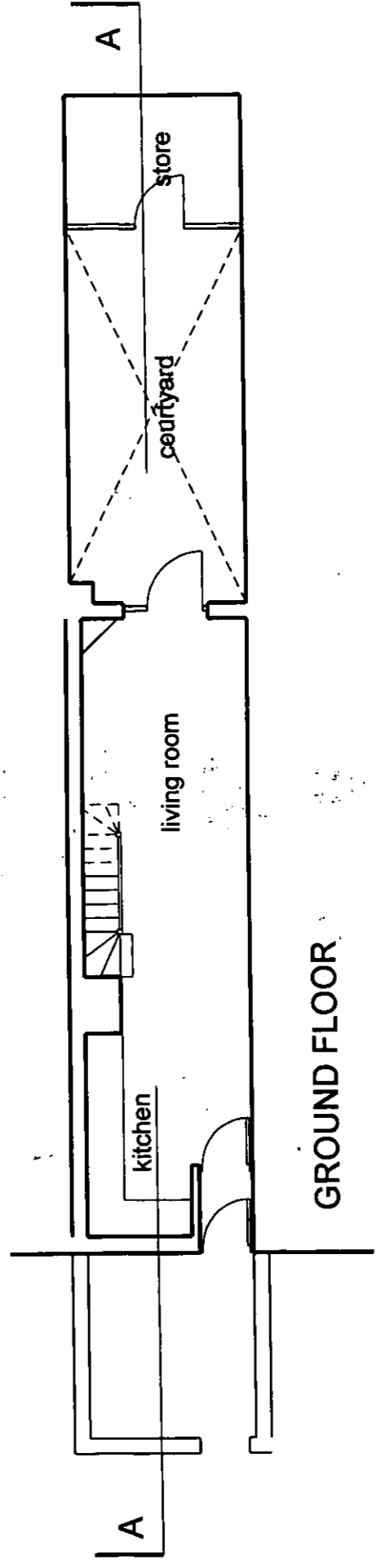
EX DIR	HDC TP	CAC AD	CLU AD	AO AK
R.B. K.C.		15 MAR 2007 PLANNING		
N	C	S	APP	IO REC
HBS		ARB	FPLN	DES FEES



SECTION AA



FIRST FLOOR

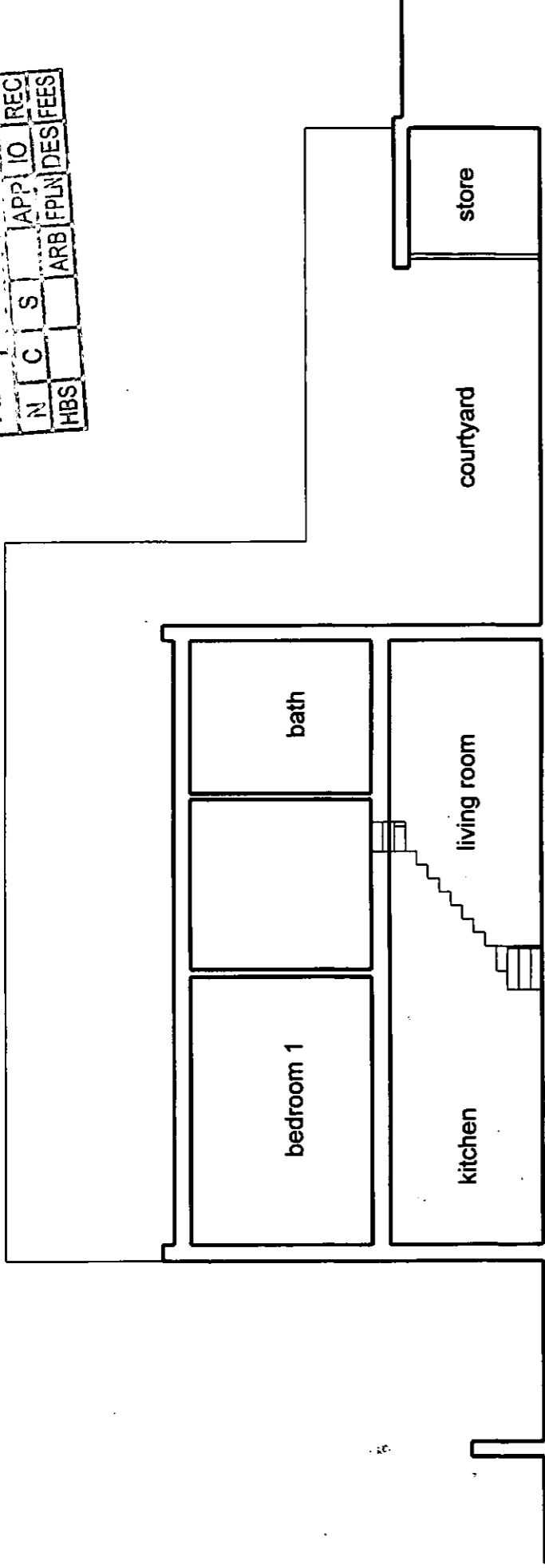


GROUND FLOOR

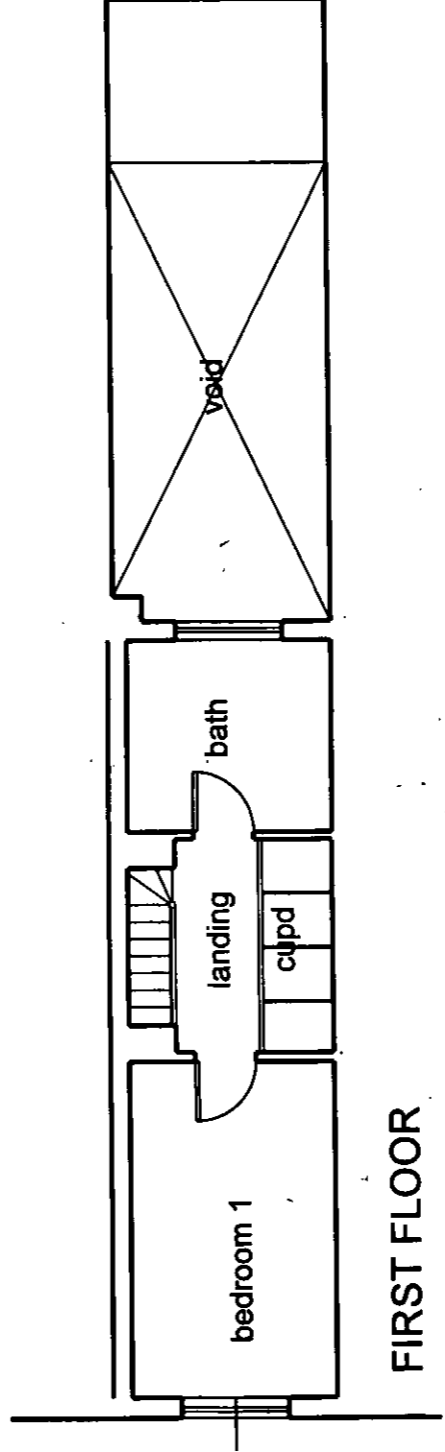
DO NOT SCALE OFF THIS DRAWING
Check all dimensions and levels on site. Report any discrepancies.
The drawings and the works are copyright of this practice.

