

**Site at Flat 3,  
60, Ladbroke Grove, W11**

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**RBK&C Ref:**

**DPS/DCN/AP/TP/95/1339**

**DPS/DCN/AP/TP/95/1340**

**D.o.E. Ref:**

**APP/K5600/A/95/258473**

**APP/K5600/E/95/812016**

**Statement  
& Documents**

**Written Representations**

THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

**Site at Flat 3,  
60, Ladbroke Grove, W11**

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THE ROYAL  
BOROUGH OF



KENSINGTON  
AND CHELSEA

---

# PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

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Executive Director of Planning & Conservation M J FRENCH FRICS DipTP MRTPI Cert TS

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Department of the Environment,  
Room 120C,  
Tollgate House,  
Houlton Street,  
Bristol, BS2 9DJ.

Telephone: 0171-361 2096

Switchboard: 0171-937 5464

Facsimile: 0171-361 3463

22 February 1996



KENSINGTON  
AND CHELSEA

---

My Ref: DPS/TP/95/1340 & 1339  
Please Ask For: Andrew Paterson

Your Ref: APP/K5600/E/95/812016  
APP/K5600/A/95/258473

Dear Sirs,

Town and Country Planning Act 1990 (As Amended)  
60 Ladbroke Grove, Kensington, W11

I write to you with reference to the appeals made by Mr. J.M. Evans, under Section 78 of the Town and Country Planning Act 1990 (as amended) and Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990, against the Council's decision to refuse a) Planning Permission for the insertion of a door in the flank wall at second floor level and the erection of railings, and b) Conservation Area Consent for the demolition of part of the flank elevation at second floor level, and removal of existing fire escape railings at Flat 3, 60 Ladbroke Grove, Kensington, W11.

The Council consider that with a few additions to explain the Statutory Plans and Policies and Current Status of the Unitary Development Plan and comment upon the appellant's grounds of appeal, the report presented to the Planning Services on 12th September 1995, clearly amplifies the Council's reasons for refusing Planning Permission and Conservation Area Consent.

### Statutory Plans and Policies

Particular regard has been made to Section 54A of the Town and Country Planning Act 1990 (as amended by the Planning Compensation Act 1991) which states:

"Where, in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise.

The statutory Development Plan for the Royal Borough of Kensington and Chelsea is the Royal Borough of Kensington and Chelsea Unitary Development Plan, adopted on 28th August 1995, (the period during which a legal challenge could be made to the process of preparation and adoption of the Plan ended on 12th October, 1995). This document

replaced the District Plan 1982 and the Greater London Development Plan 1976 (GLDP) as the statutory planning framework for the Borough. As the policies of the District Plan and GLDP no longer have any statutory status, they are not considered to be relevant to the consideration of proposals for development and will not be referred to in this statement. The District Plan policies mentioned in the report are no longer statutory documents.

The UDP was deposited for public consultation in March, 1992, and a Public Local Inquiry was held into objections to the Plan between January and July, 1993, closing formally in October, 1993. Whilst the appeal applications were made prior to the adoption of the Plan, they have been considered in the light of the policy content of the UDP as proposed to be adopted following the deposit of Modifications in October, 1994, and Further Modifications in March 1995. For the convenience of the appellant, the UDP policy number used in all documents and proofs of evidence relating to this appeal are those of the UDP, as modified, and proposed to be adopted; that is, not the final paragraph and policy numbering. The adopted UDP is expected to be published for public use in late March 1996. Until that date, the adopted UDP has been prepared for use in this appeal which sets out both the pre and post adoption paragraph and policy numbers.

The policies of the UDP have taken into account all Central Government guidance as published before January, 1995. Relevant guidance published in final form after that date has been considered by the Planning and Conservation Committee and the UDP is considered to be in accordance with all such guidance. The forthcoming publication of the revised Regional Guidance for London Planning Authorities RPG3 and the revised RPG6 may lead to some minor proposed alterations to the Plan. These are not likely to be considered significant or material.

#### **Observations Upon the Appellant's Grounds of Appeal**

The Council issued a Certificate of Lawful existing use on 8th September 1995, stating the use of the flat roof at second floor level on the eastern flank as a terrace for purposes incidental to the residential flat known as Flat 3, did not constitute development requiring planning permission.

The Report presented to the Planning Services Committee on 12th September 1995, explained the circumstances surrounding the Certificate of Lawful existing use in paragraph 3. The Council therefore resent the inference of the appellant when they state that in their opinion the Council thought the planning proposal now the subject of this appeal was for the use of the flat roof as a terrace.

The appellant and the Council are both aware that the use of the flat roof as a terrace does not require planning permission, however the District Surveyor requires under the building regulations the erection of railings around the perimeter of the flat roof to a height of 1100mm for safety reasons, when flat roofs are used as terraces. Planning Permission is required for the erection of railings.

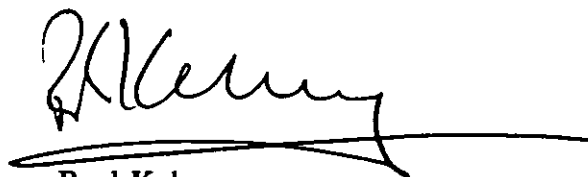
The flat roof should therefore not be used under the building regulations as a terrace without railings around its perimeter to a height of 1100mm.

The Council, therefore, considered the proposal on the basis that the flat roof is just that a flat roof and not a terrace. They are of the opinion that the insertion of a door in the flank elevation allowing direct access on to the flat roof and the erection of railings around the perimeter would result in the flat roof being used as a roof terrace and the effects of the door, railings and the use as a roof terrace upon the character and appearance of the building, the terrace and the Conservation Area had to be addressed.



The Council would for the reasons stated in the report presented to the Planning Services Committee dated 12th September 1995, and in the contents of this letter request the Inspector upholds its decision to refuse Planning Permission and Conservation Area Consent.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P. Kelsey', with a long horizontal flourish extending to the right.

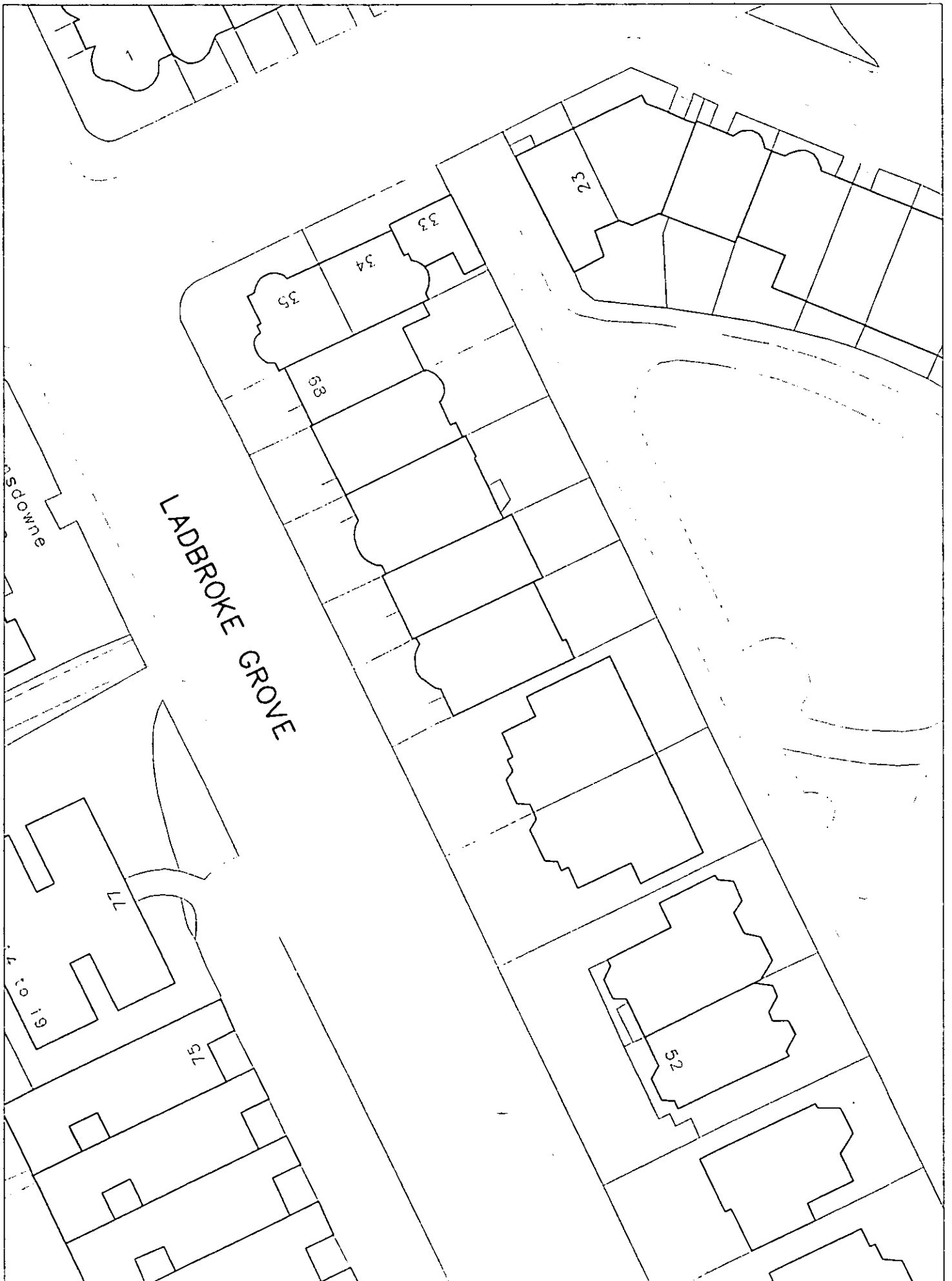
Paul Kelsey  
Area Team Leader  
for the Executive Director of Planning and Conservation

APPEAL

60 LADBROKE GROVE KENSINGTON W11

LIST OF DOCUMENTS

- 1) Committee report presented to the Planning Services Committee dated 12th September 1995.
- 2) Planning Refusal dated 15th September 1995,
- 3) Refusal of Conservation Area Consent dated 15th September 1995,
- 4) Planning Refusal dated 25th June 1993,
- 5) Chapter 4 of the Council's Unitary Development Plan
- 6) Chapter 4 of the Council,s District Plan,
- 7) Certificate of Lawful Existing Use dated 8th September 1995,
- 8) Ladbroke Conservation Area Proposals Statement,



THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

PLANNING SERVICES COMMITTEE

REPORT BY THE DIRECTOR OF PLANNING SERVICES

REFUSED BY  
PLANNING SERVICES CTTEE

2/09/95 SEP 12 1995 APPLICATION NO.  
TP/95/1339/M/25

AGENDA ITEM  
284

REFUSAL REF.....

APPLICANTS NAME/ADDRESS

Mr. Chris Hicks,  
Elsworth Sykes Planning,  
27 Queen Anne Street,  
London W1M 0LE

Application dated 18/04/95

Revised

Completed 21/06/95

Polling Ward 618

RECOMMENDATION  
ADOPTED

ON BEHALF OF : Mr. J.M. Evans  
INTEREST : Leaseholder/Freeholder

District Plan Proposals Map:

Cons.Area	CAPS	Article 4 Direction	Listed Building	HBMC Direction	A/O Consulted	Objectors (to date)
3	YES	NO	NO	NO	25	9

RECOMMENDED DECISION :-

REFUSE planning permission for the insertion of a door in the flank wall at second floor level allowing access onto a flat roof and the erection of railings around the flat roof's perimeter.

At: 60 LADBROKE GROVE, KENSINGTON, W.11

As shown on submitted drawing(s) No(s): TP/95/1339

Applicant's drawing(s) No(s) : 645/1, /2, /3 and /4

REASONS FOR REFUSAL

1. The proposed roof terrace at the side of the premises at second floor level is considered by reason of its location and design to be detrimental to the appearance and character of the boundary, the terrace and the Conservation Area, and therefore, contrary to the Council's policies which seek to maintain and enhance the character and appearance of the Borough as stated in Chapter 4 of the District Plan in particular Policies 4.1.5 and 4.3.9 and Chapter 4 of the Unitary Development Plan as deposited, particularly Strategies 5 and 6 and Policies CD59 and CD60.
2. The introduction of a roof terrace on the flat roof of the two storey side extension located in the gap between 58 and 60 Ladbroke Grove, which is identified in the Ladbroke Conservation Area Proposals Statement proposals map as an important gap between buildings is contrary to the Council's policies as expressed in Policy CD47 and CD50 of the Unitary Development Plan as deposited.

3. The introduction of a roof terrace would result in a loss of privacy and an intrusion into the quiet enjoyment of neighbouring properties and is contrary to the Council's policies as contained within the District Plan and Unitary Development Plan, which seek to preserve and maintain the residential amenities of the local residents.

## 1.0 SITE

- 1.1 The premises are located on the East side of Ladbroke Grove, forming the Southern end of a terrace of five properties (Nos. 60-68 Ladbroke Grove), and is approximately 100 metres from its junction with Ladbroke Gardens.
- 1.2 The premises comprise basement and five upper floors and is divided into self-contained flats and fall within the Ladbroke Conservation Area.

## 2.0 PROPOSAL

- 2.1 The proposal seeks to insert a door in the flank elevation of flat 3, at second floor level allowing access onto the existing flat roof of the two storey side extension and erect railings around the perimeter of the flat roof and use it as a roof terrace.

## 3.0 PLANNING HISTORY

- 3.1 The Council refused Planning Permission on the 25th June 1993 for the insertion of a door in the flank elevation and the erection of railings to provide a terrace on the second floor flat roof.
- 3.2 The Council received an application for a Certificate of Lawful Existing Use, for the use of the flat roof at second floor level on the flank elevation of No. 60 Ladbroke Grove and forming part of Flat 3 as a roof terrace.
- 3.3 The Certificate of Lawful existing use has been granted by the Council under Ground F of the application as it is considered that the use does not constitute development. The decision was made by virtue of Section 55(2)(d) of the Town and Country Planning Act 1990 which states

"the following operations or uses of land shall not be taken for the purposes of this act to involve development of the land; the use of any buildings or other land within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as such".

The flat roof is within the curtilage of the dwelling house because it forms part of Flat 3, and the use of it is considered to be a purpose incidental to the enjoyment of the dwelling house.

- 3.4 Therefore the use of the flat roof without a suitable door giving access to that flat roof which does not have railings around its perimeter does not constitute development requiring planning permission. However, the insertion of an access door and the erection of railings does require planning permission. The Certificate of Lawful Existing Use contains an informative

advising the applicant that whilst the use of the flat roof does not constitute development, the means of access and erection of railings does constitute development requiring planning permission.

#### 4.0 PLANNING CONSIDERATIONS

- 4.1 The use of the flat roof is currently restricted as there is no direct access onto it. To gain access to the roof the user has to climb over the kitchen work surfaces and out of the kitchen window onto a narrow triangular fire escape platform which then leads onto the flat roof.
- 4.2 The proposal seeks to make the access to the flat roof simpler by the insertion of a door in the flank elevation which would open directly onto the flat roof. The erection of railings around the perimeter of the roof to a height of 1100mm is a requirement of the District Surveyor for safety reasons when flat roofs are used as terraces.
- 4.3 There are two main considerations that have to be addressed, the effect that the railings and access door will have upon the character and appearance of the premises and the Conservation Area and the effects upon the residential amenity of the neighbouring properties and gardens that a more intensely used roof terrace would have.
- 4.4 The Council's policy is to maintain and enhance the character and appearance of the Borough and Policy 4.1.5 of the District Plan outlines the general policy.

"The Council, both in conservation areas and elsewhere, will aim for the conservation of the character of the Royal Borough and the enhancement of the environment. All new development must respect and relate directly to the established scale and character of the surrounding area."

This policy is followed in the Unitary Development Plan where Strategies 5 and 6 state:

"To seek to ensure that all development preserves or enhances the residential character of the Royal Borough." (STRAT 5)

"To protect Listed Buildings and to preserve or enhance conservation areas, areas of metropolitan importance, areas of local character, and other buildings or places of interest."  
(STRAT 6)

This theme is developed in Paragraph 4.3.9 of the District Plan:

"The aim and general policy of the Council is to maintain and enhance the character of each conservation area and to ensure the highest possible environmental standards consistent with the reasonable social, economic and functional requirements of the area."

and Policies CD59 and CD60 of the Unitary Development Plan:

"To ensure that any development in a conservation area preserves or enhances the character or appearance of the area." CD59

"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." (CD60)

4.5 The terrace is located on the flat roof of a two storey side addition and the flat roof is visible from both the front of the premises and the garden square located at its rear. It is considered that the introduction of railings measuring approximately 420mm above the existing 650mm parapet wall which surrounds the flat roof, thus allowing the roof to be used as a roof terrace that complies with the requirements of the District Surveyor, will have a detrimental effect upon the character and appearance of the premises, the terrace it falls within and the Conservation Area and as such is contrary to the Council's policies which seek to maintain and enhance the character and appearance of the Borough.

4.6 The Ladbroke Conservation Area Policy Statement identifies the gaps between buildings as contributing to the quality of the streetscape, providing a rhythm of alternating buildings and spaces. By the filling of these gaps an essential part of the character of the area would be lost forever. The Ladbroke Conservation Area Policy Statement considers that any proposal that would have the effect of blocking the gap between buildings and thus losing views through to the gardens at the rear, or adversely affecting the quality of the streetscape, should be looked upon unfavourably. The Ladbroke Conservation Area Policy Statement proposals map identifies the gap between the premises and 58 Ladbroke Grove, as being an example of an important gap between buildings.



- 4.7 It is considered that the introduction of a door and railings which would render access to the roof much easier and therefore result in the roof terrace being used much more often would detrimentally affect the valued view and therefore contrary to Policy CD50, of the Unitary Development Plan which seeks to protect significant views or gaps that would be blocked or diminished by proposals to side extensions.
- 4.8 The subject of roof terraces is addressed in the Unitary Development Plan and Policy CD47 seeks to resist their introduction and states:

"To resist the introduction of roof terraces if:

- (a) Significant overlooking of, or disturbance to, neighbouring properties or gardens would result; or
- (b) Any accompanying alterations or roof alterations are not to a satisfactory design, would be visually intrusive or would harm the street scene."

The proposal is located in the side of the premises, with the proposed alterations as previously stated considered detrimental to the character and appearance of the premises.

- 4.9 The flat roof is clearly visible from the adjoining premises No. 58 Ladbrooke Grove, from the street, from the garden of the premises, which is in separate ownership and the garden square which is Stanley Gardens. It is considered that the use of the flat roof as a terrace would be detrimental to the visual amenity of the neighbouring residential properties and also involve a loss of privacy and quiet enjoyment to these properties.

#### 5.0 PUBLIC CONSULTATION

- 5.1 The Council has received nine letters objecting to the proposal. The objections relate to two aspects, the loss of privacy and additional noise created by the use of the roof as a terrace and detrimental effect such a proposal will have upon the character and appearance of the premises and the Conservation Area.
- 5.2 One letter from an occupier of a flat in the adjoining premises advises the Council that if the roof were used as a terrace it would mean her kitchen and bathroom windows would be overlooked which at present are quite private. Another letter objects to the communal gardens behind being overlooked and as a consequence diminishing the enjoyment the gardens currently give to people.
- 5.3 The owner and occupier of the ground floor flat which has sole access to the garden of the premises objects to the garden being overlooked and the increase in noise that a terrace will generate. The owner of the flat below who has a room directly under the terrace has sent a very detailed objection and states in part:

"The introduction of a door and railings would permit the use of the flat roof as a terrace. This would result in overlooking, noise and disturbance and a general loss of privacy for both myself and other residents. The proposals would also create a visually intrusive feature visible from both Ladbroke Grove and the garden square to the rear. The gap between the building and 58 Ladbroke Grove would be materially reduced and may represent the first step in the building of an extension at a later date."

which is generally the sentiments of all the letters of objection and accords with the views of the Council's policies.