Job	341A Latimer Road	Scale	1:100	Rev. Date	
Draw No	Existing plan and section	Draw No	0702_001	Rev	

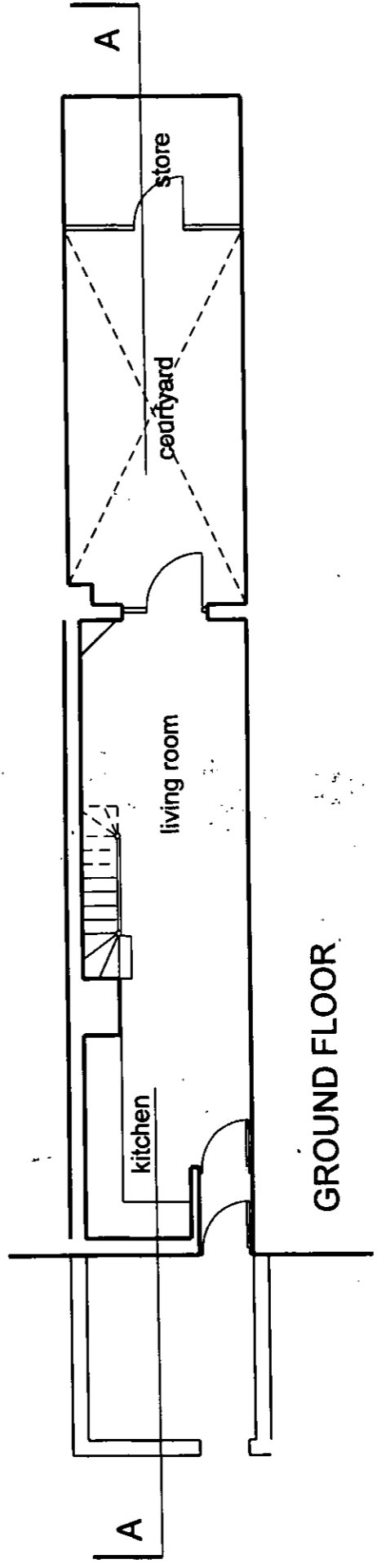
EX DIR	HDC TP	CAC AD	CLU	CO
R.B.	15 MAR 2007	PLANNING		
K.C.		APP	IO	REC
N	C	S	ARB	FPLN
HBS			DES	FEE



SECTION AA



FIRST FLOOR

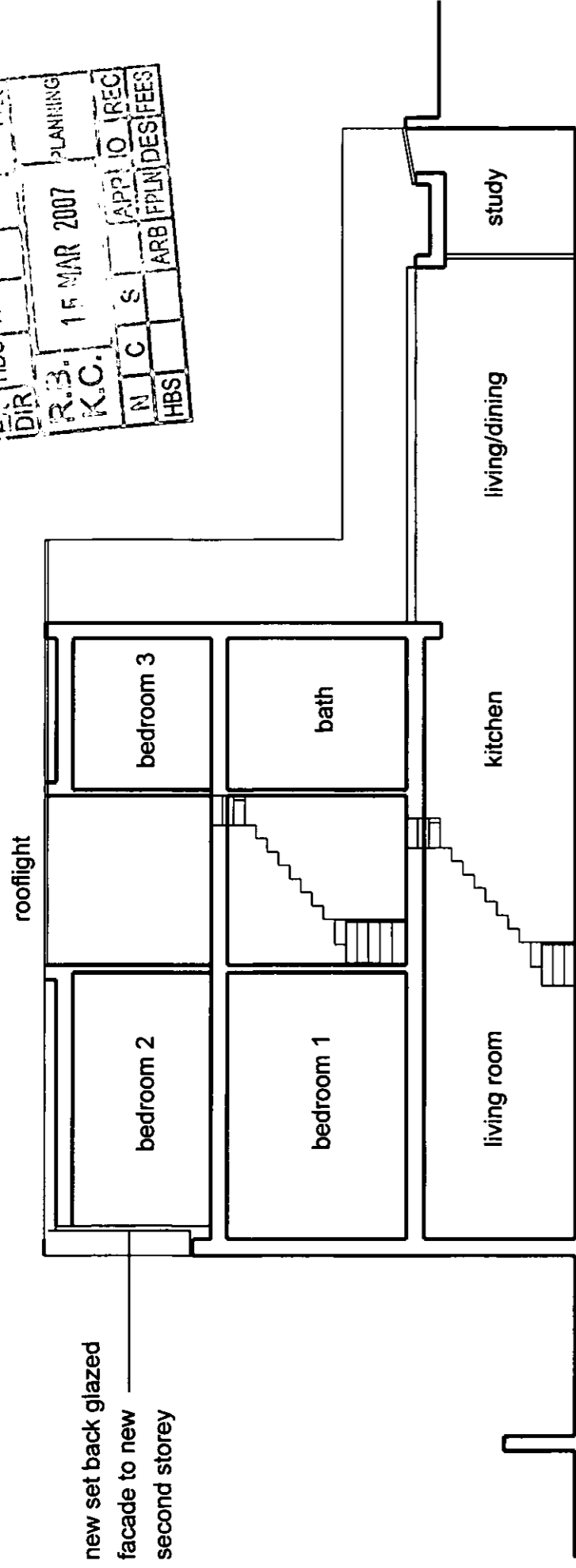


GROUND FLOOR

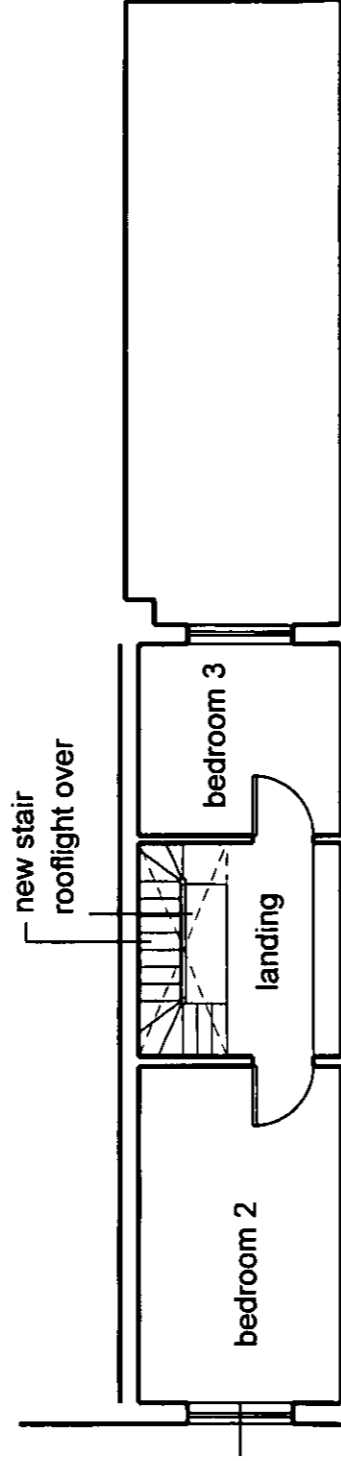
DO NOT SCALE OFF THIS DRAWING
Check all dimensions and levels on site. Report any discrepancies.
The drawings and the works are copyright of this practice.

JOB	341A Latimer Road		SCALE	1:100	REV DATE
	Existing plan and section		STATUS	prelim	
DRWG	0702_001		DRWG No		

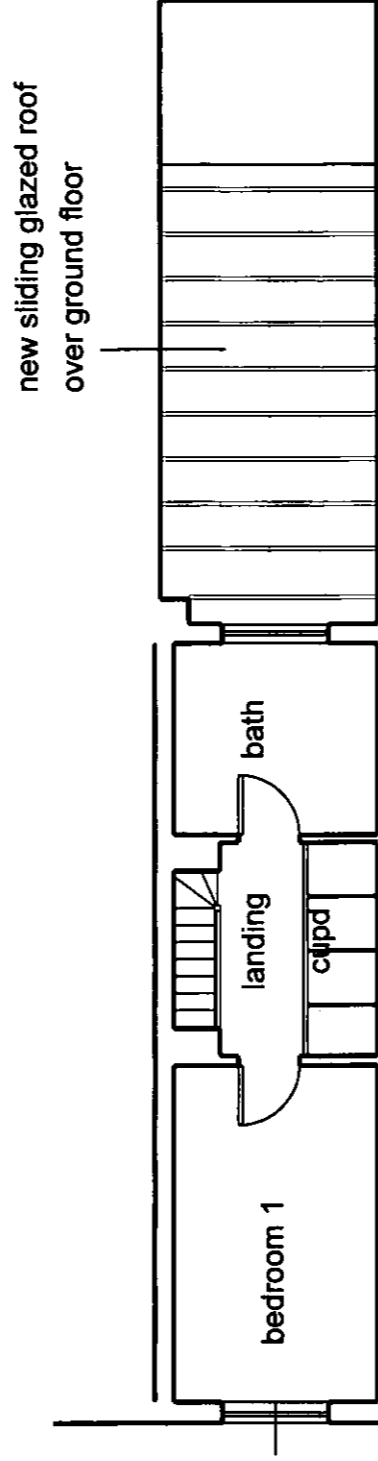
EX. HDC TP CAC AD CLU IAO
 DIR R.B. 15 MAR 2007 PLANNING
 K.C. APPL O I REC
 N C S ARB FPLN DES FEES
 HBS



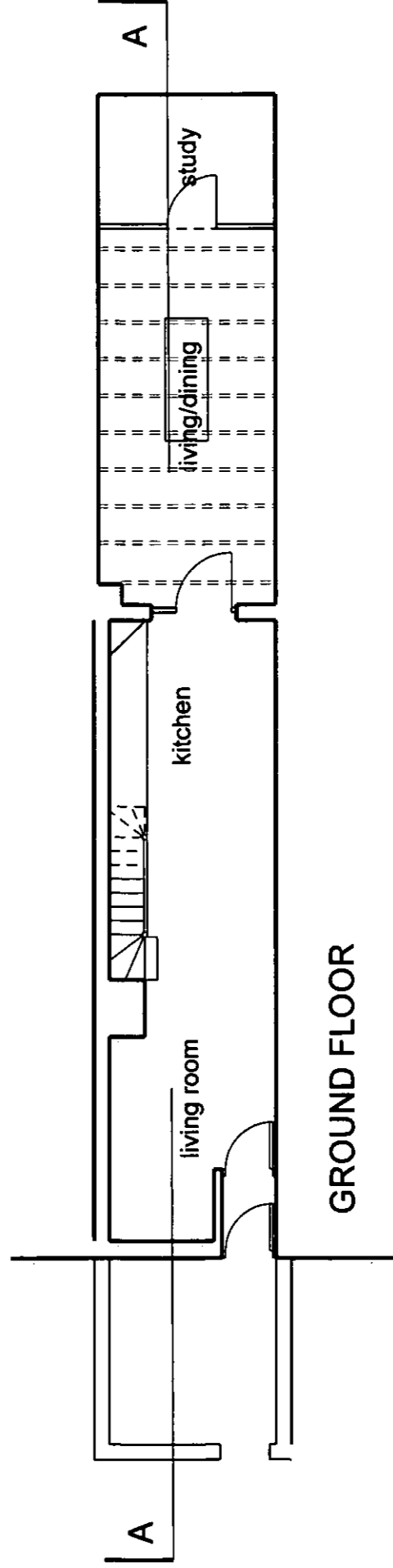
SECTION AA



SECOND FLOOR



FIRST FLOOR



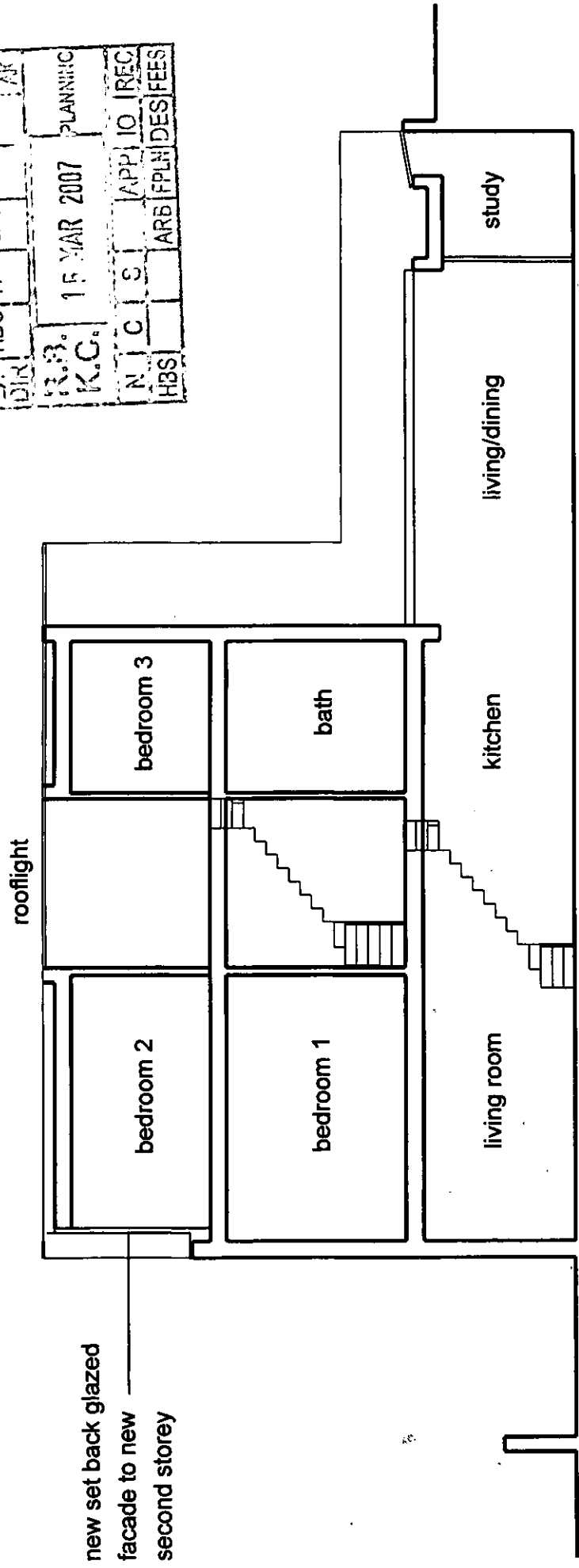
GROUND FLOOR

DO NOT SCALE OFF THIS DRAWING
 Check all dimensions and levels on site. Report any discrepancies.
 The drawings and the works are copyright of this practice.