## 6.0 RECOMMENDATION

### 6.1 Refuse planning permission.

M.J. FRENCH  
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

### Background Papers

The contents of the file number TP/95/1339 referred to at the head of this report save for exempt or confidential information as defined by the Local Government (Access to Information) Act, 1985.

### Officer Contact

The above documents can be inspected by prior appointment with Tracey Rust in the Planning Information Office, Room 325, The Town Hall, Telephone 0171-361-2080.

REPORT PREPARED BY: AP  
REPORT APPROVED BY: NS/MJF  
DATE REPORT APPROVED: 24/08/95

PSC9509/AP .REP

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services



Mr. Chris Hicks,  
Elsworth Sykes Planning,  
27 Queen Anne Street,  
London W1M 0LE

Switchboard: 0171-937 5464

Direct Line: 0171-361 2646

Facsimile: 0171-361 3463

15 SEP 1995

KENSINGTON  
AND CHELSEA

My reference:

Your reference:

Please ask for:

DPS/PA/TP/95/1339/W/25/284

CH/TB/94745/004

Mrs. P. Abdelrahman

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

Refusal of permission to develop (TP8)

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

## SCHEDULE

### DEVELOPMENT

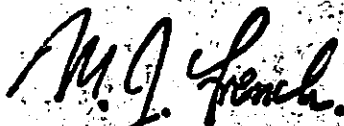
Insertion of a door in flank wall at second floor level allowing access onto a flat roof and erection of railings around flat roof perimeter, at 60 LADBROKE GROVE, KENSINGTON, W.11, as shown on submitted drawing(s) No(s). TP/95/1339, Applicant's drawing(s) No(s). 645/1, /2, /3 and /4, in accordance with your application dated 18/04/95, completed 21/06/95.

/ REASONS FOR REFUSAL ...

REASONS FOR REFUSAL

1. The proposed roof terrace at the side of the premises at second floor level is considered by reason of its location and design to be detrimental to the appearance and character of the boundary, the terrace and the Conservation Area, and therefore, contrary to the Council's policies which seek to maintain and enhance the character and appearance of the Borough as stated in Chapter 4 of the District Plan, in particular Policies 4.1.5 and 4.3.9 and Chapter 4 of the Unitary Development Plan, particularly Strategies 5 and 6 and Policies CD59 and CD60.
2. The introduction of a roof terrace on the flat roof of the two storey side extension located in the gap between 58 and 60 Ladbroke Grove, which is identified in the Ladbroke Conservation Area Proposal's Statement proposals map as an important gap between buildings, is contrary to the Council's policies as expressed in Policies CD47 and CD50 of the Unitary Development Plan as deposited.
3. The introduction of a roof terrace would result in a loss of privacy and would be an intrusion into the quiet enjoyment of neighbouring properties and is contrary to the Council's policies as contained within the District Plan and Unitary Development Plan, which seek to preserve and maintain the residential amenities of the local residents.

Yours faithfully,



Executive Director, Planning & Conservation

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services



KENSINGTON  
AND CHELSEA

Mr. Chris Hicks,  
Elsworth Sykes Planning,  
27. Queen Anne Street,  
London W1M 0LE

Switchboard: 0171-937 5464  
Direct Line: 0171-361 2646

Facsimile: 0171-361 3463

15 SEP 1995

My reference:

Your reference:

Please ask for:

Mrs. P. Abdelrahman

DPS/PA/TP/95/1340/ZZ/25/285

Dear Sir/Madam,

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 - SECTION 74  
Demolition in a Conservation Area (CAR)

## Refusal of Consent

The Borough Council hereby refuses consent to the works referred to in the under-mentioned Schedule, as shown on the plans submitted. Your attention is also drawn to the enclosed Information Sheet.

### SCHEDULE

#### WORKS PROPOSED


Demolition of part of flank elevation at second floor level and removal of existing fire escape railings, at 60 LADBROKE GROVE, KENSINGTON, W.11, as shown on submitted drawing(s) No(s). TP/95/1340, Applicant's drawing(s) No(s). 654/1, /2, /3 and /4, in accordance with your application dated 18/04/95, completed 21/06/95.

/ REASON FOR REFUSAL ...

REASON FOR REFUSAL

In the absence of a suitable proposal to create an opening in the flank elevation at second floor level, demolition is considered inappropriate and premature.

Yours faithfully,



Executive Director, Planning & Conservation

# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

Executive Director Miss C M DENT BSc M Phil FRICS FRTPI

Director of Planning Services M J FRENCH FRICS Dip TP MRTPI Cert TS

Mr. J.M. Evans,  
60 Ladbroke Grove,  
London W11 2PB

Telephone: 071-937 5464

Extension: 2646

Facsimile: 071-376 1130

25 JUN 1993



My reference:

Your reference:

Please ask for:

DPS/PV/TP/93/0545/M/13/127

Miss P.Vallely

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

Refusal of permission to develop (TP8)

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

## SCHEDULE

### DEVELOPMENT

Insertion of a door in flank elevation and erection of railings to provide a terrace on second floor flat roof, at 60 LADBROKE GROVE, KENSINGTON, W.11, as shown on submitted drawing No. TP/93/0545, Applicant's unnumbered drawings, in accordance with your application dated 22/03/93, completed 01/04/93.

/ REASON FOR REFUSAL ...

REASON FOR REFUSAL

The proposed roof terrace at the side of the premises at second floor level is considered by reason of its location and design to be detrimental to the appearance and character of the boundary, the terrace and the Conservation Area and therefore contrary to the Council's policies which seek to maintain and enhance the character and appearance of the Borough as stated in Chapter 4 of the District Plan, in particular Paragraphs 4.1.5 and 4.3.9 and Chapter 4 of the Unitary Development Plan as deposited, particularly Strategies 5 and 6 and Policies CD59 and CD60.

The introduction of a roof terrace on the flat roof of the two storey side extension located in the gap between 58 and 60 Ladbroke Grove, which is identified in the Ladbroke Conservation Area Policy Statement proposals map as an important gap between buildings is contrary to the Council's policies, as expressed in Policies CD47 and CD50 of the Unitary Development Plan as deposited.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M. J. French', written over the typed name 'M. J. French'.

Director of Planning Services



## CHAPTER 4

### THE CONSERVATION AND DEVELOPMENT CHAPTER

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## GENERAL POLICIES

### Part I Policies and Reasoned Justifications

- i. London's physical environment is diverse. Some areas are run down or heavily congested and in desperate need of improvement. At the other extreme, London boasts some of the finest buildings and urban landscapes in the world. The quality of London's physical environment is of great importance to people living in the Capital. It is also important in determining London's overall image as a city attractive to residents, visitors and investors.
- ii. The importance of protecting and enhancing the overall quality of the environment is emphasised by both Regional Guidance for the South East (RPG9) and Strategic Guidance for London (RPG3). The Royal Borough's unique residential character is a major contributor to London's diversity and vitality. A large part of the Borough derives its character and townscape from its heritage of eighteenth, nineteenth and early twentieth century buildings. The Council has designated 34 conservation areas, some centred on the major estates and on the many garden squares. Encompassing 70% of the Borough, these conservation areas vary in character and their appeal often depends on subtle aspects of the local scene. The Borough also contains some 3,800 buildings which are listed for their special architectural or historic interest. The Council considers that this special character should be protected and that all new development should contribute to the enhancement of Kensington and Chelsea's environmental quality.
- iii. Areas of distinctive architectural character and historic interest such as the strategically important view of St Paul's Cathedral must be protected from obtrusive development (RPG3 paragraph 70). The Proposals Map identifies those parts of the Borough to be protected under this policy.
- iv. The special character and amenity of the River Thames is one of London's greatest assets. It is also an important wildlife habitat. Therefore, any development proposals on or near the River must be considered with this in mind whilst ensuring that the integrity of the River flood defences is maintained.
- v. The Council is concerned that people with special mobility needs are not prevented from using services or buildings to which the public have access, because of building design or location.
- vi. As an historically rich city, London has a variety of archaeologically significant areas. Such areas are particularly sensitive to new developments. Therefore proposals likely to have an impact on such sites must take this into account.
- vii. In order to contribute to London's overall environmental quality, the Council proposes the following strategic policies:  
-

STRAT 5

TO SEEK TO ENSURE THAT ALL DEVELOPMENT PRESERVES OR ENHANCES THE RESIDENTIAL CHARACTER OF THE ROYAL BOROUGH.

STRAT 6

TO PROTECT LISTED BUILDINGS AND TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF CONSERVATION AREAS, AREAS OF METROPOLITAN IMPORTANCE, AREAS OF LOCAL CHARACTER, AND OTHER BUILDINGS OR PLACES OF INTEREST.

STRAT 7

TO PROMOTE HIGH ENVIRONMENTAL AND ARCHITECTURAL DESIGN STANDARDS IN NEW DEVELOPMENTS AND ALTERATIONS AND IN ADDITIONS TO EXISTING BUILDINGS.

STRAT 8

TO PROTECT LONDON'S SKYLINE AND STRATEGIC VIEWS, PARTICULARLY THE STRATEGIC VIEW OF ST PAUL'S CATHEDRAL FROM KING HENRY'S MOUND.

STRAT 9

TO PROTECT THE RIVER THAMES AND ITS SETTING, TO ENHANCE ITS CHARACTER AND AMENITY AND ENSURE THAT THE INTEGRITY OF THE RIVER'S FLOOD DEFENCES IS MAINTAINED.

STRAT 10

TO HAVE REGARD FOR NATURE CONSERVATION AND THE PROTECTION OF THE NATURAL HABITAT AND WILDLIFE ENVIRONMENT IN THE CONSIDERATION OF ALL PROPOSALS.

STRAT 11

TO ENSURE THAT PEOPLE WITH SPECIAL MOBILITY NEEDS HAVE EQUALITY OF PHYSICAL ACCESS THROUGHOUT THE BOROUGH.

STRAT 12

TO PROTECT ANCIENT MONUMENTS AND SITES OF ARCHAEOLOGICAL INTEREST.

## **LOCAL POLICIES**

### **1 OBJECTIVES**

- 1.1 A large part of the Borough derives character and townscape value from its heritage of buildings of architectural and historic character, many of which also lie within areas designated as conservation areas. These are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.
- 1.2 The policies of this chapter are intended to ensure the provision of an environment which can satisfy the needs of modern life, whilst maintaining its quality, and to allow change in a sensitive way so that social and economic well-being is maintained.
- 1.3 There are four overall objectives for conservation and development:
  - (A) To protect or enhance areas of character throughout the Borough, both in terms of use and the physical environment.
  - (B) To ensure that all development respects local character, is of a high standard of design, takes into account people with special mobility needs and does not adversely affect residential amenity.
  - (C) To preserve or enhance the Borough's conservation areas and listed buildings.
  - (D) To protect or enhance the natural environment and to preserve the archaeology of the Borough.

### **2 PROTECTING OR ENHANCING AREAS OF EXISTING CHARACTER**

- 2.1 As well as the Council's designated conservation areas and listed buildings, dealt with in detail in Section 5, there are Areas of Metropolitan Importance and Areas of Local Character which should be protected. This section includes policies for all areas of significance requiring protection. These areas are considered first as they set the general context within which many of the later policies should be considered.

#### **AREAS OF METROPOLITAN IMPORTANCE**

- 2.2 The following areas, as shown on the Proposals Map, are considered to be of special character with an importance which extends beyond the Borough's boundary. These are: the Riverside, the South Kensington Museums Area and the Royal Hospital. The following policies recognise their special character.

##### **The Riverside**

- 2.3 By virtue of its character and appearance the Thames and foreshore constitutes one of the greatest of all London's areas of metropolitan importance. It is also a site of

metropolitan importance for nature conservation. The Council has designated the whole of the Thames within the Borough boundaries as a conservation area and produced a proposals statement. Its detailed guidance should be referred to in consideration of any proposals affecting the Riverside.

- 2.4 The greater part of the stretch of the Thames lying within the Borough is bounded by Chelsea Embankment which carries extremely heavy traffic. As opportunities arise, the Council will implement environmental improvement schemes, to enhance the setting of the Embankment.

CD1 TO PROTECT OR ENHANCE VIEWS AND VISTAS ALONG THE RIVERSIDE INCLUDING: RIVER VIEWS OF CHELSEA EMBANKMENT AND THE SETTING OF CHELSEA OLD CHURCH AND VIEWS FROM THE THAMES BRIDGES.

(PM)

- 2.5 In considering proposals for riverside development, the Council will also take account of views from the opposite bank of the Thames.

(2.5)

- 2.6 The Council will encourage a variety of appropriate riverside uses including transport links, recreation and servicing of boats, providing they are environmentally acceptable (see also Transportation Chapter).

#### **Thames-side Vessels and Structures**

(2.6)

- 2.7 The River is an important transport route, and with its foreshore and banks is a unique open space with a special environmental character. Permanently moored vessels and structures can adversely affect this unique character and reduce the River's potential as a navigable waterway. The policy below will also apply to the extension of riverside sites into the River. In considering any applications the Council will take account of LPAC's Thames-side Planning Guidelines for vessels and structures.

CD2 TO RESIST PERMANENTLY MOORED VESSELS ON THE RIVER, EXCEPT WHERE THEY WOULD NOT HAVE:

- a) A DETRIMENTAL EFFECT ON THE SPECIAL CHARACTER OF THE RIVER;
- b) A DETRIMENTAL EFFECT ON AMENITY ARISING FROM TRAFFIC GENERATION OR SERVICING NEEDS;
- c) AN ADVERSE AFFECT ON THE CHARACTER OR APPEARANCE OF THE EXISTING RESIDENTIAL MOORINGS AT BATTERSEA REACH.

(2.7)

- 2.8 Floating structures relating to the River for transport purposes may be permitted. Cadogan Pier has potential for greater use by river traffic.

(2.8)

2.9 The only area of residential moorings within the Borough is that at Battersea Reach. Guidelines for the design of replacement boats and existing vessels are contained in the Thames Conservation Area Proposals Statement. The extension of the moorings area would be detrimental to the character of the Riverside particularly if the gap between the areas of moorings were encroached upon.

CD3 TO SEEK TO PROTECT AND ENHANCE THE ESTABLISHED AREA OF RESIDENTIAL MOORINGS AT BATTERSEA REACH.

### **Riverside Development**

(PM)

2.10 The character of the Riverside owes much to the buildings and open spaces which adjoin it. The Royal Hospital and its grounds, the Chelsea Physic Garden and the buildings on Cheyne Walk are of particular importance. The character changes to the west with the World's End Estate and industrial buildings on Lots Road. The high buildings of the World's End Estate are not in character with the remainder of the Riverside and should not be seen as a precedent for similar developments. Any new development should enhance the special character of the Riverside.

(CD5)

CD4 TO REQUIRE ANY DEVELOPMENT ON THE RIVERSIDE TO PRESERVE OR ENHANCE THE WATERFRONT CHARACTER, PROTECT OR IMPROVE PHYSICAL AND VISUAL LINKS BETWEEN THE RIVER AND THE REST OF THE BOROUGH, AND BE OF A HEIGHT NO GREATER THAN THE GENERAL LEVEL OF EXISTING BUILDING HEIGHTS TO THE EAST OF BLANTYRE STREET.

(2.10)

2.11 The Thames Path is a long distance walking route proposed by the Countryside Commission in accordance with its statutory responsibilities and approved by the Secretary of State for the Environment. The Council supports the designation of the Thames Path and will ensure, as the opportunity arises, that this path is provided westward to the Borough boundary (from the east side of Battersea Bridge, including a path beneath that bridge). Consideration will also be given to the provision of a bridge over Chelsea Creek to link up with the Riverside Walk at Chelsea Harbour. In implementing the Path proposals the Council will seek to achieve the standards set out in guidance provided by the Countryside Commission.

(CD6)

CD5 TO ENSURE THE PROVISION OF A RIVERSIDE WALK WITHIN APPROPRIATE DEVELOPMENTS.

### **South Kensington Museums Area**

(2.11)

2.12 This area (see Proposals Map) contains the South Kensington Museums, Imperial College, Brompton Oratory, and views of the Albert Hall, which is within the City of Westminster.

(CD7)

CD6 TO PROTECT IMPORTANT VIEWS AND VISTAS IN AND AROUND THE SOUTH KENSINGTON MUSEUMS AREA.

(PM)

2.13 Important views and vistas include the following:

- (a) From the west: through Kynance Mews from Launceston Place; and from Victoria Road along Victoria Grove.
- (b) From the north: from the axial flight of steps south of the Albert Hall.
- (c) From the south: from Harrington Road up Queensberry Place; up the east side of Onslow Square towards the Natural History Museum; from the front of Melton Court up Cromwell Place to the tower of the Natural History Museum and the Colcutt Tower; and from Pelham Place and Thurloe Square towards the tower of the Victoria and Albert Museum.
- (d) From the east: from Princes Gate Mews; and from Fairholt Street and Cheval Place (partly within Westminster).

(2.12)

2.14 The area has a precinct character, but is generally outward-looking rather than enclosing its own space. This makes the preservation or enhancement of the area particularly difficult, not least because of the presence of major roads. The area may be defined by its predominantly cultural and institutional character, stemming from the museums and Imperial College. There are residential uses in close proximity and there is very little commercial intrusion.

(CD8)

CD7 TO PRESERVE OR ENHANCE THE PRECINCT CHARACTER OF SOUTH KENSINGTON BY:

- (a) SAFEGUARDING SKYLINES AND VISTAS TO THE NATURAL HISTORY AND VICTORIA AND ALBERT MUSEUMS, THE COLCUTT TOWER AND BROMPTON ORATORY;
- (b) SEEKING REINFORCEMENTS OF THE AXIAL LAYOUT FORMED BY THE TOWER OF THE NATURAL HISTORY MUSEUM, THE COLCUTT TOWER AND THE ROYAL ALBERT HALL IN ANY REDEVELOPMENT ON THE SITE OF IMPERIAL COLLEGE;
- (c) ENCOURAGING BETTER CONDITIONS FOR VIEWING THE MAIN FACADES WITHIN THE PRECINCT AREA AND PROPOSING ENVIRONMENTAL IMPROVEMENT SCHEMES WHERE APPROPRIATE;
- (d) SEEKING IMPROVEMENTS IN SETTING-DOWN FACILITIES FOR COACH-BORNE VISITORS (SEE ALSO TRANSPORTATION



CHAPTER):

- (e) ENCOURAGING GREATER USE OF THE SOUTH KENSINGTON PEDESTRIAN TUNNEL FOR AFFORDING ACCESS TO AND CIRCULATION WITHIN THE PRECINCT AND PROPOSALS TO MAKE IT MORE ATTRACTIVE: AND
- (f) MAINTAINING A PEDESTRIAN ARCADE THROUGH SOUTH KENSINGTON STATION.

(PM)

2.15 The importance of the wider area is recognised and includes parts of Imperial College and the Albert Hall within the City of Westminster. The institutions, particularly the museums, are keen to promote improvements to the area. The Council will encourage the preparation of a strategy for the enhancement of the South Kensington Museums Area.

**Royal Hospital**

(2.13)

2.16 The area is dominated by Wren's magnificent Royal Hospital and its grounds. However, the surrounding late Georgian and Victorian terraces and adjacent open spaces also make an important contribution to this part of the Royal Borough.

(CD9)

CD8 TO PROTECT IMPORTANT VIEWS AND VISTAS IN AND AROUND THE ROYAL HOSPITAL.

(PM)

2.17 Important views and vistas include the following:

- (a) along Chelsea Embankment and from the Embankment northwards towards the Royal Hospital and its ancillary buildings;
- (b) along Royal Avenue from King's Road to the Royal Hospital; and
- (c) along St Leonards Terrace, Franklins Row, Royal Hospital Road and Ormonde Gate.