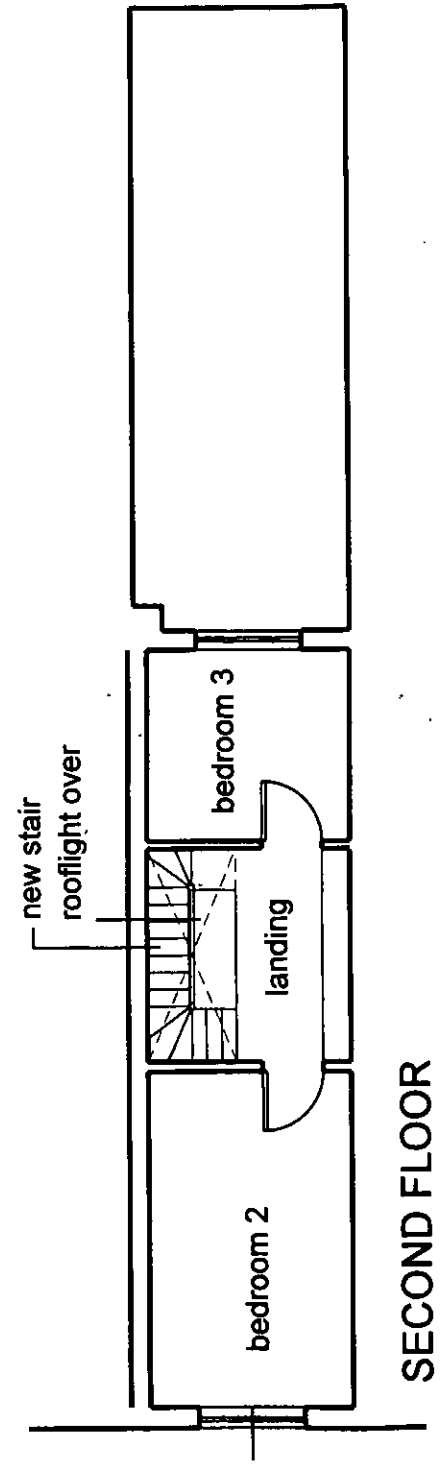
JOB 341A Latimer Road	STATUS prelim	SCALE 1:100	REV. DATE
			DRAWING NO. 0702_011

MEADOWCROFT GRIFFIN LIMITED ● ARCHITECTS
 STUDIO 1A, HIGHGATE BUSINESS CENTRE 33 GREENWOOD PLACE, LONDON NW6 1UB
 T +44(0)20 7485 0404 F +44(0)20 7485 0254 E office@meadowcroftgriffin.co.uk
 www.meadowcroftgriffin.co.uk

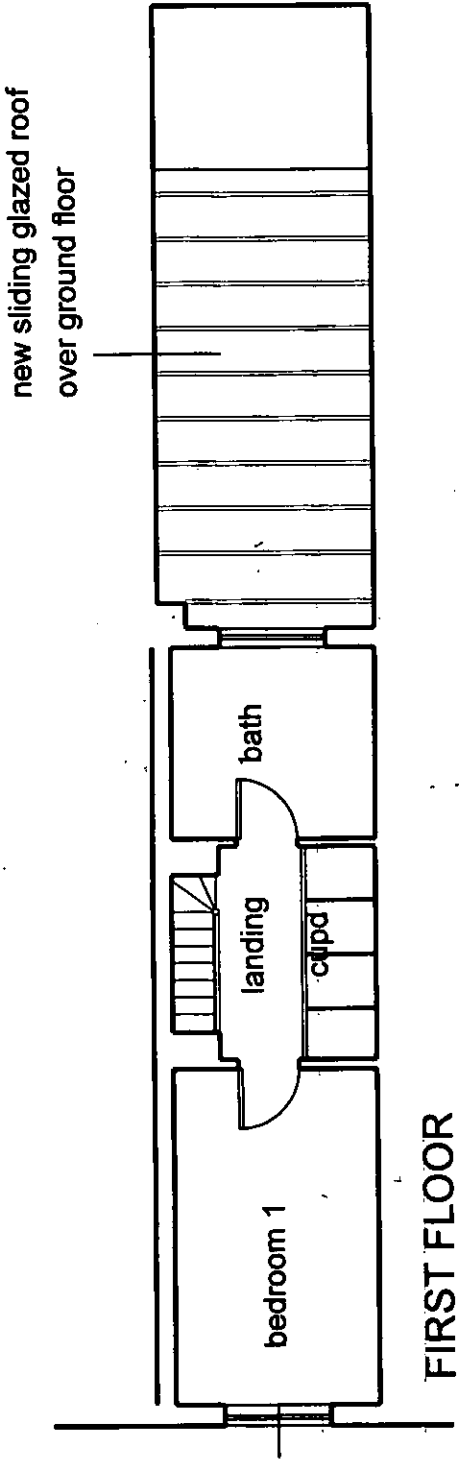
EX DIR	HDC	TP	CAC	AD	CLU	AG
R.S.	15	MAR	2007	PLANNING		
K.C.	N.C.	E	APP	IO	REC	
HBS	ARB	FPL	H	DES	FEE	



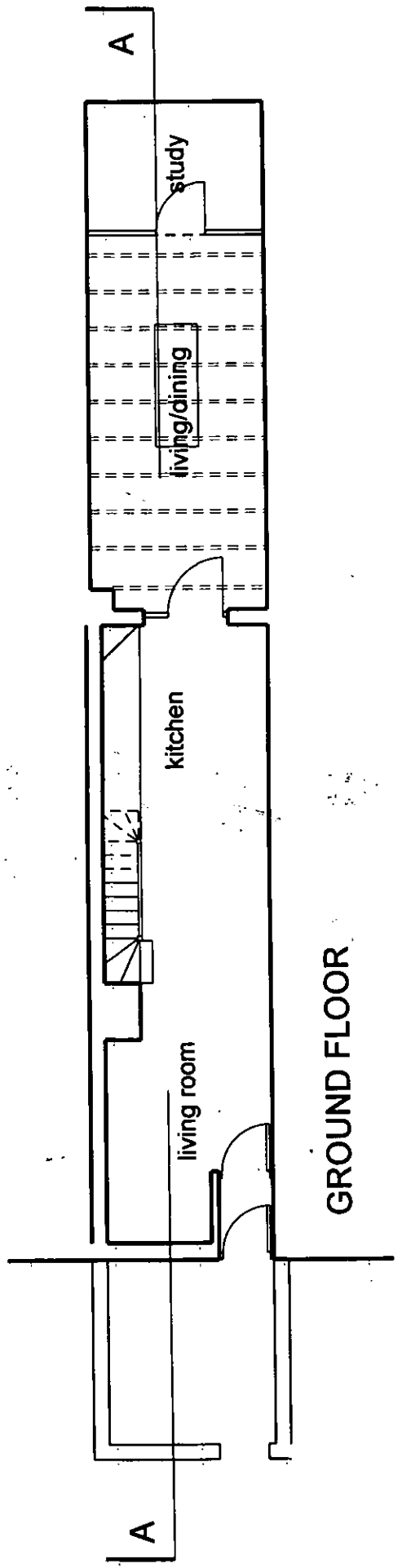
SECTION AA



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

DO NOT SCALE OFF THIS DRAWING
Check all dimensions and levels on site. Report any discrepancies.
The drawings and the works are copyright of this practice.

MEADOWCROFT GRIFFIN LIMITED ● ARCHITECTS STUDIO 1A HIGHGATE BUSINESS CENTRE 33 GREENWOOD PLACE LONDON NW5 1GB T +44(0)20 7485 0494 F +44(0)20 7485 0254 E office@meadowcroftgriffin.co.uk www.meadowcroftgriffin.co.uk	JOB 341A Latimer Road	SCALE 1:100	REV DATE
	DRAW Proposed plan and section	DRAW NO 0702_011	REV

EX DIR	HDC	TP	CAC	AD	CLU	AO
R.B.	15 MAR 2007				PLANNING	AK
K.C.				APP	IO	REC
N	C	S		ARB	FPLN	DES
HBS						FEES



A new second floor addition is proposed with a set back glazed facade to maintain the integrity of the original 2 storey double fronted house.

341a Latimer Road
Proposed front elevation

EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.	15 MAR 2007				PLANNING	
K.C.				APP	IO	REG
N	C	S		ARB	FPLN	DES
HBS						FEEES

341a



341a Latimer Road
Existing front elevation



EX	HDC	TP	CAC	AD	CLU	AO
DIR						AK
R.B.	15 MAR 2007				PLANNING	
K.C.						
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEE

341a Latimer Road
Existing views of back

DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B. K.C.	15 MAR 2007				PLANNING	
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEEES

341a



341a Latimer Road
Existing front elevation



A new second floor addition is proposed with a set back glazed facade to maintain the integrity of the original 2 storey double fronted house.

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	15 MAR 2007				PLANNING	
N	C	S	APP IO		REC	
HBS			ARB	FPLN	DES	FEEES

341a Latimer Road
Proposed front elevation



EX DIR	HDC	TP	CAC	AD	CLU	AO
						AK
R.B.	15 MAR 2007				PLANNING	
K.C.						
N	C	S		APP	IO	REC
HBS			ARB	FPLN	DES	FEES



341a Latimer Road
Existing views of back

341-341A LATIMER ROAD

Property Card N° : 0496 079 70

Sitename : (PREVIOUSLY HAMMERSMITH & FULHAM NOW RBKC FROM 1/4/96)

Comment :
TP Arch/History :
See Also :Xref :
Notes :

TP No Brief Description of Proposal 1 of 4

TP/472/341
ERECTION OF BUILDING FOR LIGHT INDUSTRIAL PURPOSES INCLUDING
A MAISONETTE.Received Decision & Date
Completd Refused 08/02/1968
Revised

TP No Brief Description of Proposal 2 of 4

00472/0341/000
CHANGE OF USE FROM RESIDENTIAL TO BUSINESS USE.Received Decision & Date
Completd Conditional 14/05/1991
Revised

TP No Brief Description of Proposal 3 of 4

00472/0341/000
CHANGE OF USE FROM RESIDENTIAL TO BUSINESS USE.Received Decision & Date
Completd Conditional 14/05/1991
Revised

TP No PP/04/1500 Brief Description of Proposal 4 of 4

ERECTION OF SINGLE STOREY EXTENSION AT GROUND FLOOR WITH
ROOF TERRACE ABOVE TO REAR OF HOUSE AND ERECTION OF TWO
STOREY ROOF EXTENSION AT SECOND FLOOR AND THIRD FLOOR LEVELS
TO PROVIDE ADDITIONAL RESIDENTIAL ACCOMMODATION. (341A)Received 27/06/2004 Decision & Date
Completd 02/07/2004 Refused 25/08/2004
Revised> Any Queries Please Phone 0207 361 2199/2206/2015 <
> Fax Requests (FOA Records Section) 0207 361 3463 <

RBKC - Planning and Conservation - Card Index - Site Map



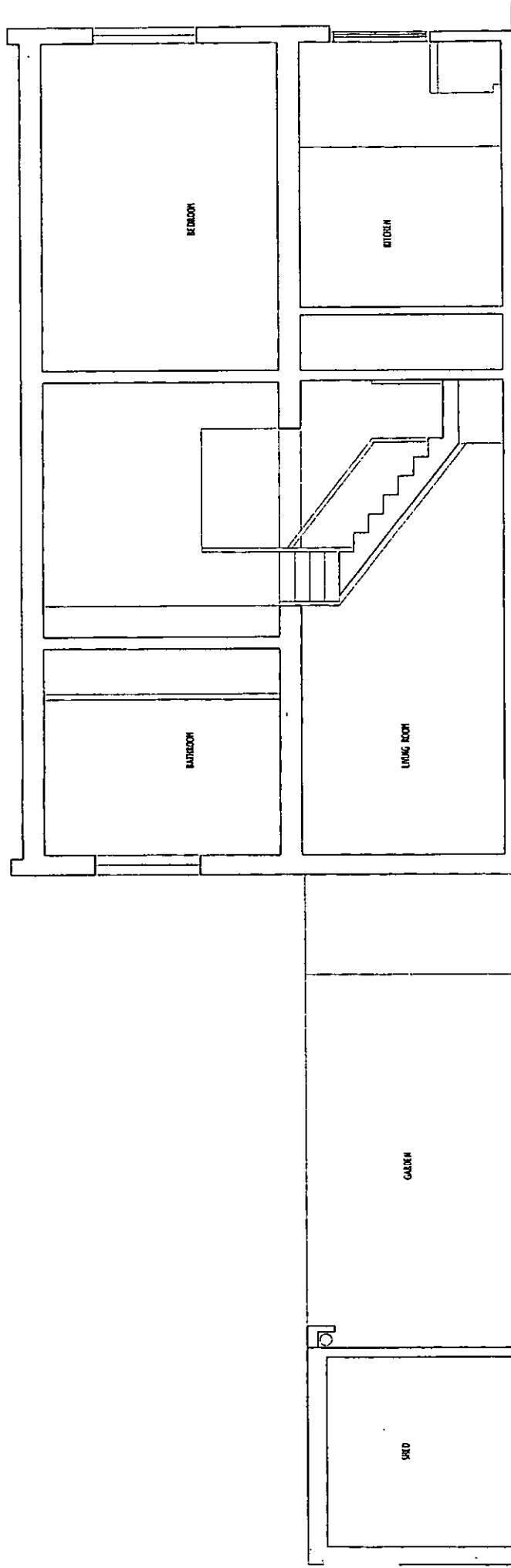
Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(19/03/2007)