(CD10)

CD9 TO PROTECT THE OPEN SPACES SURROUNDING THE ROYAL HOSPITAL FROM INAPPROPRIATE DEVELOPMENT BOTH IN THE LANDSCAPED AREAS THEMSELVES AND IN THE NEIGHBOURING STREETS.

**METROPOLITAN OPEN LAND**

(2.14)

2.18 RPG3 refers to areas of Metropolitan Open Land (MOL), originally defined in the GLDP as strategic open land of value to the whole of London or part of London stretching over several Boroughs. These areas provide attractive breaks in the built-up area, provide open air facilities and contain features or landscapes of historic,

recreational, or natural importance. Each area of MOL contains particular leisure uses which the Council will protect and enhance. The Council seeks to protect its areas of MOL (Kensington Gardens, Holland Park and Brompton and Kensal Green Cemeteries) by the following policies.

(CD11)

CD10 TO RESIST DEVELOPMENT ON METROPOLITAN OPEN LAND AND TO PROTECT AND ENHANCE ITS EXISTING USES.

### **Kensington Gardens**

(2.15)

2.19 Kensington Gardens, together with Hyde Park, is managed by the Royal Parks Agency. It is a site of metropolitan importance for nature conservation. The skyline of buildings around it is particularly important. Kensington Gardens was included in the Royal Parks Review for the Secretary of State for the Environment. The Council supports the proposals in the Review to preserve and enhance the special character of Kensington Gardens.

(CD12)

CD11 TO REQUIRE NEW BUILDINGS AND EXTENSIONS TO EXISTING BUILDINGS IN THE ROYAL BOROUGH, WHICH CAN BE SEEN FROM KENSINGTON GARDENS AND HYDE PARK, TO BE DESIGNED SO AS NOT TO EXCEED THE GENERAL HEIGHT OF BUILDINGS EXCLUDING POST WAR BLOCKS AND TO PAY REGARD TO THE TREE LINES.

(CD13)

CD12 TO ENSURE THAT NEW BUILDINGS DO NOT IMPOSE THEMSELVES AS AN UNSYMPATHETIC BACKCLOTH TO KENSINGTON PALACE. PARTICULARLY WHEN VIEWED FROM THE EAST ACROSS THE ROUND POND.

### **Holland Park**

(2.16)

2.20 Holland Park, which is owned by the Council, is of particular historic and landscape value. A management strategy has been prepared for the park. It is also included within a conservation area for which there is a proposals statement.

(CD14)

CD13 TO RESIST PROPOSALS THAT WOULD ENCROACH UPON OR ADVERSELY AFFECT THE SETTING OF HOLLAND PARK

### **Cemeteries**

(2.17)

2.21 Two other principal open spaces in the Royal Borough are the cemeteries, dating back

to the 1830's and designated as Metropolitan Open Land. They were conceived as places of beauty, or botanic and other interest. Both have been designated as conservation areas. They are social and historic "documents", also worthy of conservation as nature reserves, botanic gardens and sculpture parks. The Council will promote their appreciation by, for example, encouraging improved access, landscaping, paths, signs and visitor information, but at the same time ensure that their character is not unduly affected by greater numbers of visitors or new visitor facilities.

(CD15)

CD14 TO PROMOTE OPPORTUNITIES FOR THE APPRECIATION OF KENSAL GREEN AND BROMPTON CEMETERIES WHILST PROTECTING THEIR SPECIAL CHARACTER.

### STRATEGIC VIEWS

(2.18)

2.22 Strategic Guidance requires the Council to protect and enhance the designated strategic view of St. Paul's seen from King Henry's Mound in Richmond Park. Protection and enhancement will be achieved by height limitations within the defined areas between view points. The protected field of view is shown on the Proposals Map and further details may be found in Strategic Guidance for London (RPG3), Annex A and the Secretary of State's Direction dated 22nd May 1992. (See also policy STRAT 8).

(CD16)

CD15 TO PROTECT THE LONG-DISTANCE VIEW FROM KING HENRY'S MOUND (RICHMOND PARK) TO ST PAUL'S.

### AREAS OF LOCAL CHARACTER

(2.20)

2.23 Areas of Local Character contribute to the diversity and interest of the Borough and are found both inside and outside existing conservation areas, and have a distinct character which the Council will seek to preserve or enhance.

#### The Grand Union Canal

(2.21)

2.24 The Grand Union Canal in the north of the Borough provides a welcome break in the built-up area. It has a unique character which should be protected. It is also a Site of Metropolitan Importance for nature conservation. The opportunity will be taken, in connection with any development, to improve the visual appearance of canalside areas, in a manner sensitive to the type of development and the character of the canal. The canal and its towpath also have further potential for transport and leisure activities. These will be encouraged, providing they are not environmentally damaging.

(CD17)

CD16 TO RESIST DEVELOPMENT THAT WOULD ADVERSELY AFFECT THE SETTING OF THE CANAL.

(CD18)

CD17 TO ENCOURAGE USE OF THE CANAL FOR THE MOVEMENT OF FREIGHT AND PASSENGERS AND FOR RECREATION.

(CD19)

CD18 TO ENCOURAGE CANALSIDE DEVELOPMENT WHICH RELATES TO WATER-BASED ACTIVITIES AND RECREATION.

(PM)

CD19 TO ENCOURAGE IMPROVED ACCESS TO THE CANALSIDE.

(2.22)

2.25 Residential moorings can provide life and colour to the canalside scene, but they should not conflict with other canal users or local amenity.

CD20 TO PERMIT RESIDENTIAL MOORINGS ON THE GRAND UNION CANAL PROVIDING:

- a) THERE ARE ADEQUATE SERVICES FOR PERMANENTLY MOORED VESSELS;
- b) OTHER CANAL USERS (BOTH WATER AND LAND-BASED) ARE NOT ADVERSELY AFFECTED; AND
- c) LOCAL RESIDENTIAL AMENITY IS NOT AFFECTED.

### **Public Open Space**

(2.23)

2.26 Parks and gardens under the control of the Council provide a valuable amenity, wildlife and recreational resource. It is important that all public open space is protected. (See also Leisure and Recreation Chapter).

### **Private Open Space**

(2.24)

2.27 In addition there are other important open spaces not under the Council's control which contribute significantly to the quality of the urban environment. They are valuable not only because some public access may be afforded, but also for their history, wildlife value and visual amenity. They include some of the Royal Hospital grounds, Burton's Court, the Chelsea Physic Garden, Chelsea Rectory garden, the Moravian Burial Ground, Kelfield Gardens, the grounds of the Duke of York's Headquarters and the grounds of the College of St Mark and St John, Chelsea. (See also Leisure and Recreation Chapter).

(PM CD21A)

CD21 TO PROTECT AND ENHANCE, AND TO RESIST THE LOSS OF EXISTING PUBLIC AND PRIVATE OPEN SPACE WHICH MAKES, OR

IS CAPABLE OF MAKING A CONTRIBUTION TO AN AREA'S CHARACTER OR APPEARANCE; AND TO RESIST PROPOSALS WHICH WOULD ADVERSELY AFFECT ITS SETTING.

### **Garden Squares**

(2.25)

2.28 There are over 100 garden squares in the Borough, which are major elements in its character providing welcome contrast to the densely built-up townscape. The mature trees, shrubs and other planted areas combine with boundary railings to give areas which are attractive, secluded, relatively peaceful and can provide wildlife habitats. This rather fragile character may be destroyed by even the most minor development. The Council considers that protection of their special character is of great importance. Further policies are set out in the Leisure and Recreation Chapter and Transportation Chapter. Minor proposals relating to the gardens' use as open space will be treated on their merits.

(CD24)

CD22 TO RESIST DEVELOPMENT IN, ON, OVER OR UNDER GARDEN SQUARES, IN ORDER TO PROTECT THEIR EXISTING CHARACTER; AND TO PROMOTE PROPOSALS FOR THEIR ENHANCEMENT.

### **Gardens of Special Historic Interest**

(2.26)

2.29 The following gardens and open spaces are included in the Register of Parks and Gardens of Special Historic Interest in England compiled by English Heritage: The Boltons, Brompton Cemetery, Cadogan Place, Chelsea Physic Garden, 100 Cheyne Walk, Edwardes Square, Hans Place, Holland Park, Kensal Green Cemetery, Kensington Gardens, Ladbroke Square Gardens, Royal Hospital, Chelsea and Ranelagh Gardens and St Luke's Gardens.

(CD25)

CD23 TO PROTECT PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST FROM DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT ON THE SITE, SETTING OR ENJOYMENT OF ANY PART OF THEIR GROUNDS AND TO ENCOURAGE THE MAINTENANCE OF THEIR HISTORIC CHARACTER.

### **Other areas of character**

(2.27)

2.30 The Council has identified other areas of character. All are of interest, but conservation area designation is not necessarily applicable in every case. These are: The Earls Court Road area; Portobello and Golborne Roads; King's Road; and Kensington High Street.

(2.28)

2.31 Supplementary Planning Guidance and proposals for these areas will be prepared as

the need arises. When adopted, non-statutory guidance will be applied to all development within the area concerned.

### **AREAS OF DEVELOPMENT**

(2.29)

2.32 As the majority of the Borough is within conservation areas or the areas of character defined above, the opportunities for development are limited and confined to a number of small sites rather than large areas. Areas of opportunity include vacant land and sites not yet developed under the Westway and areas which are environmentally poor and contain badly maintained buildings caused by blight or lack of investment.

(2.30)

2.33 It is in these areas in particular that the Council will look for the provision of new land uses, facilities and amenities to meet needs identified in other parts of the Plan, such as new housing (See Housing Chapter), recreational facilities (See Leisure and Recreation Chapter), and local industry and small offices for new services (See Offices and Industry Chapter). However, because of the limited development land available it will not be possible to cater for all these needs.

(CD26)

CD24 TO ENCOURAGE THE IMPROVEMENT OF LAND WHICH IS ENVIRONMENTALLY POOR AND BUILDINGS IN POOR CONDITION BY INVESTMENT AND REFURBISHMENT OR NEW DEVELOPMENT.

(2.31)

2.34 However, the Council will have regard also to the value to the community of those activities, often small-scale, generally service or craft orientated, whose economic existence depends on a pool of low-cost property. (See Offices and Industry Chapter).

### **3 CONTROL OF DEVELOPMENT**

3.1 The policies below apply in all parts of the Borough.

#### **Standards of Design**

3.2 The Council is concerned that the quality of architectural design of development in all areas of the Borough should be of a high standard. Development may also provide opportunities for environmental benefits such as sitting-out, sports or landscaped areas.

(CD27)

CD25 TO SEEK 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 AND CHARACTER OF THE SURROUNDINGS.

### **Infill Development**

- 3.3 Infill development is more common than large-scale redevelopment in the Borough. If sensitively handled it may reinforce local character. Its form should therefore largely be determined by its townscape context. Local height, bulk, scale, building lines and materials should be carefully considered in developing appropriate designs.

(CD28)

CD26 TO REQUIRE INFILL DEVELOPMENT TO:

- a) CONFORM TO THE EXISTING BUILDING LINES AND OVERALL SCALE AND CHARACTER OF THE AREA;
- b) HAVE RESPECT TO THE FORM AND MATERIALS OF ADJOINING BUILDINGS: AND
- c) HAVE REGARD TO OPEN SPACES WHICH ARE IMPORTANT TO THE PROPOSED DEVELOPMENT AND THE SURROUNDING AREA.

### **Backland Development**

- 3.4 The development of "backland" sites, that is, the gardens or open land behind buildings, is inevitably difficult to achieve successfully. Access is a major problem and the amenities of adjoining properties need to be protected. The open and landscaped character of the land may be detrimentally affected.

(CD29)

CD27 TO RESIST THE DEVELOPMENT OF BACKLAND SITES IF:

- a) THERE WOULD BE INADEQUATE VEHICULAR ACCESS, OR
- b) THE AMENITY OF ADJOINING PROPERTIES WOULD BE ADVERSELY AFFECTED, OR
- c) THERE WOULD BE A LOSS OF OPEN SPACE, OR
- d) THE CHARACTER OF THE AREA WOULD BE HARMED.

### **Plot Ratio for Non-Residential Development**

- 3.5 Plot ratio is used to assess the maximum quantity of accommodation which may be provided in non-residential developments, and is a planning tool which can indicate building bulk and levels of activity likely to be generated by development of a site. Plot ratio is not an exact control. In assessing what would be an acceptable building bulk for a site, the plot ratio standard will be the starting point. However, it cannot of itself be the determining factor, because, for example, a building with above average floor-to-ceiling heights will have a greater building bulk, but will have the same plot

ratio as a lower building. The emphasis will be on the design and compatibility with adjoining buildings, the effect on the character and amenity of the area and on traffic. The Council is concerned that development to high plot ratios allowed in the past has had harmful consequences for the character and environment of the Borough. The Council will therefore be seeking lower plot ratios in new development in order to achieve a reduction in the intensity of development and thereby protect the residential character and quality of environment of the Borough. In all cases critical examination of the massing, traffic generation, access to public transport and employment density of the scheme will also be undertaken.

- 3.6 No standard could be expected to be universally applicable, however a plot ratio of up to 2:1 will normally be acceptable. In areas which derive their character from low intensity of building, a plot ratio lower than 2:1 will be expected; on the other hand plot ratios of up to 2.5:1 may be appropriate in areas of more intensive existing development. Over 2.5:1 may be justified only on townscape grounds.
- 3.7 This plot ratio assessment may also apply to extensions to existing buildings.
- 3.8 Guidance on the calculation of plot ratio is contained in the Planning Standards Chapter.

#### **Sunlight and Daylight**

- 3.9 Daylight and sunlight are valued elements in a good quality living and working environment. This is particularly the case in the Borough, where historic patterns of development have resulted in buildings often very close together. This helps to give the Borough its special character, but means less light within buildings and also within gardens and open spaces.

(PM)

- 3.10 Badly designed developments can make adjoining properties and their gardens gloomy and unattractive. Where particular owners or occupiers will experience a loss of light as a result of a proposed development, this may be material to the consideration of the proposal. However, the aim of the Council's policies is to protect the quality of the area's environment generally, safeguarding those amenities which ought to be protected in the public interest.

(3.10)

- 3.11 In considering development proposals the Council will not be seeking to ensure that they meet any particular minimum or maximum standard. Where proposals affect the light conditions in and around adjoining property, the extent to which it involves a significant and unreasonable worsening of light conditions for those properties will be assessed, taking account of the prevailing general standard of light in that local environment. Where existing buildings or spaces have poor light conditions, any worsening of light would only be justified on exceptional grounds. In some situations it will be appropriate to take the opportunity offered by development to achieve an improvement in light conditions where these presently fall below the standard generally prevailing in the area, or where it would otherwise be appropriate to do so. The "good neighbourliness" of an existing property will also be relevant, for example some buildings are situated very close to the property boundary and would impose



significant and unreasonable constraints on adjoining properties if standards were rigidly applied.

(PM)

3.12 Within new developments, the Council will be seeking good light conditions, taking into account the general levels of light in the immediate area, and the character of its built form and spaces, as well as the fact that people generally look for better standards of light now than in the past.

(PM)

3.13 These policy aims do not stand in isolation and must be weighed with other planning objectives. Conservation and design considerations will often justify closer spacing of buildings to protect the traditional character and close-knit urban fabric of the Borough.

(PM)

3.14 The Council's policies will be relevant to most developments, to impact on existing residential and non-residential properties and sites, and to the light conditions within proposed residential development and non-residential development. In the case of non-residential development, existing and proposed, it will be necessary to assess whether the occupants have a reasonable expectation of a particular standard of daylight and/or sunlight. Schools, hospitals, hotels, and many small workshops and offices will usually benefit from good light conditions. Light, including sunlight, is also important to the enjoyment of gardens and open spaces, and these will normally be included in the assessment.

(CD31)

CD28 NORMALLY TO RESIST DEVELOPMENT WHICH SIGNIFICANTLY REDUCES SUNLIGHT OR DAYLIGHT ENJOYED BY EXISTING ADJOINING BUILDINGS AND AMENITY SPACES.

(CD32)

CD29 NORMALLY TO REQUIRE DEVELOPMENT TO BE DESIGNED TO ENSURE GOOD LIGHT CONDITIONS FOR ITS BUILDINGS AND SPACES.

(3.11)

3.15 In assessing developments, the Council will, where necessary, have regard to the guidelines in "Site Layout Planning for Daylight and Sunlight: a Guide to Good Practice", published by the Building Research Establishment. A summary of the most relevant parts of the BRE guide is contained in the Planning Standards Chapter.

### **Privacy**

(3.12)

3.16 The Borough has the highest residential density in Great Britain, and where good standards of privacy exist, within buildings and open spaces, it is a highly valued amenity. In assessing development proposals the Council will seek to protect the existing privacy of residents and, where appropriate, the working population and to ensure good standards of privacy within new development. Buildings in the Borough, however, are often close together and some loss of privacy as a result of development may be unavoidable. Where particular owners or occupiers will experience a loss of

privacy, this will be material to the consideration of the proposal. However the aim of the Council's policies is to safeguard those amenities which deserve to be protected in the public interest.

(PM)

3.17 In considering development proposals the Council will not be seeking to ensure that they meet any particular minimum or maximum standard. Where proposals, including extensions to existing buildings, affect the privacy of adjoining property, the extent to which they involve a significant and unreasonable worsening of overlooking to those properties will be assessed, taking account of the prevailing general standards of privacy in that local environment.

(PM)

3.18 In some situations it will be appropriate to take the opportunity offered by development to achieve an improvement in privacy conditions where these presently fall below the standard generally prevailing in the area, or where it would otherwise be appropriate to do so. The "good neighbourliness" of an existing property will also be relevant, for example some buildings are situated very close to the property boundary and would impose significant and unreasonable constraints on adjoining properties if standards were rigidly applied.

(PM)

3.19 Within new developments, the Council will be seeking good standards of privacy for future occupants, taking into account the general levels of privacy in the immediate area, and the character of its built form and spaces, as well as the fact that people generally look for better standards of privacy now than in the past. A distance of about 18 metres between opposite habitable room windows reduces inter-visibility to a degree acceptable to most people. This distance may be reduced if windows are at an angle to each other. A lesser distance is normally acceptable where windows face the public highway.

(PM)

3.20 A common cause of loss of privacy, in the Borough is the construction of terraces or balconies above garden level. Where existing levels of privacy are good, development involving new, direct overlooking from a balcony or terrace into an adjoining habitable room window or private garden below should be avoided, especially at first floor level. Where residential accommodation already has access to a garden this will be taken into account in considering the proposal to add a balcony or terrace. Generally, the size, position and angle of view into adjoining properties and gardens will be taken into account, along with the existing levels of privacy.

(PM)

3.21 These policy aims do not stand in isolation and must be weighed with other planning objectives. Conservation and design considerations will often justify closer spacing of buildings to protect the traditional character and close-knit urban fabric of the Borough.

(PM)

3.22 In the case of non-residential development, existing and proposed, it will be necessary to assess whether the proposed occupants have a reasonable expectation of a particular standard of privacy. Privacy, is also important to the enjoyment of gardens and open spaces, and these will normally be included in the assessment.

(CD33)

CD30 TO REQUIRE DEVELOPMENT TO BE DESIGNED TO ENSURE SUFFICIENT VISUAL PRIVACY OF RESIDENTS AND THE WORKING POPULATION.

(PM)

3.23 Where appropriate the Council will attach conditions to planning permissions to ensure that developments do not significantly reduce the privacy enjoyed by adjoining properties. These include requiring the use of obscured glass, prohibitions on the insertion of windows in particular facades, requiring windows to be kept fixed shut, and the provision of planting boxes on terraces.

### **Views and Vistas**

(3.13)

3.24 As well as the views and vistas highlighted below, the skylines and roofscape of large areas of the Royal Borough are sensitive to ill-considered change. Existing high buildings will not be considered as precedents. The Council's policies on views and vistas are contained in other sections of the Conservation and Development Chapter: that is Areas of Metropolitan Importance, Areas of Local Character and Conservation Areas and Listed Buildings.

(3.14)

3.25 In all these views and vistas, a building erected immediately to one side, or immediately behind the building can be as damaging to a view as a building built in front.

(3.15)

3.26 The Council will produce Supplementary Planning Guidance for those areas where skylines and vistas are important to the Borough's townscape and historic character.

### **High Buildings**

(CD35)

CD31 TO RESIST A NEW HIGH BUILDING WHICH WOULD SIGNIFICANTLY EXCEED THE HEIGHT OF NEIGHBOURING BUILDINGS AND WHICH WOULD HARM THE SKYLINE.

(3.16)

3.27 The Council will also take account of:

- (a) the effect on aviation. (The Council is required to consult with the Secretary of the Civil Aviation Authority in respect of any proposed building, structure, erection or works exceeding 90 metres in height within the area shown on the safeguarding map for London (Heathrow));
- (b) wind turbulence;
- (c) disruption of telecommunications beam channels:

- (d) the proximity of high chimneys;
- (e) the location of existing underground tunnels and proposed routes for new Underground lines which might affect the potential siting or depth of deep foundations. (See also Transportation Chapter).

### **Landscaping**

(3.17)

3.28 The Council considers that open spaces, both large and small, make a vital and significant contribution to the character of the Borough. It is important that where open space forms part of a development, it is landscaped to a high standard. Landscaping may be defined as the treatment of space around and between buildings. This includes all the components of external spaces - hard and soft surfacing, boundaries, street furniture, lighting and service provision, trees and other planting. The aim of good landscaping should be both to enhance the appearance of a development and to minimise its impact on the surrounding area. Where appropriate, the Council will require that Planning Obligations are entered into in order to achieve implementation of landscaping.

(CD36)

CD32 TO ENSURE THAT WHERE OPEN SPACE FORMS PART OF A PROPOSAL IT IS DESIGNED AND LANDSCAPED TO A HIGH STANDARD.

(3.18)

3.29 As well as displaying aesthetic benefits, landscaping should be functional. It can serve a variety of purposes - minimise vandalism, increase privacy, improve safety and security, reduce maintenance, provide sitting-out areas, make efficient use of space, provide protection from the effects of weather and microclimate, provide wildlife habitats and minimise the intrusiveness of noise and air pollution. With thought given at the outset to the intended function of a particular area, features, materials and species can be chosen that fulfil the desired role. Developments in the past have often left small areas unbuilt upon. These can be eliminated to a large degree by good design. Where unavoidable these areas should be landscaped to a high standard.

(3.19)

3.30 A well-designed open space should take into account all characteristics of the site and surrounding influences. Existing features can add maturity, visual continuity and act as wildlife habitats in a development. Wherever possible such features should be retained and utilised fully in the new design.

### **Security and Safety in Design**

(3.20)

3.31 The Council will require that development takes user safety into account. This will include consideration for proper street lighting, traffic and parking provision, and the location and design of pedestrian access routes.

(CD37)

CD33 TO REQUIRE THAT THE DESIGN OF NEW AND ALTERED BUILDINGS OR AREAS ADEQUATELY TAKES INTO ACCOUNT THE SAFETY AND SECURITY OF THE USERS OF THE FACILITIES AND THAT OF NEIGHBOURING RESIDENTS.

(3.21)

3.32 The Council will also have regard to the standards set out in the Police Architectural Liaison Manual of Guidance published by the Home Office.

### **Noise**

(3.22)

3.33 The residential amenity of the Borough can be adversely affected by noise created by certain types of development. Dwellings may also suffer noise nuisance from external sources such as roads or railways or by the transmission of noise through walls and floors from other dwellings.

(3.23)

3.34 The Council will seek to ensure that all development with noise nuisance potential is sited away from residential and other noise sensitive areas. (See also Planning Standards Chapter).

(CD38)

CD34 TO RESIST PROPOSALS WHERE THE NOISE GENERATED WOULD CAUSE SIGNIFICANT DISTURBANCE TO SURROUNDING PROPERTIES.

(CD39)

CD35 TO ENSURE THAT RESIDENTIAL DEVELOPMENTS INCLUDE ADEQUATE PROTECTION OF THE INTERNAL ENVIRONMENT FROM THE EFFECTS OF NOISE.

(3.24)

3.35 The Council will ensure that Policy CD35 is applied to proposals for the subdivision of existing buildings for residential purposes.

### **Access For All**

(3.25)

3.36 The Council will ensure that all non-domestic developments (see Glossary) are designed and built to mobility and wheelchair standards. The provision of features such as wide doors, ramps and lifts enables all members of the community to make use of the development whether they have a disability, are elderly, pushing a pram, or carrying a heavy weight. Wherever possible such considerations will also apply to changes of use, alterations and extensions to such buildings. Car parking associated with the development should include bays of appropriate width and be suitably close to the development. (See Planning Standards Chapter). The Council will also seek mobility and wheelchair standard housing in housing developments. (See policy H28 of the Housing Chapter).

(CD40)

CD36 TO REQUIRE THAT ALL NON-DOMESTIC DEVELOPMENTS, INCLUDING WHERE POSSIBLE, CHANGES OF USE, ALTERATIONS, AND EXTENSIONS TO EXISTING BUILDINGS ARE ACCESSIBLE TO PEOPLE WITH SPECIAL MOBILITY NEEDS, INCORPORATING LEVEL ACCESS INTO THE BUILDING.

(PM)

3.37 Exceptions may be allowed for on listed buildings and some buildings in conservation areas to avoid damage to their architectural or historic interest.

(PM)

3.38 The Council will ensure that in its own works adequate access and facilities for people with special mobility needs will be provided.

(3.26)

3.39 People with special mobility needs include those with physical disabilities and/or sensory impairment; the elderly; and people with small children, prams and buggies. (See Planning Standards Chapter for details of designing for access).

#### **Internal Access**

(3.27)

3.40 The Council will encourage internal access in buildings which are open to the public or used for employment or education purposes for people with special mobility needs, through negotiations and Part M of the Building Regulations together with other relevant legislation. Developers should refer to the Director of Building Services for more information on internal provision.

#### **Per Cent for Art**

(PM)

3.41 The Council's policy for Per Cent for Art is contained in the Leisure and Recreation Chapter (see policy LR30 and paragraph 4.12 of the Leisure and Recreation Chapter).

#### **Development and Planning Standards**

(3.30)

3.42 The Council will use the standards set out in the Planning Standards Chapter to assess whether development proposals are in accordance with the policies of the Plan.

(CD43)

CD37 TO HAVE REGARD TO THE STANDARDS SET OUT IN THE PLANNING STANDARDS CHAPTER IN DETERMINING APPLICATIONS FOR DEVELOPMENT.

(3.31)

3.43 The standards set out are those which the Council consider will be likely to achieve development in accordance with the policies of the Plan and will in appropriate cases provide the basis for deciding planning applications and for determining conditions attached to planning permissions.

#### 4 ALTERATIONS AND EXTENSIONS TO BUILDINGS

- 4.1 The majority of planning applications received by the Borough are for alterations and extensions to buildings. This section sets out the policies which will be applied when considering such applications. These policies apply in addition to those in the "Control of Development" section.

##### **Additional Storeys and Roof Level Alterations**

(See also Views and Vistas and High Buildings).

- 4.2 Additional storeys and roof level alterations will very often have an adverse effect on the character and appearance of buildings, on the skyline and may conflict with policies relating to car parking. 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 daylighting and sunlighting to neighbouring houses and gardens; and
  - (b) the design relationship of any additional storey to the building.

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.

(CD44)

CD38 NORMALLY 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.

4.3 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.

(CD45)

CD39 NORMALLY 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.

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

4.5 Principles for the design of roof additions are illustrated in figures 2.3 and 2.4 in the Planning Standards Chapter.

#### **Roof Terraces**

4.6 Terraces on roofs of main buildings or extensions can provide a valuable small area of open space for residents. They can also result in serious intrusion into the privacy and quiet enjoyment of neighbouring residential properties, and be visually intrusive. It is normally inappropriate to set back a mansard roof to provide a terrace.



(CD47)

CD40 TO RESIST THE INTRODUCTION OF ROOF TERRACES IF:

- (a) SIGNIFICANT OVERLOOKING OF, OR DISTURBANCE TO, NEIGHBOURING PROPERTIES OR GARDENS WOULD RESULT:  
OR
- (b) ANY ACCOMPANYING ALTERATIONS OR ROOF ALTERATIONS ARE NOT TO A SATISFACTORY DESIGN, WOULD BE VISUALLY INTRUSIVE OR WOULD HARM THE STREET SCENE.

4.7 Account will be taken of whether the residential unit has access to any other amenity space.

### **Rear Extensions**

4.8 Buildings in the Borough are frequently difficult to extend without offending the light, privacy and outlook of adjoining buildings. The rear of some buildings may also be distinguished architecturally. Where, for example, they overlook communal gardens, these elevations may be of as much importance as the front. Whilst the rear elevations of buildings are generally subordinate to the front, they often have a simple dignity and harmony which makes them attractive.

(CD48)

CD41 NORMALLY TO RESIST PROPOSALS FOR REAR EXTENSIONS IF:

- (a) THE EXTENSION WOULD EXTEND REARWARD BEYOND THE GENERAL REAR BUILDING LINE OF ANY NEIGHBOURING EXTENSIONS;
- (b) THE EXTENSION WOULD SIGNIFICANTLY REDUCE GARDEN SPACE OF AMENITY VALUE, OR SPOIL THE SENSE OF GARDEN OPENNESS WHEN VIEWED FROM PROPERTIES AROUND;
- (c) THE EXTENSION WOULD RISE ABOVE THE GENERAL HEIGHT OF NEIGHBOURING AND NEARBY EXTENSIONS, OR RISE TO OR ABOVE THE ORIGINAL MAIN REAR EAVES OR PARAPET;
- (d) THE EXTENSION WOULD NOT BE VISUALLY SUBORDINATE TO THE PARENT BUILDING;
- (e) ON THE SITE BOUNDARY, THE EXTENSION WOULD CAUSE AN UNDUE CLIFF-LIKE EFFECT OR SENSE OF ENCLOSURE TO NEIGHBOURING PROPERTY;

- (f) THE EXTENSION WOULD SPOIL OR DISRUPT THE EVEN RHYTHM OF REAR ADDITIONS. FULL WIDTH EXTENSIONS WILL NOT USUALLY BE ALLOWED (EXCEPT IN SOME CASES AT GARDEN LEVEL):
- (g) THE ADEQUACY OF SUNLIGHT AND DAYLIGHT REACHING NEIGHBOURING DWELLINGS AND GARDENS WOULD BE IMPAIRED. OR EXISTING BELOW STANDARD SITUATIONS MADE SIGNIFICANTLY WORSE (See Planning Standards Chapter):
- (h) THERE WOULD BE A SIGNIFICANT INCREASE IN OVERLOOKING OF NEIGHBOURING PROPERTIES OR GARDENS:
- (i) THE DETAILED DESIGN OF THE ADDITION, INCLUDING THE LOCATION OR PROPORTIONS OR DIMENSIONS OF FENESTRATION OR THE EXTERNAL MATERIALS AND FINISHES, WOULD NOT BE IN CHARACTER WITH THE EXISTING BUILDING (SOME EXCEPTION MAY BE ALLOWED AT BASEMENT LEVEL).

### **Conservatories**

4.9 In recent years, conservatories have become an increasingly popular way of adding to domestic accommodation. A small conservatory at garden level at the rear of a property may be considered to be an appropriate garden feature. However, it is important that such proposals fit in with the historic character of the Borough. In considering applications for conservatories their location in relation to the building and garden, their impact on neighbouring properties, their size and detailed design will be considered.

(CD49)

CD42 NORMALLY TO RESIST PROPOSALS FOR CONSERVATORIES IF:

- (a) LOCATED IN FRONT OF THE PROPERTY;
- (b) LOCATED AT ROOF LEVEL;
- (c) LOCATED SIGNIFICANTLY ABOVE GARDEN LEVEL;
- (d) COVERING THE WHOLE WIDTH OF THE PROPERTY;
- (e) OF A SIZE OR DESIGN WHICH IS UNSYMPATHETIC TO THE EXISTING BUILDING;
- (f) LOCATED ON A CORNER SITE;

- (g) INTRUDING ON AN IMPORTANT GAP;
- (h) LIKELY TO INCREASE SIGNIFICANTLY OVERLOOKING OF NEIGHBOURING PROPERTIES AND GARDENS.

#### **Side Extensions and Gaps**

4.10 Many streets in the Borough are characterised by the presence of mature rear gardens. This greenery softens the dense urban scene and provides relief and visual interest when viewed from the street through gaps between buildings or when a corner building has an open return frontage. A similar pleasant contrast may occur by a view of the sky or rear elevations of nearby properties. Gaps are often a planned feature of the layout of a Victorian estate. Side extensions may have an unfortunate effect in unbalancing an otherwise symmetrical elevation of a terrace, detached or semi-detached property. Conservation Area Proposals Statements will, where appropriate, identify important gaps and vistas where infilling would be inappropriate. The policy below also applies to free-standing buildings in gaps.

(CD50)

CD43 NORMALLY TO RESIST SIDE EXTENSIONS TO BUILDINGS IF:

- (a) A SIGNIFICANT VIEW OR GAP WOULD BE BLOCKED OR DIMINISHED;
- (b) THE ESTABLISHED FRONT BUILDING LINE WOULD BE BREACHED;
- (c) THE ARCHITECTURAL SYMMETRY OF A BUILDING TERRACE OR GROUP OF BUILDINGS WOULD BE IMPAIRED;
- (d) THE ORIGINAL ARCHITECTURAL FEATURES ON A FORMAL FLANK ELEVATION WOULD BE OBSCURED;
- (e) ACCESS TO THE REAR OF THE PROPERTY OF THOSE ADJOINING WOULD BE LOST OR REDUCED.

4.11 Single storey side extensions at garden level may be permitted where they would not conflict with the above policy, are in a style sympathetic to the original building, and are set back from the original front and rear building lines.

#### **Other Alterations**

4.12 Alterations and extensions are often necessary to modernise, adapt or extend the life of a building. If unsympathetically carried out they may individually spoil the appearance of buildings or collectively be detrimental to the townscape.

(CD51)

CD44 TO PERMIT ALTERATIONS ONLY WHERE THE EXTERNAL APPEARANCE OF BUILDINGS OR THE SURROUNDING AREA WOULD NOT BE HARMED.

- 4.13 Such alterations may include the following: the replacement of windows or glazing patterns; the replacement of panelled front entrance doors; the repair or replacement of stucco other than to the original design; the permanent removal of projecting mouldings; balustrades, chimneys or other architectural details; the permanent fixing of any form of equipment or structure to the facade; the rendering or painting of a brick-faced building; security works including alarms and cameras; shutters or grilles; ventilation/extract ducts and plant; front walls and railings; and signs which are not advertisements.

#### **Telecommunications Apparatus**

- 4.14 Developments in telecommunications have led to changes in the way telephone and television systems operate. Both broadcasting and reception create demands for various forms of antenna (including satellite dishes). The General Development Order and Telecommunications Code Systems Operators' Licences allow certain telecommunications developments to take place without the need for planning permission, but in some cases allow the planning authority to require changes to siting and appearance with the aim of protecting amenity. The Council will use these powers to minimise the impact of telecommunications development. Some domestic satellite dishes may be installed as permitted development under the General Development Order. Where permission is required, the following policy will apply.

(CD52)

CD45 TO PERMIT DOMESTIC SATELLITE DISHES EXCEPT:

- (a) ON LISTED BUILDINGS WHERE THEIR SPECIAL CHARACTER WOULD BE HARMED; OR
  - (b) ON THE FRONT AND SIDE OF BUILDINGS IN CONSERVATION AREAS OR WHERE HARM TO THE CHARACTER OR APPEARANCE OF THE AREA WOULD BE CAUSED; OR
  - (c) IN OTHER PARTS OF THE BOROUGH WHERE THEY WOULD CAUSE UNACCEPTABLE HARM TO THE APPEARANCE OF THE SURROUNDING AREA.
- 4.15 Where complying with the above policy, new satellite dishes will only be permitted if:
- (a) they are no more than 0.9m in diameter (exceptions may be made in the case of Telecommunications Code Operators):

- (b) they are located as discreetly as possible on the building concerned, and coloured to blend in with their surroundings;
- (c) there is not more than one dish per residential building.

4.16 In view of the rapidly changing technology in this field, planning permissions will only be granted for a limited period. The Council will prepare planning guidelines on the siting and location of satellite dishes and for the apparatus connected with cable television.

#### **Forecourt and Off-Street Parking**

4.17 Forecourt parking can be particularly harmful to the appearance of a street, particularly in front of terraced houses, and can increase the apparent width of the road. (See also Transportation Chapter).

(CD53)

CD46 TO RESIST OFF-STREET CAR PARKING IN FORECOURTS AND GARDENS IF:

- (a) THE PROPOSAL WOULD RESULT IN THE LOSS OF THE GREATER PART OF THE EXISTING FRONT GARDEN SPACE;
- (b) THE PROPOSAL WOULD RESULT IN THE LOSS OF ANY TREES OF AMENITY VALUE (INCLUDING STREET TREES);
- (c) THE PROPOSAL WOULD RESULT IN THE DEMOLITION OF MOST OF THE STREET GARDEN WALL OR RAILING, OR LEAD TO AN UNSIGHTLY BREACH IN IT, PARTICULARLY WHERE THE WALL OR RAILINGS FORM PART OF A UNIFORM MEANS OF ENCLOSURE TO A TERRACE AND AN ESSENTIAL FEATURE OF STREET ARCHITECTURE;
- (d) THE CAR, WHEN PARKED ON THE HARDSTANDING, WOULD OBSTRUCT DAYLIGHT OR OUTLOOK ENJOYED BY A BASEMENT DWELLING;

#### **Mews**

4.18 The many mews streets in the Borough form an integral part of the nineteenth century pattern of development of this area of London. Indeed, the mews as a feature of the townscape is one of the factors which distinguishes London from other cities. Whilst their origin as stable blocks for large houses means that they are generally of modest design, they do have a distinct character based on their consistency, simplicity and unity.

(CD54)

CD47 TO ENSURE THAT THE CHARACTER OF MEWS PROPERTIES IS PRESERVED OR ENHANCED AND TO RESIST INAPPROPRIATE ALTERATIONS AND EXTENSIONS.

## 5 CONSERVATION AREAS AND LISTED BUILDINGS

### Conservation Areas

- 5.1 There are currently 34 conservation areas in the Borough, covering over 70% of its area. The Council will consider from time to time whether conservation areas should be extended or new areas designated. The programme of preparing proposals statements for all existing conservation areas will be completed and those in need of review will be updated.
- 5.2 A list of conservation areas and Conservation Area Proposals Statements appears in Appendix 1. Conservation areas are also shown on the Proposals Map.
- 5.3 Each statement identifies the characteristics which contribute to the special nature of the conservation area and includes guidance which ensures its preservation or enhancement. Guidelines for the design of new building work (including extensions and alterations to existing properties), as well as proposals for enhancement work to be carried out by the Council itself, are also included. The preparation or review of Conservation Area Proposals Statements, and the enforcement or implementation of any proposals identified in them, will be carried out in consultation with local amenity groups.
- 5.4 The Statements will set out detailed guidance to interpret and elaborate on development control policies set out in the Plan. Such detailed guidance will be applied to all relevant planning applications.