Map width : 243.74m

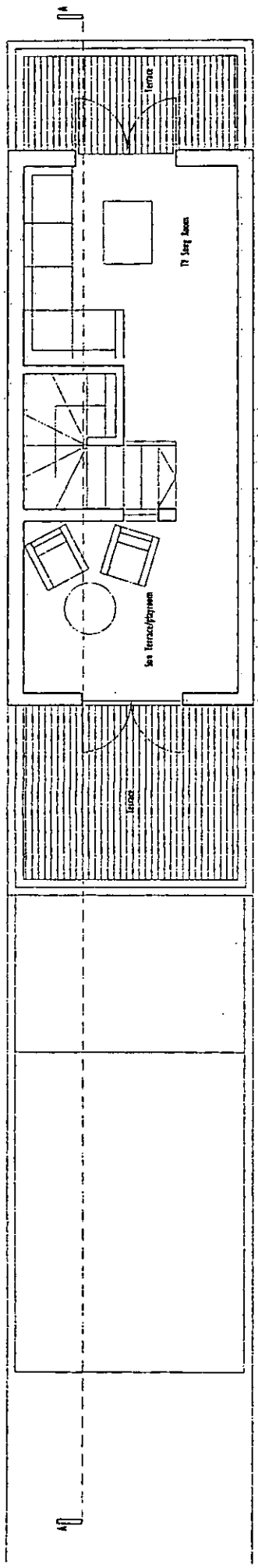
Scale 1 : 1250

EX	HDC	CAC	AD	CU	AO
DIR					AK
R.B. 02 JUL 2004 PLANNING					
K.C.					
N	C	31V	SE	APP	IO
					REC
					DES
					FEEES



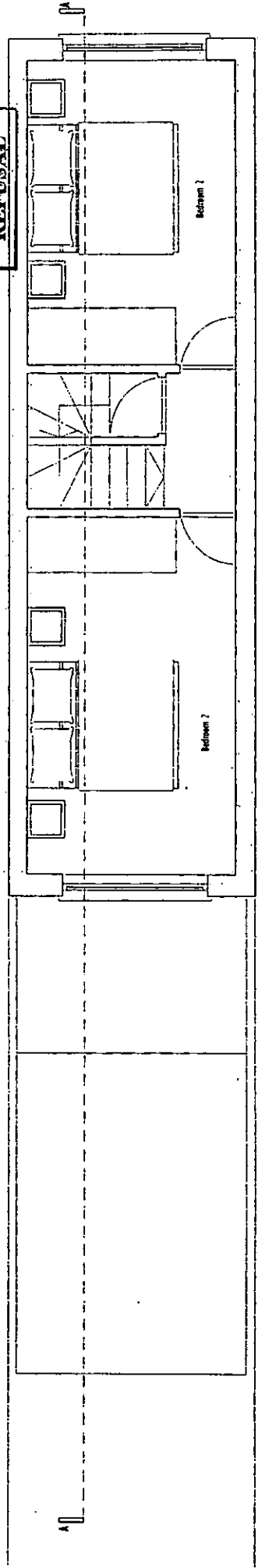
DELEGATED
25 AUG 2004
REFUSAL

PROJECT: William and Emma's Barn 31A Latham Road		REF: Existing Section A-A	
DATE: 02 JUL 2004		DATE: 25 AUG 2004	
DRAWN BY: R.B.		CHECKED BY: K.C.	
SCALE: 1:500		SHEET: 1 OF 1	
PROJECT NO: 104-938		SHEET NO: 501	
Job design and landscape address 210 St Pauls Rd London N1 2LL t 07931 144 938 e-mail albrock@home.com			
REV	DATE	COMMENTS	DATE



DELEGATED
2 5 AUG 2004
REFUSAL

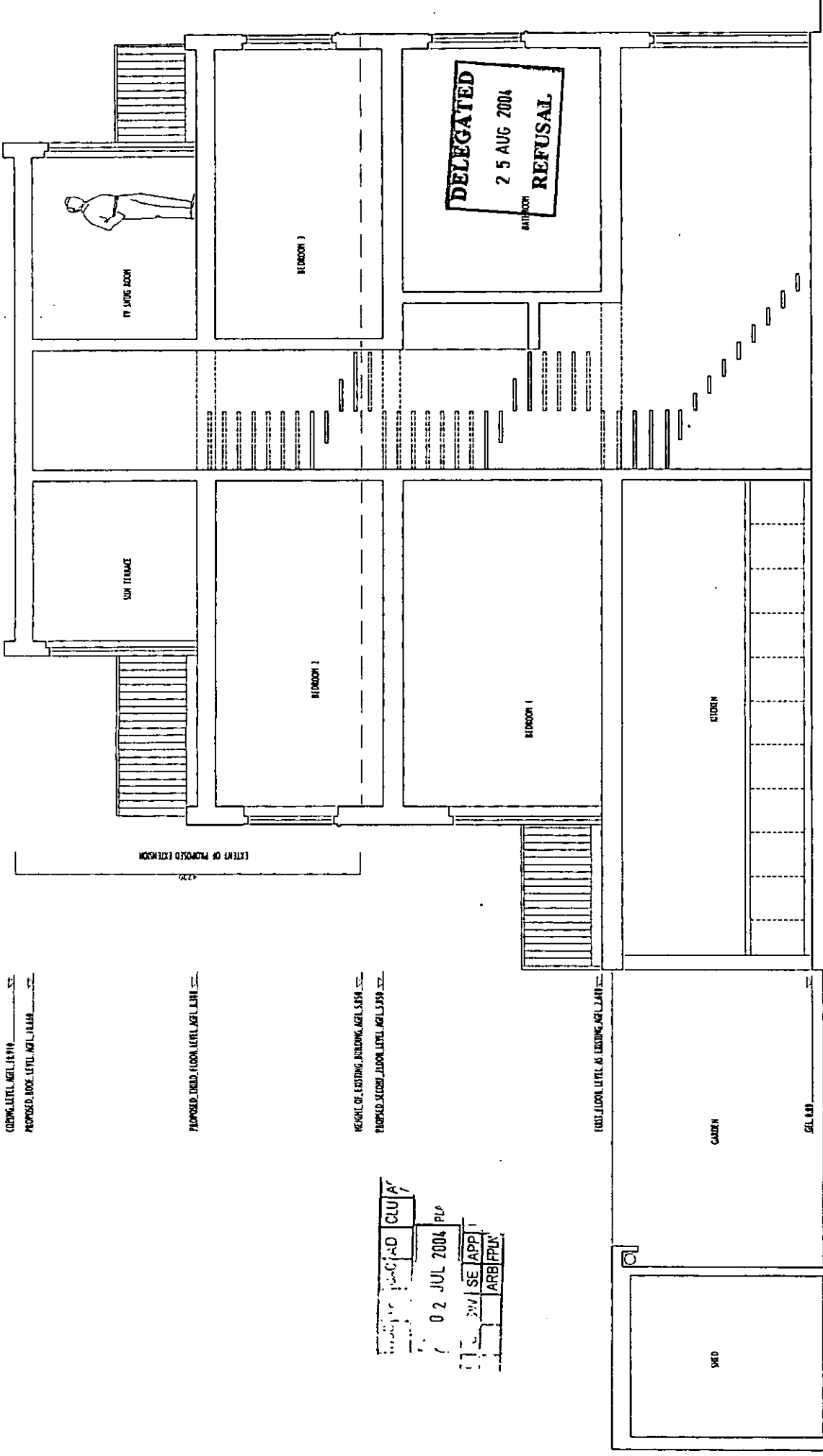
Third Floor Plan



Second Floor Plan

EX DIR	HDC	TP	CAC	AD	OLU	AO	AK
R.B. K.C. 02 JUL 2004 PLANNING							
N	G	SW	SE	APP	IO	REC	
ARB/PPIN/DES/FEE/S							

010211 Wilham and Samanthas Sams 3418 Luthmer Road Job design email broadcast address 316 St Pauls Rd London N1 2LL t 07951 164 938 e-mail sbroadcast@hotmail.com	Proposed Second and Third Floor Plan	
	1:50 @ 1:3 DATE: 04/08/04	1:50 @ 1:3 DATE: 04/08/04
1:50 @ 1:3 DATE: 04/08/04	1:50 @ 1:3 DATE: 04/08/04	1:50 @ 1:3 DATE: 04/08/04