(CD55)

CD48 TO PAY SPECIAL ATTENTION TO THE DESIRABILITY OF PRESERVING OR ENHANCING THE CHARACTER OR APPEARANCE OF EACH CONSERVATION AREA.

- 5.5 In many cases the character of an area depends not only on the fabric of existing buildings, but also on the ambience created by trees and gardens, walls and railings, external features and materials. The mix of land uses may contribute to the character of an area and in retail streets the design of shopfronts and signs are important.

(CD56)

CD49 TO ENCOURAGE AND CONTRIBUTE TO THE IMPROVEMENT OF THE ENVIRONMENT OF CONSERVATION AREAS.

(CD57)

CD50 TO SEEK THE IMPLEMENTATION OF SPECIFIC PROPOSALS WHICH HAVE BEEN AGREED IN CONSERVATION AREA PROPOSALS STATEMENTS AS RESOURCES PERMIT, AND IN CONSULTATION WITH AMENITY GROUPS, COMMERCIAL INTERESTS AND OTHER RELEVANT BODIES.

- 5.6 The Council will support the improvement of the environment of conservation areas through street works and the upkeep of open spaces. Many conservation areas are cluttered by street furniture such as lamp-posts and signs and, where possible, the Council will reduce unnecessary elements. The Council will pay particular attention to the design and location of street furniture in conservation areas.

### **Demolition**

- 5.7 The architectural quality of a building and its contribution to the character and appearance of a conservation area may be severely compromised by partial demolition, and this will be taken into account when the Council considers any proposals. It is considered that a building's contribution to the character of a conservation area stems not only from its street frontage but also the side and rear elevations. The historic plan form and integrity of the buildings also make a significant contribution to the character of the conservation areas. Redevelopment behind a retained front facade therefore is generally not acceptable.

(CD58)

CD51 TO RESIST DEMOLITION OR PARTIAL DEMOLITION OF BUILDINGS IN CONSERVATION AREAS UNLESS:

- (a) THE BUILDING OR PART OF THE BUILDING STRUCTURE MAKES NO POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE AREA; OR
  - (b) THE CONDITION OF THE BUILDING IS PROVED TO BE SUCH THAT REFURBISHMENT IS NOT POSSIBLE; AND
  - (c) A SATISFACTORY SCHEME FOR REDEVELOPMENT HAS BEEN APPROVED.
- 5.8 Any consent for demolition will normally be subject to a condition that the building shall not be demolished until a contract for new work has been made.

### **Development in Conservation Areas**

- 5.9 The Borough contains some of the best examples of Victorian and Edwardian townscape in London. Overall, the residential environment is of the highest quality. The Council, therefore, will seek to protect or enhance this through the control of development in conservation areas. In exercising such control, careful regard will be

had to the content of Conservation Area Proposals Statements.

(CD59)

CD52 TO ENSURE THAT ANY DEVELOPMENT IN A CONSERVATION AREA PRESERVES OR ENHANCES THE CHARACTER OR APPEARANCE OF THE AREA.

(CD60)

CD53 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.

(CD62)

CD54 TO CONSIDER THE EFFECT OF PROPOSALS ON VIEWS IDENTIFIED IN THE COUNCIL'S CONSERVATION AREA PROPOSALS STATEMENTS, AND GENERALLY WITHIN, INTO, AND OUT OF CONSERVATION AREAS, AND THE EFFECT OF DEVELOPMENT ON SITES ADJACENT TO SUCH AREAS.

- 5.10 In order for the Council to consider fully and in detail any proposals for new buildings, alterations, or extensions which will affect the character or appearance of a conservation area, sufficient information must be supplied with any planning application.

(CD63)

CD55 NORMALLY TO REQUIRE FULL PLANNING APPLICATIONS IN CONSERVATION AREAS.

- 5.11 The other policies in this chapter will be rigorously applied in conservation areas.
- 5.12 In applying these policies, the Council will consider not only the street scene, but views at the rear from other buildings and gardens, as these are also important to residents' amenities.
- 5.13 The Council will be particularly attentive to those unsympathetic small-scale



developments and extensions, the significance of which lies in the incremental and cumulative effects which can so easily be detrimental to the local environment.

(CD64)

CD56 NORMALLY TO RESIST UNSYMPATHETIC SMALL-SCALE DEVELOPMENTS WHERE THE CUMULATIVE EFFECT OF A NUMBER OF SIMILAR PROPOSALS WOULD BE DETRIMENTAL TO THE CHARACTER OF THE AREA.

- 5.14 In dealing with applications for alterations and extensions, the Council will seek to enhance buildings by encouraging the reinstatement of missing architectural features.

### **Listed Buildings**

- 5.15 There are over 3700 buildings, widely dispersed within the Royal Borough, which are included in the Statutory List of Buildings of Special Architectural or Historic Interest. The Council considers that their preservation, protection and correct maintenance is of great importance.
- 5.16 The Council will, as the need arises, propose further buildings suitable for listing to the Department of National Heritage.
- 5.17 In cases where there is an imminent threat to such buildings by demolition or development proposals, the Council will consider use of its powers to serve Building Preservation Notices.

### **Demolition of Listed Buildings**

- 5.18 The Council has control over the proposed demolition of all listed buildings in the Borough. The general presumption is that all buildings on the statutory list will be preserved because of their architectural or historic interest. Redevelopment behind a retained facade is usually unacceptable.

(CD65)

CD57 TO RESIST THE DEMOLITION OF LISTED BUILDINGS IN WHOLE OR IN PART, OR THE REMOVAL OR MODIFICATION OF FEATURES OF ARCHITECTURAL IMPORTANCE (BOTH INTERNAL AND EXTERNAL).

### **Works to Listed Buildings**

- 5.19 In dealing with works to listed buildings there is a presumption firmly in favour of preservation. All proposed works to the building should be shown on an application for listed building consent. It should be demonstrated that any matter that might be the subject of control under other legislation or by another authority can be dealt with, without adversely affecting the building's character.

5.20 The other policies in this chapter will also apply to listed buildings.

(CD66)

CD58 NORMALLY TO RESIST PROPOSALS TO ALTER LISTED BUILDINGS UNLESS:

- (a) THE ORIGINAL ARCHITECTURAL FEATURES, AND LATER FEATURES OF INTEREST, BOTH INTERNAL AND EXTERNAL, WOULD BE RETAINED; AND
- (b) ALTERATIONS WOULD BE IN KEEPING WITH THE STYLE OF THE ORIGINAL BUILDING; AND
- (c) ALL WORKS, WHETHER THEY BE REPAIRS OR ALTERATIONS, ARE CARRIED OUT IN A CORRECT SCHOLARLY MANNER, UNDER PROPER SUPERVISION, BY SPECIALIST LABOUR WHERE APPROPRIATE; AND
- (d) THE INTEGRITY, PLAN FORM AND STRUCTURE OF THE BUILDING INCLUDING THE GROUND FLOOR PRINCIPAL ROOMS, MAIN STAIRCASE AND SUCH OTHER AREAS OF THE BUILDING AS MAY BE IDENTIFIED AS BEING OF SPECIAL INTEREST ARE RETAINED.

5.21 The Council will provide advice on the repair and maintenance of listed buildings. Detailed advice will also be provided in Conservation Area Proposals Statements and other publications. In considering proposals to alter listed buildings the Council will encourage the removal of later inappropriate additions and alterations.

#### Uses

5.22 The best use for a listed building is the use for which it was designed, and this use, particularly where residential, should continue. Proposals for the change of use of listed buildings which were designed for uses no longer required will be considered in the light of other policies in the Plan. The new and adapted use must not diminish the architectural or historic value of the building. The implications of complying with other statutory requirements, eg. for fire escapes, will be taken into account in determining applications for change of use.

(CD67)

CD59 TO ENCOURAGE THE USE OF LISTED BUILDINGS FOR THEIR ORIGINAL PURPOSE.

(CD68)

CD60 TO RESIST THE CHANGE OF USE OF A LISTED BUILDING WHICH WOULD MATERIALLY HARM ITS CHARACTER.

- 5.23 The setting of listed buildings is of great importance, particularly landscaped spaces and the character of neighbouring properties. Unsympathetic neighbouring development may detract from the setting of buildings on the statutory list.

(CD69)

CD61 TO RESIST DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE SETTING OF A LISTED BUILDING.

## 6 SHOPFRONTS AND ADVERTISEMENTS

### Shopfronts

- 6.1 Many of the shopping streets in the Borough are of national and international repute; many are included in or border on conservation areas. Though the perceived quality of any particular proposals for new advertisements or shopfronts must depend, at least to some extent, on aesthetic taste, excessive or inconsiderate advertisement defeats its own ends.
- 6.2 The Council's aim is to protect or improve the general quality of advertisement and shopfront design and to limit the quantity where excess would spoil the character of particular shops or shopping areas. The Council will prepare, for the guidance of applicants, from time to time, comprehensive design guidelines for shopfronts and advertising for each of the Borough's principal shopping streets. Design guidelines have already been prepared for Kensington High Street, Earls Court Road, King's Road and Portobello Road. Guidelines will also be incorporated in Conservation Areas Proposals Statements.

(CD70)

CD62 TO ENCOURAGE THE RETENTION OF SHOPFRONTS OF QUALITY, EITHER ORIGINAL TO THE BUILDING OR LATER AND OF HISTORIC VALUE. IN THOSE EXCEPTIONAL CASES WHERE THE FABRIC IS BEYOND REPAIR, THE REPLACEMENT SHOULD BE DESIGNED AS A SCHOLARLY REPLICA OF THE EXISTING SHOPFRONT IN RESPECT OF ITS DESIGN, FORM, DETAILING AND MATERIALS.

- 6.3 A shopfront should not be designed in isolation but conceived as part of the whole building into which it is fitted. The fascia and columns or pilasters which support it form the frame into which the shopfront is set. Whilst there may be scope for individual design in shopfronts it is important that this frame is maintained in order to relate the shopfront to the building above and neighbouring properties.

(CD71)

CD63 TO SEEK THAT ALL NEW SHOPFRONTS RESPECT THE BUILDING'S ORIGINAL STRUCTURAL FRAMEWORK.

- 6.4 In old buildings, the original fascia and pilasters or columns which form the frame of

the shopfront should be retained or reinstated as appropriate.

(CD72)

CD64 NORMALLY TO REQUIRE, WHERE SHOP UNITS ARE COMBINED, NEW SHOPFRONTS AND SIGNAGE TO BE INSTALLED WITHIN THE ORIGINAL SURROUNDS AND NOT TO OBSCURE THEM.

- 6.5 Modern shopfronts are often temporary street features adapting constantly to changing retail demands. It is important that transient retail fashions do not disrupt the character of a building to achieve short-term requirements. House styles may have to be adapted to fit in with the age and character of the building in which the shopfront is situated.
- 6.6 All shopfronts should incorporate the property number in their design.
- 6.7 Open shopfronts can break up the continuity of a street frontage and leave an undesirable gap in a shopping parade.

(CD73)

CD65 TO RESIST OPEN SHOPFRONTS.

- 6.8 Exceptions may be made where this would allow the provision of an open air restaurant facility, and where nearby residents would not be disturbed or pedestrians obstructed.

(PM)

- 6.9 The under-use of the upper floors of retail premises is of concern to the Council, particularly where the lawful use is for residential purposes. Often the lack of separate access prevents the use of upper floors. The policy below aims to prevent the removal of separate access and to seek its reinstatement where possible. Exceptions may be made only where adequate alternative means of separate access is provided or where justified for security reasons.

(CD74)

CD66 TO RESIST NEW SHOPFRONTS WHICH WOULD INVOLVE THE REMOVAL OF EXISTING SEPARATE ACCESS TO RESIDENTIAL ACCOMMODATION OR PRECLUDE THE RESTORATION OF SUCH ACCESS IF ALREADY REMOVED, AND TO SEEK, WHERE POSSIBLE, THE REINSTATEMENT OF SUCH ACCESS.

(6.4 of Shopping Chapter)

- 6.10 Shopping centres are public places and therefore it is particularly important that high street premises are accessible to all. Easy access for people with special mobility needs, both into and within buildings, is generally beneficial to all shoppers. Retailers and developers are referred to Part M of the Building Regulations and to the shopfront design guides produced by the Council.

(S23)

CD67 TO REQUIRE WHERE APPROPRIATE THAT SHOPFRONT PREMISES ARE ACCESSIBLE TO PEOPLE WITH SPECIAL MOBILITY NEEDS, INCLUDING LEVEL ACCESS AND APPROPRIATE DOOR WIDTHS INTO THE BUILDING.

### **Advertisements**

(6.9)

6.11 The Council considers it important to control signs and advertisements since, if insensitively handled in size, design and siting, they can detrimentally affect amenity by causing harm to the character and appearance of buildings and streets and add clutter and visual confusion to the street scene.

(CD76)

CD68 TO RESIST ADVERTISEMENTS IF:

- a) BY REASON OF SIZE, SITING, DESIGN, MATERIALS OR ILLUMINATION THEY WOULD HARM THE APPEARANCE OF A BUILDING OR THE STREET SCENE; OR
- b) THEY WOULD ADVERSELY AFFECT PUBLIC SAFETY.

(PM)

6.12 Certain types of advertisements can cause particular harm to the appearance of buildings and the street scene, and the Council will therefore discourage the following: freestanding advertisements on forecourts, signs or advertisements above fascia level, and more than one projecting sign per shop unit. The Council will exercise firm control over advertisements in conservation areas and on listed buildings. Illuminated box signs are particularly inappropriate in these areas and on such buildings.

(6.10)

6.13 Projecting signs should be located at fascia level and should not damage original mouldings or console brackets. Size, design and illumination will be carefully controlled.

### **Blinds, Awnings and Flags**

(6.11)

6.14 The Council considers that it is important to control blinds, awnings and flags because, if poorly designed or over-prominent, they can detract from the appearance of buildings and be obtrusive features in the street scene.

(CD81)

CD69 TO PERMIT AWNINGS OR BLINDS WHICH ARE IN CHARACTER WITH THE AGE AND STYLE OF THE BUILDING IN WHICH THEY ARE SITUATED.

(6.12)

6.15 Permission will only be granted for blinds which have no adverse impact on the quality of the street scene. Curved rigid-framed blinds will generally be discouraged and will not usually be acceptable in conservation areas or on listed buildings.

(6.13)

6.16 Bright, fluorescent, glossy or metallic finish blinds, and those which obscure fascias will generally be discouraged.

(6.14)

6.17 Blinds will generally not be permitted above first floor cill level.

(PM)

6.18 Flagpoles in limited numbers can be a lively feature in commercial streets. However, the street scene may be harmed by an uncontrolled proliferation of flags. This is particularly so in predominantly residential areas.

(CD82)

CD70 TO PERMIT FLAGPOLES UNLESS THEIR SITING WOULD HARM THE CHARACTER OF AN AREA OR WOULD NOT PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA.

### **Hoardings**

(6.15)

6.19 Advertisement hoardings, either free-standing or attached to buildings, are generally considered to be unacceptable as permanent features of the street scene as they detract from townscape quality.

(CD83)

CD71 TO RESIST THE ERECTION OF PERMANENT HOARDINGS.

(6.16)

6.20 Temporary hoardings may be approved where they can be advantageously used for screening of building sites or land which is unsightly and where such hoardings would not in themselves be injurious to amenity or constitute a danger to public safety. In the case of buildings in need of refurbishment, consent for an advertising hoarding will only be granted when a contract has been let for the works.

### **Estate Agents' Boards**

(6.17)

6.21 The proliferation of estate agents' boards in the Borough has been curbed through the identification of areas where they may not be displayed without express consent. Within these areas, advertisement consent will be required for any estate agents' board. These areas, subject to the Secretary of State's direction, will be periodically reviewed. Agents are advised to check with the local planning authority whether or not an area is subject to special controls before erecting boards.

## 7 TREES

(See also Planning Standards Chapter)

- 7.1 Trees in cities are a valuable amenity which once removed can rarely be adequately replaced: it is often only when a tree has been removed, that its value becomes apparent. Trees act as screens: they provide privacy and mask unwelcome views. Trees are valuable as contrast and relief to bricks and mortar and can be complementary to new developments. Trees act as barriers to wind and noise and as a filter to pollution. They are also a wildlife resource.

(CD84)

CD72 TO RESIST DEVELOPMENT PROPOSALS THAT WOULD RESULT IN AN UNNECESSARY LOSS OF TREES.

(PM)

CD73 TO ENCOURAGE THE PLANTING OF TREES IN NEW DEVELOPMENT.

- 7.2 The Council recognises the importance of trees as valuable elements of the urban landscape. The consent of the Council must be obtained if it is proposed to cut down, prune (lop, top), uproot or destroy any tree which is the subject of a Tree Preservation Order (TPO). Most of the significant trees in the Borough are already protected by TPOs but the Council will continue to make new Orders where particular trees or groups of trees are threatened. Trees in conservation areas are also protected. Six weeks notice must be given to the Council if it is proposed to carry out any work to a tree in a conservation area. This applies only to trees with a trunk diameter greater than 75mm at 1.5m in height. The purpose of this requirement is to give the Council a final opportunity to make an Order where appropriate before work is carried out. Penalties for contravention are the same as those for trees which are subject to a TPO.

(7.5)

- 7.3 The Council views unauthorised tree works very seriously and will pursue a policy of initiating prosecution in appropriate cases. The Council will give publicity to this policy and the penalties.

(CD85)

CD74 TO RESIST THE LOSS OF TREES UNLESS THEY ARE DEAD, DYING OR POTENTIALLY A PUBLIC DANGER, CAUSING AN ACTIONABLE NUISANCE OR, EXCEPTIONALLY, WHEN REMOVAL IS REQUIRED IN A REPLANTING PROGRAMME.

(CD86)

CD75 TO REQUIRE WHERE PRACTICABLE AN APPROPRIATE REPLACEMENT FOR ANY TREE THAT IS FELLED.

(PM)

- 7.4 Where development is permitted on sites with existing trees which are to be retained, it is important to protect the trees from damage during building operations. The

Council will attach appropriate conditions to planning permissions to ensure the necessary protective measures are put in place and maintained. Further guidance is given in the Planning Standards Chapter.

(CD87)

CD76 TO ENSURE ADEQUATE PROTECTION OF TREES ON SITES IN THE COURSE OF DEVELOPMENT.

(7.3)

7.5 New planting will be encouraged during the next decade so that some mature trees will be established when mature and overmature trees have to be removed. The use of native species will be encouraged where appropriate.

(7.4)

7.6 The Council will pursue a programme of care and maintenance, planting and replacement designed to keep at least the current standard of tree-lined amenity prevailing in the Borough streets.

(7.6)

7.7 The Council will increase the stock of trees on public land throughout the Borough by its tree planting programme. Planting and replacement will normally have priority in the less attractive areas and those where there is a noticeable absence of mature trees. The Council is also particularly concerned to ensure that a sufficient number of appropriate trees are provided in conjunction with development. The Council will continue to co-operate with societies and groups interested in the preservation and planting of trees.

## 8 THE NATURAL ENVIRONMENT

8.1 In a heavily built-up environment, areas with potential for wildlife and natural environments are obviously limited. The Council will therefore protect and enhance such areas.

(CD88)

CD77 TO IDENTIFY AND PROTECT SITES OF NATURE CONSERVATION IMPORTANCE.



# Schedule of Sites of Nature Conservation Importance

The Sites are graded into the following hierarchy:

## Metropolitan Sites

- Grand Union Canal (M6)
- Kensal Green Cemetery (M125)
- The River Thames (M31)
- Holland Park (M131)
- Kensington Gardens (M103)

## Sites of Borough Importance: Grade I

- Kensal Green Gas Works (BI 1)
- West London and District Lines (BI 2)
- Brompton Cemetery (BI 3)
- Chelsea Physic Garden (BI 4)

## Sites of Borough Importance Grade II

- British Rail Western Region Land (BII 1)
- Metropolitan Line (BII 2)
- Carmelite Monastery (BII 3)
- Ladbroke Grove Garden Complex (BII 4)
- Moravian Burial Ground (BII 5)
- Royal Hospital Old Burial Grounds (BII 6)
- Ranelagh Gardens (BII 7)
- King's College (BII 8)

## Sites of Local Importance

- Emslie Horniman Pleasance (L1)
- Westway Wildlife Garden (L2)
- Avondale Park Wildlife Garden (L3)
- Natural History Museum Gardens (L4)
- Little Wormwood Scrubs Park (L5)
- Meanwhile Gardens (L6)

The reference numbers in brackets accord with the standard referencing system used by the London Ecology Unit and help to identify the sites shown on the Map.

*Source: RBK&C Ecological Habitat Surveys 1993 & 1994*

## Definitions of Sites

### Metropolitan Sites

Sites which contain the best examples of London's habitats. These sites are of the highest priority against loss or damage. Metropolitan sites are considered by the London Ecology Committee before notification to the land owners.

### Sites of Borough Importance Grade I & II

These sites are important in the context of the Borough. The nature conservation quality of these sites varies considerably. These sites are therefore graded as I & II in relation to their quality.

### Sites of Local Importance

Local sites are those which do not qualify on their intrinsic nature conservation quality for either of the above categories, but may however be of particular value to the local community and to schools.

(PM)

8.2 Sites of nature conservation importance have been identified by direct survey undertaken by the London Ecology Unit on behalf of the Council. The sites play an important role in preserving existing species and are, in many cases, a resource for leisure and educational use. Where such areas are potential development sites, the contribution of the site to the ecology of the area will be taken into account when considering planning applications. Sites of Nature Conservation importance are shown on Map 2A and on the Proposals Map. The list of sites will be reviewed periodically.

(CD89)

CD78 TO ADOPT AND ENCOURAGE THE APPROPRIATE NATURE CONSERVATION MANAGEMENT OF SITES OF NATURE CONSERVATION IMPORTANCE.

(8.2)

8.3 Management Plans have already been prepared for Holland Park and the Grand Union Canal. Other potential areas for the management of nature conservation include: Kensal Green and Brompton Cemeteries; parts of the Riverside; the campus of the college of St. Mark and St. John in Chelsea; railway corridors; the inter-tidal foreshore of Chelsea Creek; and parts of some of the larger garden squares.

(CD90)

CD79 TO CONSIDER THE EFFECT ON NATURE CONSERVATION IN DEALING WITH ANY PROPOSALS FOR DEVELOPMENT.

(CD91)

CD80 TO ENCOURAGE THE ALLOCATION OF POCKETS OF LAND FOR NATURE CONSERVATION AND THE PLANTING OF NATIVE SPECIES IN LANDSCAPING ON APPROPRIATE DEVELOPMENT SITES.

## 9 ARCHAEOLOGY AND ANCIENT MONUMENTS

9.1 Archaeological remains constitute the principal surviving evidence of the Borough's past but are a finite and fragile resource very vulnerable to modern development and land use. Once removed, that part of the past is lost forever. The destruction of such remains should be avoided wherever possible and should never take place without archaeological excavation and record.

(CD92)

CD81 TO ENCOURAGE THE CONSERVATION, PROTECTION AND ENHANCEMENT OF SITES OF ARCHAEOLOGICAL IMPORTANCE AND THEIR SETTINGS AND THEIR INTERPRETATION AND PRESENTATION TO THE PUBLIC.

(CD93)

CD82 TO REQUIRE, WHERE DEVELOPMENT IS PROPOSED ON SITES OF

ARCHAEOLOGICAL SIGNIFICANCE OR POTENTIAL; THAT ARCHAEOLOGICAL FIELD EVALUATION TAKES PLACE BEFORE DEVELOPMENT PROPOSALS ARE DETERMINED; THAT REMAINS AND THEIR SETTINGS ARE PERMANENTLY PRESERVED EITHER IN SITU, OR EXCEPTIONALLY BY RECORD; AND THAT PROVISION IS MADE FOR AN APPROPRIATE LEVEL OF ARCHAEOLOGICAL EXCAVATION AND RECORDING TO TAKE PLACE PRIOR TO DEVELOPMENT COMMENCING ON SITE.

(CD94)

CD83 TO ENCOURAGE CO-OPERATION BETWEEN LANDOWNERS, DEVELOPERS AND ARCHAEOLOGICAL ORGANISATIONS, IN ACCORDANCE WITH THE PRINCIPLES OF THE BRITISH ARCHAEOLOGISTS LIAISON GROUP CODE OF PRACTICE.

9.2 Special attention will be given to the Sites of Archaeological Importance shown on the Proposals Map and on the Museum of London's sensitivity map and schedule.

9.3 The Royal Borough contains the following Scheduled Ancient Monuments: the Brick Kiln in Walmer Road, Kensington Palace and the Royal Hospital.

(CD95)

CD84 TO PRESERVE OR ENHANCE ALL SCHEDULED ANCIENT MONUMENTS AND OTHER NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES AND MONUMENTS IN THE BOROUGH.

## 10 CHURCHES AND OTHER PLACES OF WORSHIP

10.1 Churches not only have a religious purpose but also often play an important role in the community and contribute to the townscape of that area. Where a place of worship is declared redundant, its community, townscape or architectural value should be retained. (See also Social and Community Uses Chapter.)

10.2 Where a place of worship is threatened with redundancy the Council's objectives will be where possible:

- (a) to encourage use by an alternative religious community as a place of worship;
- (b) to retain buildings of architectural, townscape or landmark value;
- (c) to retain a meeting hall or other community facilities;
- (d) to ensure that conversion works respect the external design and interior space of the building;
- (e) to seek that if the building is not to be used for worship, the upkeep and maintenance will be provided for, and public access can be arranged to view architectural features.

- (f) In exceptional circumstances, where it is not possible to retain religious buildings, the Council will seek their replacement by buildings of equal landmark value.

(CD96)

CD85 TO RETAIN WHERE POSSIBLE RELIGIOUS BUILDINGS OF ARCHITECTURAL OR TOWNSCAPE MERIT.

- 10.3 The Council will seek to protect churchyards for their social, historic, landscape and wildlife interest.

## 11 PLANNING POWERS AND LOCAL AUTHORITY ACTIVITY

- 11.1 The Council will seek the improvement of the environment using the following tools.

### Planning Briefs

- 11.2 Many potential development sites require detailed planning guidance, to supplement the Council's policies and to make clear other local and site specific requirements. Planning briefs and guidance notes fulfil this role.

(CD97)

CD86 TO PREPARE PLANNING BRIEFS FOR IMPORTANT POTENTIAL DEVELOPMENT SITES AND IN CONSIDERING PROPOSALS TO HAVE REGARD TO THE ADOPTED BRIEFS.

(PM)

- 11.3 After the preparation of a planning brief or guidance notes, there may, on occasions be considerable delay in development proposals coming forward. In these cases and where circumstances have significantly changed, the Council will up-date the brief or guidance notes accordingly.

### Environmental Improvements

(11.3)

- 11.4 The Council is committed to improving the local environment and will identify areas and sites where improvement schemes would be beneficial. As well as implementing its own schemes it will encourage other organisations to carry out such works.

(CD98)

CD87 TO IDENTIFY AREAS AND SITES WHICH WOULD BENEFIT FROM ENVIRONMENTAL IMPROVEMENT SCHEMES, AND IMPLEMENT SUCH SCHEMES AS RESOURCES PERMIT IN CONSULTATION WITH LOCAL RESIDENTS, BUSINESSES AND OTHER GROUPS.

(11.4)

- 11.5 While funds are available from Central Government, priority will be given to

improvements in the areas of the Borough covered by City Challenge.

### **Grants**

(11.5)

11.6 The Council, as well as seeking improvements to the local environment through the control of development, also takes a positive role in offering grants and loans for suitable schemes.

(PM+FC)

11.7 The Council will offer grants and loans, as resources permit, to encourage groups and individuals to carry out works of enhancement, including:

the restoration of architectural detail on listed buildings and buildings in conservation areas;

repairs and restoration of mews arches;

the reinstatement of railings around garden squares; and

improvements in access for people with special mobility needs.

### **Environmental Assessment**

(11.6)

11.8 Proposals for large developments may have major environmental implications. The Council will request environmental assessments from developers in appropriate cases.

### **Street Furniture and Paving**

(11.7)

11.9 The Council will seek to improve street furniture and paving with the aim of providing consistent and attractive designs to enhance the Borough's character. It will lead by example and promote a high quality of street furniture design.

(11.8)

11.10 The Council and statutory undertakers are responsible for most of the street furniture and paving throughout the Borough. The Council will ensure that in its own provision of street furniture and paving, design and siting will be sensitive to local character. However, provision of many items of street furniture, for example telephone kiosks and bus shelters, is by authorities other than the Council. To protect the environment of the Borough, the Council will seek to influence the siting and design of these items through normal consultation procedures. (See Public Utilities and Services Chapter).

(11.9)

11.11 Existing street furniture will be rationalised where the opportunity arises and historic features such as bollards, lamps and coal hole covers will be preserved where possible.

(PM)

11.12 The following policies are proposed to control and influence the design and siting of street furniture and paving.

(PM)  
CD88 TO DISCOURAGE EXCESS STREET FURNITURE.

(PM)  
CD89 TO ENCOURAGE GOOD QUALITY STREET FURNITURE OF UNOBTRUSIVE DESIGN, IN HARMONY WITH THE STREET SCENE, SITED TO MINIMISE VISUAL CLUTTER AND TO ALLOW CLEAR AND SAFE PASSAGE FOR PEOPLE WITH SENSORY AND MOBILITY DIFFICULTIES.

(PM)  
CD90 TO SEEK THE PRESERVATION OF HISTORIC STREET FURNITURE AND OTHER STRUCTURES.

# chapter 4

## conservation and development

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## 4.1 INTRODUCTION

- 4.1.1 A large part of the Royal Borough derives character and townscape value from its heritage of eighteenth and nineteenth century buildings, many of which also lie within areas which have been designated, under the Civic Amenities Act, 1967 and succeeding legislation, as conservation areas — areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance (see map 4.1).
- 4.1.2 The maintenance of local character throughout the Borough is a primary aim of the Plan, and underlies many policies set out in it.
- 4.1.3 One of the fundamental principles of the Council's development control policy over the past decades has been the acceptance of property owners' wishes to demolish and redevelop their property subject, of course, to reasonable compliance with the Initial Development Plan and other planning requirements.
- 4.1.4 Public opinion has however expressed an increasing dissatisfaction with new development and, for environmental and social reasons, has become resistant to change. In relation to urban renewal the Government has encouraged improvement of the existing building stock. Improvement of this kind has come to be described by the term "conservation", which is somewhat different in meaning from its use in the Town and Country Planning Acts, which are concerned solely with designated conservation areas.
- 4.1.5 The Council, both in conservation areas and elsewhere, will aim for the conservation of the character of the Royal Borough and the enhancement of the environment. All new development must respect and relate directly to the established scale and character of the surrounding area.
- 4.1.6 The Council's conservation policy set out in this Plan seeks not only to retain what has survived intact but also to create the conditions favourable to continued natural change and development, in an approach that aims to be both positive and practical, concerned and creative. The rate of change in the urban environment must be consistent with a controlled, gradual and acceptable process of renewal throughout the Borough.
- 4.1.7 The Council will continue to exercise strong conservation policies in all areas of character. It will divert development pressure to other parts, with the added constraint that the amount of development permitted in these latter areas will be related to their capacity to receive it. The aim is to provide an environment which can satisfy the needs of modern life, whilst maintaining its quality, and to allow change in a sensitive way so that the economic and social well-being of the Borough is enhanced.

- 4.1.8 The Council's overriding policy is to maintain the historic and social identity of the Royal Borough and to see that it retains and enhances its environmental attraction as a residential area close to the heart of London.

## 4.2 AREAS OF SPECIAL CHARACTER

(See also Chapter 7, "Leisure and Recreation")

- 4.2.1 The G.L.D.P. (paras. 6.3, 6.4) schedules the South Kensington Museums, the Royal Parks (including Kensington Gardens) and the Thames as Areas of Special Character. These lie partly within the Royal Borough and partly within the City of Westminster and the London Borough of Wandsworth. They are of value not just to this Borough, but to Greater London as a whole.

### South Kensington (see map 4.2)

- 4.2.2 The Albert Hall with its low dome does not dominate those skylines seen from the Royal Borough in which it is visible. The other features of the area are visible from and of varying importance to surrounding view points, in particular:
- (i) The views of the area from the west are not considered to be of townscape significance save for the view through Kynance Mews from Launceston Place and, to a lesser extent, the glimpse from Victoria Road along Victoria Grove.
  - (ii) From the axial flight of steps south of the Albert Hall the skyline consists of the rather tall building immediately across Prince Consort Road, with the Queen's Tower visible over it.
  - (iii) From the south, important views are those from Harrington Road up Queensberry Place and Queensberry Way. The view up the east side of Onslow Square towards the Natural History Museum is perhaps the most important of all, and any development affecting this must be most carefully designed. Other southern views of varying degrees of importance are from the front of Melton Court up Cromwell Place towards the towers of the Natural History Museum and the Colcutt Tower, and from Palham Place and Thurloe Square towards the tower of the Victoria and Albert Museum.
  - (iv) To protect the various views from the east, any development in Princes Gate Mews should not exceed the height of the present buildings. The skyline views from Fairholt Street and Cheval Place (partly within

Westminster) are superb, and should not be compromised by any development in the Royal Borough.

4.2.3 A precinct character already exists as a result of architectural factors. Any new buildings or changes within the museums area or Imperial College come under national scrutiny and are unlikely to damage this. However, it is a precinct which looks outwards, rather than enclosing its own space, which makes preservation or enhancement of its character particularly difficult. Traffic considerations are bound to be a dominant element in any conservation proposals for the area, as the four major roads bounding the area have heavy traffic flows, although the Victoria and Albert Museum is the only part of the precinct separated from the rest by a major road. Brompton Oratory and Holy Trinity Church are natural adjuncts to the precinct, as is the area of Imperial College Halls of Residence.

4.2.4 The Council recognizes that this area is of metropolitan importance, and will take special care to preserve its precinct character. It will develop policies and programmes to:

- (a) safeguard skylines and vistas to the Natural History and Victoria and Albert Museums and the Colcutt Tower;
- (b) create better conditions for viewing the main facades within the precinct area;
- (c) enhance setting-down facilities for coach-borne visitors; and
- (d) exploit to the full the potential of the South Kensington pedestrian tunnel for affording access to and circulation within the precinct, and to make it more attractive.

#### Kensington Gardens

4.2.5 Kensington Gardens, together with Hyde Park, is classified as Metropolitan Open Land, and is maintained by the Department of the Environment. The skyline of buildings around it is particularly important.

4.2.6 New buildings in the Royal Borough which can be seen from Kensington Gardens and Hyde Park should be designed with regard to the tree lines and the existing skyline, which should not be exceeded.

#### The Riverside

4.2.7 The Thames constitutes perhaps the greatest of all London's Areas of Special Character; and to it in this Borough the G.L.D.P. adds the area surrounding the Royal Hospital and Burton's Court. In recognition of this the Council has designated the whole

of the Thames within the Borough boundaries as a conservation area.

4.2.8 The greater part of the stretch of it lying within the Royal Borough is however bounded by Chelsea Embankment, which carries extremely heavy traffic. The scope for enhancement is accordingly limited; though some opportunities may arise in connection with the general improvements to the Lots Road area. Views and vistas are particularly important along the riverside, both in local and in metropolitan terms.

4.2.9 The Council will take any opportunity that may arise for the enhancement of the riverside area, and will safeguard river views of Chelsea Embankment and the setting of Chelsea Old Church and views from the Thames bridges. Along the whole length of the riverside, new buildings and extensions to existing buildings should not rise above the general level of existing building heights to the east of Brompton Street.

4.2.10 The Council will continue to co-operate with the Thameside Consultative Committee, the Port of London Authority and the London Borough of Wandsworth; in particular it will seek to develop in partnership with them policies and programmes to exploit to the full the potential of the riverside area and the river itself, as required by the G.L.D.P. (para.10.9). The completion of the Thames barrier will be the occasion for improving river vistas.

## 4.3 LISTED BUILDINGS AND CONSERVATION AREAS

### Listed Buildings

4.3.1 There are over 2,500 buildings, widely dispersed within the Royal Borough, included in the list of buildings of special architectural or historic interest prepared by the Secretary of State under Section 54 of the 1971 Act, and it is known that others are at present in the process of being included by the Department of the Environment.

4.3.2 There will be a general presumption against the demolition of listed buildings in whole or in part, or the removal or modification of features of architectural importance.

4.3.3 Legislation places upon those who own or manage such "historic" buildings an obligation to ensure that they are adequately maintained; and the Council has powers of action and prosecution where the owner of a listed building fails in his responsibility.

4.3.4 The maintenance and active use of listed buildings will be strongly encouraged. Original interiors of

quality should be preserved, especially those of buildings listed grades I and II\*.

4.3.5 The importance of attention to elevational detail is such that all applications for listed building consent or planning permission for the alteration or extension of a listed building must be accompanied by photographs and more detailed drawings than are customary in other cases.

4.3.6 Such applications will be rigorously examined both by the Borough Council and by the Greater London Council, who will pay special regard to the desirability of preserving the building or any features of special architectural or historic interest that it might possess [1]. Such applications are subject to publicity and consultation in accordance with the statutory obligations laid upon the Council, which also concern development affecting the setting of a listed building [2]. See section 4.7 for further details.

#### Conservation Areas (see map 4.1)

4.3.7 The Council has, since 1967, designated 33 conservation areas. These were in 1981 consolidated into 26 areas, listed at the end of this chapter. These are centred on the major estate developments of the nineteenth century — such as the Thurloe and Smith's Charity Estates — and on many of the garden squares which, beginning with Kensington Square in the 1690's developed throughout much of the borough, particularly in Queen Victoria's reign. They vary in character — their appeal often depends on subtle aspects of the local scene. Invariably the original architectural character is the recognised source of an area's charm.

4.3.8 The designation of conservation areas should be regarded as a statement of interest by the Council in

the encouragement of co-operative action to secure common purposes. It necessarily involves some measure of preservation but is clearly different from an uncritical application of negative planning controls.

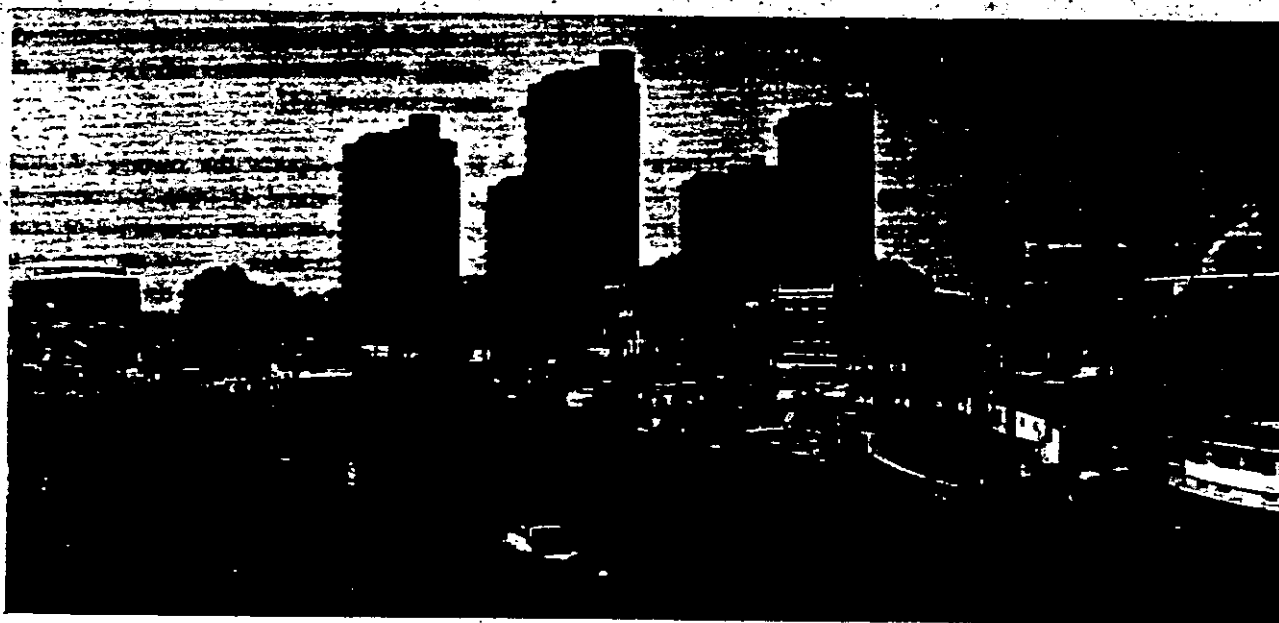
4.3.9 The aim and general policy of the Council is to maintain and enhance the character of each conservation area and to ensure the highest possible environmental standards consistent with the reasonable social, economic and functional requirements of the area.

4.3.10 The Council continues to consider from time to time whether it should extend and/or designate further conservation areas, as required by Section 277 of the 1971 Act. However, since a large part of the Borough has already been designated as being within conservation areas, and the scope for review is limited, to designate further areas of less architectural or historic value may devalue the perceived quality of those areas already designated, and place additional pressure on the areas remaining outside them.

4.3.11 In the first five years of the Plan priority will be given to the completion of the programme of preparing Policy Statements for all of the existing conservation areas (see 4.3.12). When urgency dictates, and when preparing such Statements, the Council will review boundaries. In so doing the Council will pay regard to the need to include the

[1] D.O.E. Circular 23/77, esp. paras. 62-67, and Circular 22/81.

[2] T. & C.P. (Listed Buildings and Buildings in Conservation Areas) Regulations, 1977; and ss.28 and 29 of the 1971 Act.



Chelsea riverside from Battersea Bridge.

Borough's best buildings and townscape and the familiar and cherished local scene.

4.3.12 The Council is required to formulate and publish from time to time proposals for the preservation and enhancement of its conservation areas, and is accordingly producing a series of Policy Statements on individual areas [3]. The first, dealing with the Ladbrooke area, was published in July, 1976; since then Statements have been prepared for:

The Boltons  
 Chelsea Park/Carlisle (west of Old Church Street)  
 Courtfield (southern section)  
 Earls Court Square  
 Earls Court Village  
 Edwardes Square/Scaradale/Abingdon  
 Norland  
 Oxford Gardens/St. Quintin  
 Pembridge  
 Queen's Gate (excluding the Museums and Princes Gate Mews)  
 Thurloe/Smith's Charity (exc. Brompton Square)

Statements are now being prepared for Chelsea, Kensington Square, Queen's Gate (Princes Gate Mews) and Thames conservation areas.

4.3.13 The aim of each Statement will be to identify the characteristics which contribute to the special nature of the conservation area, and to formulate policies which ensure its protection (including detailed policies in respect of movement developed from those set out in Chapter 10) and to review the boundaries. Guidelines for the design of new building work (including extensions and alterations to existing properties), as well as proposals for enhancement work to be carried out by the Council itself, will be included. Street-by-street policies for roof extensions and forecourt parking will also be incorporated. The preparation of such Statements, and the enforcement or implementation of any policies identified in them, is best tackled in partnership with local amenity groups.

4.3.14 The programme for creating a comprehensive set of Policy Statements for all conservation areas will be continued. The following areas will be among those tackled next:

Cheyne  
 Kensington Palace  
 Royal Hospital  
 Sloane/Stanley  
 Thurloe/Smith's Charity (remainder).

4.3.15 The success of the Council's policies depends in great measure upon co-operation between individuals, the Council and local amenity and other groups; they are designed to engender the confidence necessary for everyone in the Borough to improve their own properties.

4.3.16 To encourage greater public awareness and involvement, the Council will draw attention to the obligations and benefits of living in a conservation area. It will seek to publicise planning policies affecting them, the need for enhancement and achievements to date. It will continue to involve those locally affected and local amenity groups regarding enhancements and any planning decisions to be made affecting conservation areas, as elsewhere.

#### Maintenance and Enhancement

4.3.17 In all areas of character, the Council wishes to see:

- (a) the protection and enhancement of any elements which contribute to the special character of the area - principally buildings, related spaces, lamps and other street furniture, roads and paving materials, means of enclosure, vegetation and the local features such as mews arches;
- (b) the abatement or removal of all those elements which detract from it - for example eyesores, inappropriate land uses, unsightly or badly sited street furniture, excessive traffic flows or unsightly advertisements; (in the case of residential property in danger of becoming derelict through neglect, the Council may consider compulsorily purchasing it, if it is vacant and can thereby be put back into residential use); and
- (c) the enhancement of the economic well-being of the area.

4.3.18 The Council will encourage and contribute to the improvement of the environment, not only directly by roadworks and the upkeep of open spaces, but also when finances permit by the gradual clearance of visual clutter, and by attention to such matters as paving, lamp-posts, trees, railings, signs and other street furniture [4].

4.3.19 The Council expects the owners of buildings of special architectural or historic interest and other buildings of townscape importance or group value in conservation areas to take steps to ensure that they are preserved in good order; and it will continue to use its statutory powers [5] to ensure this. It is essential that features of architectural

[3] Town and Country Planning Acts 1971-74

[4] Department of the Environment (Roads) Circular 7/75.

[5] Ss.101, 114 and 115 of the 1971 Act; s.27 Public Health Act, 1961, as applied by the Kensington and Chelsea Corporation Act, 1977.

Importance such as cornices, porticos and chimney-stacks be retained and restored wherever possible. Original interiors are also of considerable importance.

4.3.20 The Council is empowered [6] to give grants and loans towards the cost of important works of restoration or enhancement of such buildings. Additional sources of grants are the Greater London Council and the Department of Environment. Current priorities dictate that only in exceptional circumstances will ad hoc grants be given to individual property owners. It is hoped that financial consideration will permit more widespread grants to be given within the Plan period.

4.3.21 Resources permitting, priority will be given to grants towards the restoration of (a) mews arches and (b) railings to garden squares. Other priorities will be the promotion of unified painting schemes, perhaps through the medium of "town schemes", the repair of cornices and other architectural details on terraces and groups of uniform design, the identification of and proposals for areas where the paving or the design and siting of street furniture are particularly important to the environmental character.



*Kynance Mews arches, SW7, before grant-aided restoration work*

4.3.22 The mews arch repairs and restoration programme, which is under way, includes work in progress or about to start on:

**Cornwall Gardens Walk Arch**

[6] *Local Authorities (Historic Buildings) Act, 1962 and the Town and Country Planning (Amendment) Act, 1972, as subsequently amended.*

**Cornwall Mews West Arch  
Kynance Mews Arches (3)  
Leverton Mews Arch**

4.3.23 The Council is conscious that an extremely important element in the appearance of most of the conservation areas — and of listed buildings — is the treatment of site boundaries, be they garden walls, balustrades, railings or whatever. Their protection, repair and reinstatement will be encouraged, and to this end the Council has obtained cast "spears" typical of one conservation area which are being sold to property owners at half their cost. If successful, further similar exercises will be considered.

4.3.24 Other types of practical help already in hand are as follows.

- (i) Railings from demolitions are being salvaged to some extent and stored by the Council for re-use or sale to property owners in the Borough.
- (ii) Moulds used for the glass reinforced plastic cornice and other mouldings at Royal Crescent, Gilston Road and in other grant-aided restoration projects are being retained in the Council's name and are available for future use. This will be more widely publicised.

4.3.25 It is considered that any resources that are available for conservation should be directed to the above priorities, since they are those most in the public eye, where expenditure will be appreciated by the widest public.



*Restored porch in Royal Crescent, W11.*

4.3.26 The Council will continue to assist in the preservation or restoration of architectural detail in partnership with private owners.

#### 4.4 AREAS AND BUILDINGS OF LOCAL INTEREST

##### The Grand Union Canal

4.4.1 The Council will implement standards for canalside development approved by the London Canals Consultative Committee on 11th December, 1975. The opportunity will be taken, in connection with any new development, to improve the visual appearance of canalside areas, not considered only in terms of "blanket" landscaping but undertaken in a manner sensitive to the type of development and the character of the canal. The role of the canal in providing for employment and the movement of freight and passengers will not be overlooked. Full advantage will be taken of its potential for residential amenity and recreation (see "Leisure and Recreation", paras.7.9.6 - 7.9.9).

4.4.2 Attention is drawn to the Kensal Canalside Design Guide, adopted by the Council on 7th December, 1976, and to the Planning Brief for the Kensal Gas Works Site.

##### Open Spaces

4.4.3 There are in the Royal Borough over 100 garden squares, which are major elements in much of its character and provide welcome contrast to the densely built-up townscape. The Council's policies as to their future use and management are set out in Chapter 7, "Leisure and Recreation".

4.4.4 The other principal open spaces in the Royal Borough are the two large cemeteries, dating back to the 1830's and designated as Metropolitan Open Land. They were conceived of as places of beauty, of botanic and other interest. They are social and historic "documents", and also worthy of conservation as nature reserves, botanic gardens and sculpture parks. Policy reports for them will be prepared by the Council in accordance with paragraph 4.4.7 below.

4.4.5 In addition there are other important open spaces which are not under the control of the Council, including some of the Royal Hospital grounds, Burton's Court, the Physic Garden, Holland Park, Chelsea Rectory Garden and the grounds of Chelsea College. The Council will, as far as possible, seek to safeguard these - see Chapter 7.

##### Other Areas

4.4.6 The Council is required by the G.L.D.P. (para.6.5) to define areas of special character of local as distinct from metropolitan importance, and to produce policies as appropriate for the preservation,

restoration and enhancement of their character. It has already adopted a policy report concerning the Portobello Road (dated 16th September, 1977), and is currently preparing one for the King's Road.

4.4.7 To care for their qualities while exploiting the opportunities they present, the Council will prepare similar reports, containing a framework of appropriate priorities for action, including an assessment of management implications and determining the respective responsibilities of different Council Committees, for the following areas:

Brompton and Kensal Cemeteries (see above)  
The Earls Court Road Area  
Golborne Road  
Kensington High Street.

##### Buildings of Local Interest

4.4.8 There is also a desire to retain buildings with the charm of the small scale domestic cottage, a strong local flavour, historical associations with famous people or events, unusual or eccentric features or mature gardens mellowed by time. Such buildings and spaces are psychologically important in that they provide a link with the past within areas and times of change.

4.4.9 The Council will protect buildings of local interest, landmarks and features, not necessarily of outstanding architectural merit, as well as all those in the Borough which are listed (see sections 4.3 and 4.7).

#### 4.5 AREAS OF OPPORTUNITY

4.5.1 Some parts of the Royal Borough offer scope either for new development or enhancement. These areas of opportunity are usually one or more of the following:

- (a) less attractive parts of the Borough's nineteenth century development;
- (b) areas built between the Wars, or in the last two decades;
- (c) areas of no national architectural or historic significance;
- (d) obsolete buildings or sites, often industrial;
- (e) vacant sites; or
- (f) under-used land.

They include parts of North Kensington (excluding the Norland, Pembridge and Ladbroke Conservation Areas) and Earls Court, as referred to in "Monitoring and Review", para.18.3.5., and the significant vacant sites indicated in map 16.1.

4.5.2 Other areas of opportunity may be identified in the future, especially in parts of the pockets or wedges between conservation areas and along the western margin of the Borough.

4.5.3 Some of these areas include commercial and residential districts, which have not been considered appropriate for inclusion in conservation areas (which are predominantly residential). Together with many of the Borough's mews, they often contain a mixture of building types and uses, fostering activities greatly valued by the Community, e.g. street markets, blacksmiths, artist's studios or potteries.

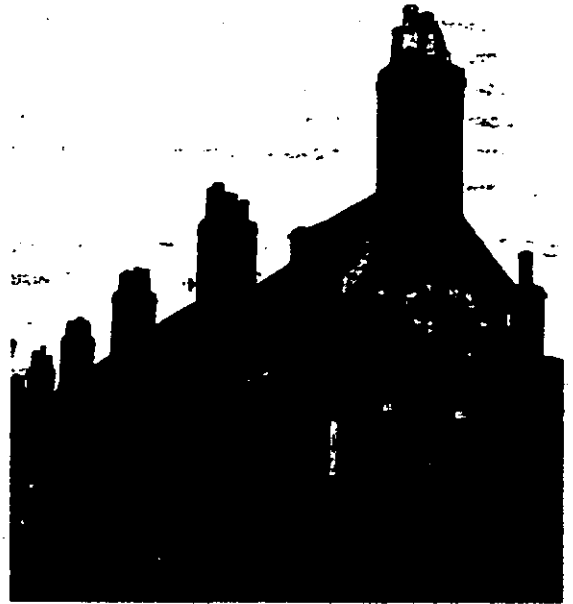
The Council will encourage these activities, and discourage any redevelopment involving loss of such uses.

4.5.4 Local Planning Forums have expressed concern that such areas should not be treated as "throwaway" areas, with all development and change channelled into them to their detriment. This concern is appreciated by the Council, which considers that such areas can in many ways have greater potential than conservation areas, and so are in need of greater attention if their assets are not to be lost. Resources will not be solely devoted to the upgrading of areas which are already pleasant to the exclusion of others desperately in need of improvement.

4.5.5 This approach to areas of opportunity, coupled with the diversion of the attention of development agencies to their needs, is essential to their welfare. The Plan provides a framework for realising their potential, giving them standards comparable to the rest of the Borough and getting from them the maximum contribution to solving the Borough's problems. The mixture of rehabilitation and re-building will be controlled to ensure that where large-scale redevelopment has already taken place, i.e. North Kensington and West Chelsea, the impact on the area will not be further compounded.

4.5.6 It is in these areas in particular that the Council will look for the provision of new land uses, facilities and amenities to meet needs identified in other parts of the Plan, such as recreational facilities ("Leisure and Recreation", para.7.1.7), local industry and small offices for local services ("Employment", para.11.5.2) and new housing ("Housing and Population", para.5.3.11).

4.5.7 The Council will encourage investment in areas of urban decay and blight, and will aim to reduce and wherever possible avoid such conditions. It has however to remember the value to the community of those activities, often small-scale, generally service or craft oriented, whose economic existence depends on a pool of low cost property.



St. Ann's Road, W11.

4.5.8 Sub-district plans will be prepared for these areas, taking into account local opinions (see "Monitoring and Review", para.18.3.4).

#### 4.6 STANDARDS OF DESIGN

4.6.1 The Council is concerned that the architectural design quality of new development in all areas of the Borough should be raised. Good workmanship and the encouragement of a high standard of design should be the rule in even the smallest works. It is in the details of finishes and materials, proportions and basic design, the size, shape and style of windows, the skyline and surrounding ground surfaces and landscaping that a building succeeds or fails - attention to these and other details is often the key to good design. In addition, new development can make a great contribution to the environment in the form of new facilities and public amenities such as sitting out spaces, a terrace adjoining an open space or the riverside, a viewpoint or a subway connection.

4.6.2 The Council will at all times seek high environmental and architectural design standards throughout the Borough. These must be higher than in the past and this will apply to even the smallest works proposed.

4.6.3 The replacement of buildings which form part of a uniform terrace or row of villas is the one exception to the Council's normal requirement for good modern design.

4.6.4 Where a new open space forms part of a planning application, the Council intends to ensure that this is designed and landscaped to a high standard; plans

for such areas, showing the total planting and landscaping layout and proposals for surface treatment, must form part of the application. Re-development schemes will be expected to perpetuate or improve on the mutual security against vandals and burglars achieved in the existing development.

4.6.5 The retention of existing garden space is also an important aim of the Council; see "Leisure and Recreation", para 7.3.8.

4.6.6 The Council will seek to ensure that all new development in any part of the Borough is of a high standard and sensitive to and compatible with the scale and character of the surroundings. The Council will require evidence of this from applicants. The Council will seek to achieve similar standards in its own works.

4.6.7 The Chronically Sick and Disabled Persons Act, 1970/76 specifies the type of accommodation which must be provided for the disabled in new buildings. With the increasing awareness of the role of disabled people in society and the contributions they can make to the life of the community, the Council, through its development control powers, will wish to see the criteria listed in the Act applied to all buildings both in the public and private sectors.

4.6.8 The Council will ensure that in any new environmental or street works, and in any new or substantially rehabilitated buildings to which the public have access, practical provision will be made for the disabled as laid down in the Act, and will require compliance with the standards set out in Chapter 17, section 17.3.

#### 4.7 DEVELOPMENT AFFECTING LISTED BUILDINGS AND CONSERVATION AREAS

4.7.1 There will be a general presumption against the demolition of a building in a conservation area, or any material alteration to a listed building or its setting.

4.7.2 The Council will be particularly attentive to those small-scale developments and extensions whose significance lies in the incremental and cumulative effects which can so easily be detrimental to the local environment. Consent for demolition will not be given until a satisfactory scheme for redevelopment has been approved, and will generally be subject to a condition that the building shall not be demolished before a contract for the new work has been made.

4.7.3 The alteration of listed buildings requires the greatest skill and care in order to avoid damage to



*Palham Crescent, SW7, in Thurloe and Smith's Charity Conservation Area, and Listed (Grade II).*

historic structures, to ensure that any additions are in keeping with other parts of the building, and to see that any new external or internal features harmonise with their surroundings. Work to buildings in conservation areas also calls for above average design care and skilled workmanship. The Council's willingness to offer advice on the best way to carry out repairs and alterations, and on uses which may be permitted, will be more widely publicised.

4.7.4 The Council will not consider any application for development within or affecting a conservation area or listed building if it is in outline form. Detailed plans and elevations will usually be required at a scale of not less than 1:50, and drawings showing the building in its setting together with any means of vehicular access. Application drawings must include existing buildings on and adjoining the site, boundary walls, levels, trees and other planting. Details must also be given of any building materials to be used (see "Design and Planning Standards", Section 17.2).

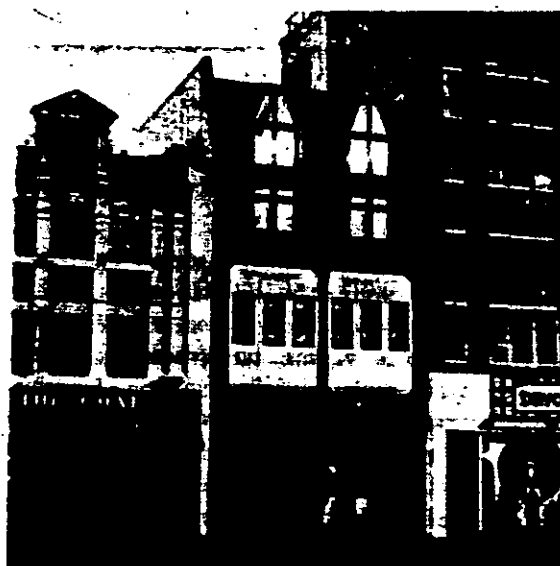
4.7.5 In consideration of applications for development, including extensions, within or immediately adjoining a conservation area or affecting a listed building, the following aspects are important:

- (a) the siting of the building in relation to adjoining buildings and spaces and to existing building frontage lines;
- (b) the careful selection of building materials to ensure a harmonious relationship with local building traditions and the materials



predominant in the locality, either by emulating them or in the case of exceptional designs by emphasis through careful contrast;

- (c) the form and size of the building and/or extension under consideration, having regard to the character and scale of nearby properties and others in the area, which should not generally be exceeded in height;
- (d) the scale and proportion, bay widths and floor to ceiling heights, fenestration and shopfronts, which should relate to (though not necessarily reproduce) those of sympathetic buildings nearby and in the area generally;
- (e) the form of roofs and their materials and details, especially where visible from high or distant vantage points;
- (f) the landscaping, treatment of paved and other surfaces, boundary walls, street furniture and signs associated with the development, which should, in terms of design and materials, fit in with and enhance the character of the area; and
- (g) the uses to which a building will be put, and in particular their effect on traffic and parking and the area's character.