DELEGATED
2 5 AUG 2004
REFUSAL

02 JUL 2004 PLP
3M/SE APP1
ARB/PLN

CODING LEVEL: AGL 18/11

PROPOSED: DOCK LEVEL: AGL 18/11

PROPOSED: THIRD FLOOR LEVEL: AGL 18/11

HEIGHT OF EXISTING BUILDING: AGL 18/11

PROPOSED: SECOND FLOOR LEVEL: AGL 18/11

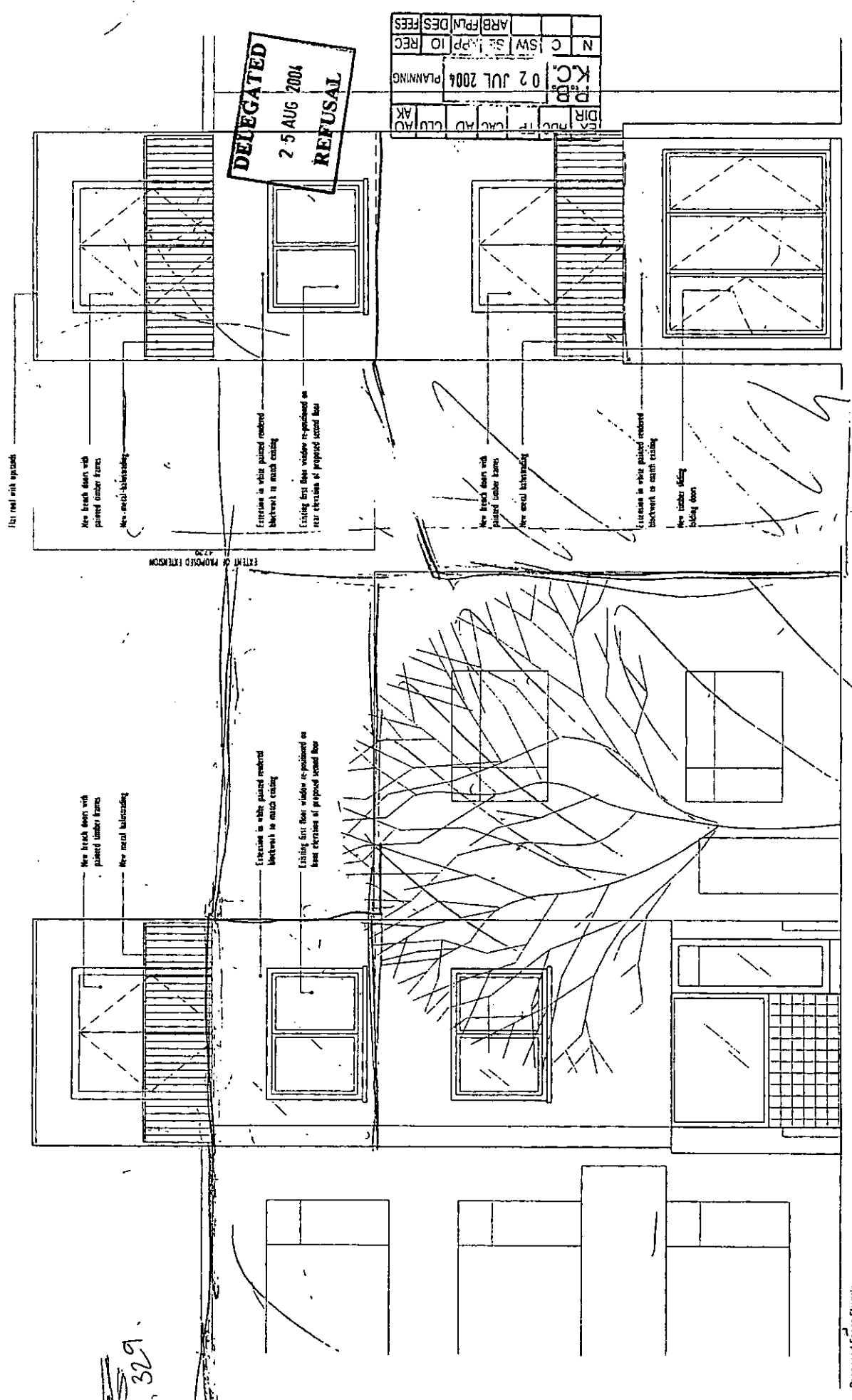
EXISTING FLOOR LEVEL: AGL 18/11

2000
PROPOSED EXTENSION

LONG SECTION A-A

Project: Proposed Section A-A		Project: Williams and Sumner Sts 3411 Lauder Road		Date: June 04	
REV	Comments	DATE	BY	DATE	BY
1		15/06/03			
Job design and broadcast address: 216 St Pauli Rd London N1 2LL t 07751 164 938 e-mail abrown@journal.com			JOB NO: 003		

no. 329.



**DELEGATED
25 AUG 2004
REFUSAL**

ARB	PLN	DES	FEEES
N	C	SW	SE
REC	IO	APP	IO
02 JUL 2004 PLANNING			
K.C.C.			
P.D.			
DIR	IND	IF	IND
CLU	AD	CLU	AD
AK			

Proposed Rear Elevation

Proposed Front Elevation

111 LUTHER ROAD

111 LUTHER ROAD PROPOSED SITE

DATE	REVISIONS	DATE	REVISIONS

Project: **Proposed Front and Rear Elevation**
 Client: **William and Samantha Sans**
 Address: **111 Luther Road**
 Title: _____
 Date: **11/30/03** (Rev. **01**)
 Job Design: **anna broadbent** address: **216 St Pauls Rd London N1 2LL** t: **07951 164 938** e-mail: **abroadbent@hotmail.com**

PP 41500

RBKC - Planning and Conservation - Card Index - Site Map



Ordnance Survey Map Extract - Crown Copyright Reserved - RBKC Internal Use Only

QuickMap(06/07/04)

Map width : 243.74m

Scale 1 : 1250

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

**PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED**

**APP NO. PP/04/01500 /SG
AGENDA ITEM NO.**

ADDRESS/SUBJECT OF REPORT:

**341A Latimer
Road, London,
W10 6RA**

APPLICATION DATED 27/06/2004

APPLICATION REVISED

APPLICATION COMPLETE 02/07/2004

APPLICANT/AGENT ADDRESS:

**Anna Broadbent,
216 St. Paul's Road,
London,
N1 2LL**

CONS. AREA N/A CAPS No

ARTICLE '4' No WARD NBA

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:

AL

ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION.

Date: 25/08/2004

DELEGATED

APP NO. PP/04/01500/CHSE

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

RECOMMENDED DECISION: Refuse planning permission

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

ADDRESS OF SITE:

341A Latimer Road, London,
W10 6RA

APPLICATION DATED

27/06/2004

APPLICATION COMPLETE

02/07/2004

APPLICANT/AGENT ADDRESS:

Anna Broadbent,
216 St. Paul's Road,
London,
N1 2LL

APPLICATION REVISED

APPLICANT: William Sarne,

DELEGATED
25 AUG 2004
REFUSAL

CONS AREA

N/A

CAPS NO

ART 4' NO

WARD

Notting
Barnes

LISTED BUILDING NO

ENG. HERITAGE

CONSULTED 9

OBJ. 1

SUP. 0

PET. 0

PROPOSAL: Erection of single storey extension at ground floor with roof terrace above to rear of house and erection of two storey roof extension at second floor and third floor levels to provide additional residential accommodation.

RBK&C Drawing No(s): PP/04/01500

Applicant's Drawing No(s) S01, S02, S03, S04, 001, 002, 003 and 004.