*Imaginative redevelopment at 5 Kensington High Street, W8.*

- 4.7.6 In all these aspects development affecting listed buildings and conservation areas will be required to relate to the existing street scene in such a way as to safeguard or enhance its character and appearance, which will not be achieved by reliance on pastiche designs.

4.7.7 The Council will interpret very firmly the definition of 'development' contained in s.22(1) of the 1971 Act, to include: the replacement of traditional windows by sheet glass, or glazing bars by others of inferior quality; the blocking up of window openings; the replacement of panelled front entrance doors; the repair or replacement of stonework or stucco other than to the original design; the permanent removal of projecting mouldings, balustrades or other architectural detail; the permanent fixing of any form of equipment or structure to the facade; the rendering of a brick faced building and the painting of previously unpainted buildings. Where appropriate Article 4 directions will be made to control these types of change (see also Section 4.12, on forecourt parking).

4.7.8 The Council regards the imposition of Article 4 directions under the Town and Country Planning General Development Orders, 1977-1981 as being of particular value within conservation areas to ensure that a commonly agreed standard of design and workmanship in alterations can be achieved to avoid unsightly additions to the local environment. Normally the Council will make such a direction only at the request of a majority of local residents, or where there is likely damage to a building or group of buildings of particular importance. In these circumstances, the Council will urge the Secretary of State to approve directions relating to the whole of a conservation area.

4.7.9 Policies with regard to the use of listed buildings and premises in conservation areas will be directed to the furtherance of conservation aims, where this does not unduly restrict the normal life of the community.

4.7.10 Proposed changes of use which ensure the preservation or restoration of buildings or interiors of architectural or historic interest may be permitted in exceptional circumstances, overriding other policies set out in the Plan.

4.7.11 The policies in this section will also be applied to proposed development that is outside a conservation area but which will affect its character or appearance.

4.7.12 Development carried out or partially financed by the Council itself will set a clear example of the detailed attention to be shown to all these aspects.

## 4.8 DENSITY

4.8.1 The physical bulk resulting from building to a given density will vary according to the size, shape and location of the development. In new housing development, the mix of large and small units is also an important factor in determining the appropriate density; see "Housing and Population", Section 5.9.

4.8.2 The density at which new housing should be constructed will be determined in accordance with the guidelines set out in "Housing and Population", Section 5.6. Extensions to residential property will not normally be permitted where the resulting density of the whole property would prove excessive by reference to the same guidelines.

4.8.3 The density of non-residential development is defined using plot ratio. This is calculated by measuring the total floor area of a building (including wall thicknesses) and relating it to the area of land within the curtilage of the building site (excluding surrounding roads, pavements etc.). Thus a two storey building covering the whole site on each level has a plot ratio of 2:1. So has a four storey building covering half the site (see fig.4.1). Particular uses of a building which are specifically included or excluded in the calculation of "floor area" are listed in fig.4.1, for advice on other uses the Borough Planning Officer should be consulted.

4.8.4 In line with the G.L.D.P. (para.12.3) the Council will consider the possibility of replacing plot ratio control by separate standards relating to employment density in new development and physical building bulk - see para.4.8.1 above.

4.8.5 In the interim, the use of plot ratio affords a control over the quantity of accommodation which may be provided, and is a planning tool which can control building bulk. It also allows broad assumptions to be made about the effect of the proposed develop-

ment on employment densities and transport patterns in surrounding areas.

4.8.6 The Council will generally wish to see lower plot ratios than those permitted in the past (see G.L.D.P. paras 12.2 and 12.3). The maximum permitted will normally be 2:1. Clearly this standard cannot be expected to be universally applicable, and in areas which derive their character from a low intensity of building, a plot ratio lower than 2:1 will be required; on the other hand, in Knightsbridge and parts of Kensington High Street, a plot ratio of up to 2.5:1 may be appropriate.

4.8.7 This plot ratio control also applies to extensions to existing buildings, and to renewals of time-expired permissions.

#### 4.9 HEIGHT OF BUILDINGS

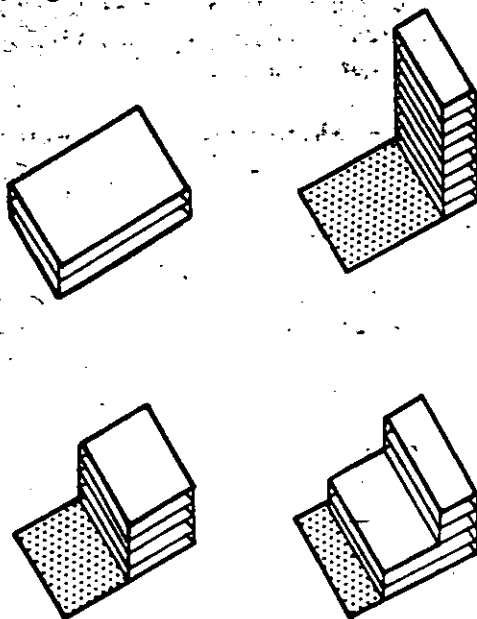
(For detailed standards on additional storeys see "Design and Planning Standards", Section 17.4)

4.9.1 As well as the views and vistas highlighted below, the skylines and roofscape of large areas of the Royal Borough are sensitive to ill-considered change.

4.9.2 All new buildings must relate directly to the established scale and character of the surrounding area. This requirement will be rigidly applied. Existing high buildings will not be regarded as precedents.

### FIGURE 4.1 PLOT RATIOS

Examples of Buildings at Plot Ratio 2:1 (diagrammatic)



#### Definition of Floor Area

It includes:

Stairs and lift shafts. Corridors and halls. Covered passages by which there is no public right of way. Cloakrooms and lavatories. Conference rooms, boardrooms, directors rooms, assembly halls, cinemas, libraries. Canteens, restaurants, cafeterias, kitchens, rest rooms, recreation rooms, etc. Basements. Any residential accommodation in mixed development where residential use is included in the same building or on the same site.

It excludes:

Car parking accommodation provided in accordance with the Council's car parking standards. Space for loading and unloading commercial vehicles, or vehicles awaiting loading or unloading.

4.9.3 Particularly important views and vistas to be safeguarded are:

- (a) those in the Areas of Special Character (the South Kensington Museums Area, Kensington Gardens and the riverside and Royal Hospital area) as referred to in section 4.2 above;
- (b) those identified in the Council's Conservation Area Policy Statements, as referred to in para.4.3.12 above; and
- (c) views centering on the spire of St. Mary Abbot's Church, such as those along Stafford Terrace and from Kensington Gardens (e.g. from the Round Pond).

4.9.4 The Council will particularly consider skylines in conservation areas, and views and vistas in, into and out from conservation areas and from public open spaces, as well as those mentioned above, when dealing with proposals for new buildings and extensions to existing buildings. Those skylines, views and vistas most important to the Borough's heritage and historic character will be safeguarded; and in conservation areas and other areas of character the Council will prepare specific policies to this end.



*British Museum (Natural History), Cromwell Road, SW7, one of the Borough's few Grade I listed buildings.*

4.9.5 There is a general presumption against additional storeys, because they will very often have an adverse effect on the skyline and may conflict with policies relating to car parking and net residential density. All proposals for increasing the height of existing buildings, or erecting new buildings, 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 daylighting and sunlighting to neighbouring houses and gardens; and
- (b) the design relationship of any additional storey to the existing building.

4.9.6 Although the skyline is no longer constantly threatened by the development of new high buildings, as it once was, it is still necessary to protect well known views and local townscape from obstruction caused by insensitive new buildings which are higher than average.

4.9.7 The Council accepts the policy on high buildings set out in the G.L.D.P., Section 6, which aims to control the siting and bulk of high buildings and to avoid unacceptable visual intrusions. The criteria set out there, including the locations where high buildings might be most appropriate, will be followed in determining applications for new buildings.

4.9.8 The Council is required to consult with the Secretary of the Civil Aviation Authority in respect of any proposed building, structure, erection or works exceeding 90m in height, within the area shown on the safeguarding map for London (Heathrow) dated 18th December, 1975 [7]. It also consults the Royal Parks Secretariat in connection with development exceeding 60m in height which might obscure significant long distance views from Richmond Park to St. Paul's Cathedral and the City of London (see map 4.3).

#### 4.10 LIGHT AND PRIVACY

*(For detailed standards see Chapter 17, Section 17.5)*

4.10.1 New development should allow sufficient light to reach other buildings and sites, and should not have a cliff-like effect on nearby windows and gardens (see Fig. 17.5 for approximate guidelines).

4.10.2 The Council will pay full regard to the effects of a proposal on the sunlight and daylight reaching neighbouring properties, though it must be remembered that the purpose of planning is to regulate the development of land in the public interest, not to protect the property rights of one person against the activities of another, particularly where the complainant may have a remedy under common law.

[7] T. & C.P. (Aerodromes) Direction, 1972.

4.10.3 The Council will try to ensure that development does not adversely affect the privacy of those living and working in neighbouring properties. Buildings in Kensington and Chelsea, however, are often close together, and a consequent loss of privacy has to be accepted.

#### 4.11 INSULATION AND POLLUTION

4.11.1 Noise levels on main roads and railways in Inner London are higher than elsewhere and are tolerated by those who wish to live in or near the centre.

4.11.2 The Council will not accept the argument that a change from residential to some other use should be permitted because of high noise levels in the area, except in very exceptional and extreme circumstances. When dealing with planning applications for residential and other noise-sensitive developments, especially those close to heavily used roads and railways, the Council will pay special attention to the levels of noise from road and rail traffic to which they are likely to be exposed.

4.11.3 The Council has considered the possibility of designating Noise Abatement Zones under section 63 of the Control of Pollution Act, 1974, but has concluded that they would be inappropriate in this Borough as they are generally intended for use in industrial areas. The Royal Borough is predominantly residential, and most localised noise can be dealt with under other legislation by the Borough Environmental Health Officer.

4.11.4 The Council will enforce the provisions of the Control of Pollution Act, 1974 relating to burglar alarms, particularly with regard to the provision of cut-outs to de-activate the alarm bells. The Council will actively prosecute offenders and will make known its intention to do so. Burglar alarms should be sited sensitively with regard to the design features of buildings — even a basement location is perfectly visible to those at whom they are principally aimed.

4.11.5 The Council will encourage a high level of thermal insulation and other appropriate energy conservation measures to be provided in all proposed development wherever possible.

4.11.6 Proposals for development, including changes of use, which may lead to the emission of noise, smell, noxious gases, radiation and other forms of pollution should include details of means of effective dispersal which are satisfactory in design terms.

#### 4.12 FORECOURT AND OFF-STREET PARKING

(For detailed standards see Chapter 17, Section 17.6)

4.12.1 Forecourt parking, if uncontrolled, is particularly harmful to the appearance of a street. Objections invariably arise where front garden parking is proposed in the curtilage of most narrow frontage terraced houses — i.e. those with a street frontage of about 5.5m. In the case of semi-detached and detached houses, it is very often possible to provide a hardstanding for one car placed to one side of the garden and partly screened from view by garden walls and planting; these houses generally have a street frontage of at least 7.5m and the larger part of the front garden thus remains available as garden space.



Elgin Crescent, W11.

4.12.2 Off-street car parking may be permitted except where:

- (a) the proposal will result in the loss of the greater part of the existing front garden space, with a consequent loss of visual amenity, harm to the pleasantness of the street scene and/or harm to the character or appearance of a designated conservation area (street by street policy statements are being prepared for the conservation areas)
- (b) trees of amenity value need to be removed (whether the trees are within the front garden or in the public highway);

- (c) the proposal will result in the demolition of most of the street garden wall or railing, or lead to an unsightly breach in it particularly where the wall or railings form part of a uniform means of enclosure to a terrace and an essential feature of street architecture;
- (d) the car, when parked on the hardstanding, will obstruct to an unacceptable extent the sunlight, daylight or outlook enjoyed by a basement dwelling;
- (e) the proposal detracts from the original setting or appearance of a building of special architectural or historic interest;
- (f) the car, when parked on the hardstanding, would project over the public footpath to the danger or inconvenience of pedestrians (such a projection being in contravention of the Highways Act, 1959);
- (g) the access would cause danger to traffic or pedestrians on the highway; or
- (h) there would be a net loss of on-street residential parking as a result of the proposal.

4.12.3 Conversion of semi-basement or ground floor residential space to a garage will not normally be permitted, unless the street scene will be unharmed.

## 4.13 SHOPFRONTS AND ADVERTISEMENTS

*(For detailed standards see Chapter 17, Section 17.7)*

- 4.13.1 Many of the shopping streets in the Royal Borough are of national and international repute; many are included in or border on conservation areas. Though the perceived quality of any particular proposals for new advertisements or shopfronts must depend, at least to some extent, on aesthetic 'taste', excessive and inconsiderate advertisement defeats its own ends. If each shopkeeper seeks to attract attention to his shop by trying to outsmart his neighbours, none will benefit — the only result will be to destroy a common asset, namely, the charm, harmony and character of the street.
- 4.13.2 The Council's aim is to maintain and, over a period of time, raise the general quality of advertisement and shopfront design, and to limit the quantity where excess would spoil the character of particular shops or shopping areas. The Council will prepare, for the guidance of applicants, with the benefit of the Development Plans Sub-Committee's advice, comprehensive design guidelines for shopfronts and advertising for each of the Borough's principal shopping streets, as has already been done

for Kensington High Street, Earls Court Road and Gloucester Road.

- 4.13.3 A design for a new shopfront should respect the elevation of the whole building and the group of shopfronts to which it belongs. Often the architectural treatment of the whole incorporates a 'framework' within which change can be readily accepted, and to which corporate "house styles" can be simply adapted.
- 4.13.4 Where a shopfront is listed, the Council will generally require the original to be retained.
- 4.13.5 The Council will seek constant improvements of design and materials at each of the frequent changes associated with modern retailing patterns. The importance of a "house style" to some traders is recognised, but the importance of visual amenity is considered to be greater. House styles may therefore often require to be sympathetically adapted to particular buildings and in sensitive areas.
- 4.13.6 Open shopfronts will not generally be permitted except where this would enable an open air restaurant facility, and where nearby residents would not be disturbed or pedestrians obstructed.
- 4.13.7 The Council will not permit new shopfronts which involve the removal of existing separate access to residential upper storeys or preclude the restoration of such access if already removed.
- 4.13.8 There will be a presumption against any signs at first floor level, save in those exceptional circumstances of commercial premises not having any frontage space at ground level.
- 4.13.9 Projecting signs will be required to comply with design standards as defined in Chapter 17, para. 17.7.B.
- 4.13.10 The Council, when considering planning applications for new shopfronts, will require to see specifications of materials and detailing of fascias, glazing, glazing bars, doors, staff risers, projecting signs, surrounds and other elements; these should respect those of the shopfronts nearby and the general character of the area.
- 4.13.11 The persistent habit of shopfitters erecting shopfronts in advance of obtaining consent will be discouraged by vigorous enforcement action.
- 4.13.12 Applications for advertisements will be decided on their merits. The Council will restrict them to those locations where they can make a positive contribution to the amenity of the area. In other areas, and particularly in conservation areas, the Council will take enforcement action to seek a reduction in the size and number in respect of excessive advertisement hoardings and the removal of illuminated signs

where these infringe the amenity of the area (see "Design and Planning Standards", 17.7.9).

4.13.13 In the Royal Borough, suitable locations will generally be restricted to temporary hoardings surrounding building sites, for which permission will need to be renewed at least every two years. Within a general policy of restraint, particular control will be exercised in conservation areas, though advertisements may often be the least unsatisfactory of the various ways of covering blank hoardings. Permission will be refused if there are already too many hoardings in the area, or if the erection of advertisements in any way prejudices the eventual redevelopment of a site.

#### 4.14 TREES

(For detailed standards see Chapter 17, Section 17.8)

4.14.1 Trees in cities are a valuable amenity which once removed can rarely be adequately replaced; and often it is only when one has been removed that its value becomes apparent. Trees act as screens; they provide privacy and mask unwelcome views. They are valuable as contrast and relief to bricks and mortar, and should be complementary to new developments. Trees also act as barriers to wind and noise.

4.14.2 The Council endorse paras. 6.15 and 6.16 of the G.L.D.P., stressing the importance of trees. The consent of the Council must be obtained if it is proposed to cut down, top or destroy any tree which is the subject of a tree preservation order [8]. Most significant trees in the Royal Borough are already protected by tree preservation orders, but the Council will continue to make new orders where particular trees or groups of trees of value are threatened. Six weeks notice must be given to the Council if it is proposed to carry out any work to a tree in a conservation area. Where any tree is felled, the Council will normally expect a proper replacement. The Council, in the exercise of its statutory powers, will pay regard to the Department of the Environment Circular No.36/78 [9].

4.14.3 There will be a general presumption in favour of the retention of trees, irrespective of their age, unless they are potentially a public danger or, exceptionally, when removal is required in a replanting programme. New planting will be encouraged during the next decade, so that semi-mature trees will be established when older ones have to be removed, which is bound to happen since a great many trees in the Borough were planted over fifty years ago.

4.14.4 The Council will pursue a programme of care and maintenance, planting and replacement designed to

keep at least the current standard of tree lined amenity prevailing in the Borough streets.

4.14.5 The Council, viewing unauthorised tree works very seriously, will pursue a policy of initiating prosecutions in appropriate cases. The maximum penalty for non-compliance with a tree preservation order is now £1,000, for lesser offences £200, and for continuing offences £5 per day. The Council will give publicity to this policy and the penalties.



Kensington Square – one of London's oldest garden squares.

[8] 1971 Act, s.60; T. & C.P. Act, 1974, s.61A.; Local Government, Planning and Land Act, 1980.

[9] Trees and Forestry D.O. E. Circular 36/78.

4.14.6 The Council will increase the stock of trees on public land throughout the Borough through its tree planting programme. Planting and replacement will normally have priority in the less attractive areas, and those where there is a noticeable absence of mature trees. The Council is also particularly concerned to ensure that a sufficient number of appropriate trees are provided in conjunction with new development – see paragraph 4.6.4 above, and “Design and Planning Standards”, Section 17.8. The Council will continue to co-operate with societies and groups interested in the preservation and planting of trees.

## 4.15 THE CONTROL OF DEVELOPMENT

4.15.1 The Council is empowered to require specific drawings and plans from applicants for planning permission to enable it readily to determine an application [10] – see also para. 4.7.4.

4.15.2 All applications for planning permission and listed building consent must be accompanied by appropriate coloured plans, sections and elevations, perspective drawings, models and other illustrative material adequate to show the elevational treatment of the development itself and its relationship to adjoining properties and streets.

4.15.3 Plans and drawings should be prepared in accordance with the London Building Acts and Bye-Laws. In the event of the District Surveyor requiring some modification after planning permission has been granted, the written agreement of the Council to this modification must be obtained.

4.15.4 The Council aims to determine all applications for permission within such minimum period as is consistent with public consultation. Consultation will take place as required by the Act and regulations and directions made thereunder.

4.15.5 In addition, the Council is firmly resolved