PP/04/01500: 1

REASONS FOR REFUSAL

1. The proposed two storey extension at second and third floor level by reason of its scale in terms of its height and bulk would be harmful to the appearance of the property and the streetscene. It would be contrary to the Council's policies as contained within its Unitary Development Plan in particular Policies CD27, CD44 and CD45.
2. The proposed roof terraces would result in a significant increase in overlooking and disturbance to the neighbouring residential property and its garden. It would be contrary to the Council's policies as contained within its Unitary Development Plan, in particular Policies CD35 and CD46.

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 CD27, CD33, CD35, Cd36, CD44, CD45, CD46, CD47 and CD50 (I51)

1.0 THE SITE

- 1.1 The site is a two storey property located on the western side of Latimer Rd. It is a single family dwelling house.
- 1.2 The property is not listed and it is not located within a Conservation Area. It is located within the Freston Road/ Latimer Road Employment Zone.

2.0 PROPOSAL

- 2.1 It is proposed to erect a two storey extension at second and third floor level and to erect a rear extension at ground floor level with roof terrace above.

3.0 PLANNING CONSIDERATIONS

- 3.1 The relevant planning policies in this case include Policy CD27, CD33, CD35, CD36, CD44, CD45, CD46, CD47, CD50.
- 3.2 Given that this is an existing residential property and in floorspace terms, the property is relatively small, it is not considered that the extension would have any detrimental impact upon the function of the Employment Zone.
- 3.3 The proposed rear extension would extend the full width of the property to a depth of approximately 2 metres. Policy CD47 gives a number of circumstances in which proposals for rear extensions would be resisted. With regard to these, the proposed rear extension would not extend any higher or deeper than neighbouring extensions since the neighbouring residential property (no. 341) has an extension of this depth and the building line of the neighbouring commercial property (no. 339) extends beyond this. The proposed extension would be of a relatively simple design and given its enclosed location, it is not considered to be harmful to the appearance of the property.
- 3.4 It is not considered that the proposed single storey extension would result in any loss of light or increased sense of enclosure to the neighbouring property. There is therefore no planning objection to this part of the proposal.
- 3.5 It is proposed to erect a roof terrace on the roof of this single storey extension and also at second floor level to the roof addition. Policy CD46 is to resist the introduction of roof terraces where it would result in any significant overlooking, or disturbance to neighbouring properties or gardens or if any accompanying alterations or roof alterations are not to a satisfactory design, would be visually intrusive or would harm the street scene. The neighbouring residential building (no. 341) has a secluded rear garden. The proposed roof terrace would result in direct overlooking to this property and garden which it is considered would result in harm to the amenity of its occupants, contrary to Policy CD46 and Policy CD35. In addition, the proposed introduction of roof terraces at high level is likely to result in increased noise and

disturbance to the occupiers of this dwelling.

- 3.6 It is proposed to erect a two storey sheer roof extension at second and third floor level to the property with the third floor set back from front by 1.4m and from the rear by 2.3m. Policy CD44 and CD45 give the circumstances in which planning permission for roof extension will be refused and will be granted. In particular, Policy CD44 is to resist additional storeys on groups of buildings where the roof line is unimpaired by roof additions and on buildings which are higher than their neighbours. Policy CD45 is to permit additional storeys where the character of a terrace or group of properties has been severely compromised by a variety of roof extensions and where infilling them would help to reunite the group and the alterations are architecturally sympathetic to the age and character of the building and would not harm its appearance.
- 3.7 The existing building is physically attached and visually linked with the adjoining two storey building to north (no. 341). Although these two buildings are not identical, they are very different in appearance and scale to the rest of the street. To the north, there are a number of uniform single/two storey industrial buildings. Immediately to the south (no. 335 to 339) is a larger scale three storey industrial property and adjoining this is a four storey building (Latimer Court).
- 3.8 The proposed third floor addition would align with the height of the neighbouring building to the south (no. 335 to 339). The set back fourth storey would rise above the height of this neighbouring building and would be more similar in scale to the set back addition of Latimer Court and Ivebury Court. The resulting building would be two storeys higher than the visually similar building with which it forms a pair within the street scene and which has not been extended at roof level, contrary to Policy CD44a.
- 3.9 It is considered that the proposed two storey roof extension would dominate the appearance of the building and fail to be subservient to the original building to the detriment of its appearance. In this sense it would fail to be architecturally sympathetic to the age and character of the building and it would harm its appearance, contrary to Policy CD45b.
- 3.10 Whilst the predominant height of other buildings to the south of the application site is higher, these are wider and deeper industrial buildings of different scale to this two storey house. In addition, it is considered that the abrupt increase in height by two storeys from the height of the neighbouring building (no. 341) would appear awkward and would dominate the streetscene and cause harm to its appearance which would not be in accordance with Policy CD45a.
- 3.11 The proposed two storey extension to this building alone by reason of its scale and appearance would be harmful to the appearance of the property and the streetscene. It is considered to be contrary to the Council's policies as set out within its Unitary Development Plan, in particular Policies CD27, CD44 and CD45.
- 3.12 In terms of any loss of light from the proposed roof extension, it is considered that the existing three storey building at no. 335 to 339 which is deeper than the building at the application site restricts daylight and sunlight to no. 341. Whilst the proposal may

result in some loss of light, this is unlikely to be significant and the application is not recommended for refusal for this reason.

4. PUBLIC CONSULTATION

4.1 Seven letters sent to properties in Latimer Road.

4.2 One letter of objection received from the Kensington Society. This states;
"we object strongly to the third floor extension which takes the building one storey higher than neighbouring properties."

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

Background Papers

The contents of file PP/04/01500 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:**

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**

Anna Broadbent,
216 St. Paul's Road,
London,
N1 2LL

Switchboard: 020-7937-5464
Direct Line: 020-7361-2096
Extension: 2096
Facsimile: 020-7361-3463

25 AUG 2004

My Ref: PP/04/01500/CHSE /
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)

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

<u>DEVELOPMENT:</u>	Erection of single storey extension at ground floor with roof terrace above to rear of house and erection of two storey roof extension at second floor and third floor levels to provide additional residential accommodation.
<u>SITE ADDRESS:</u>	341A Latimer Road, London, W10 6RA
<u>RBK&C Drawing Nos:</u>	PP/04/01500
<u>Applicant's Drawing Nos:</u>	S01, S02, S03, S04, 001, 002, 003 and 004.
<u>Application Dated:</u>	27/06/2004
<u>Application Completed:</u>	02/07/2004

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF



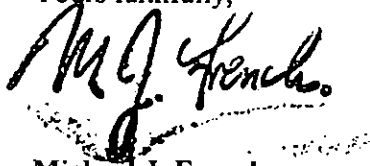
REASON(S) FOR REFUSAL:

- 1. The proposed two storey extension at second and third floor level by reason of its scale in terms of its height and bulk would be harmful to the appearance of the property and the streetscene. It would be contrary to the Council's policies as contained within its Unitary Development Plan in particular Policies CD27, CD44 and CD45.**
- 2. The proposed roof terraces would result in a significant increase in overlooking and disturbance to the neighbouring residential property and its garden. It would be contrary to the Council's policies as contained within its Unitary Development Plan, in particular Policies CD35 and CD46.**

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 CD27, CD33, CD35, CD36, CD44, CD45, CD46, CD47 and CD50 (I51)**

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation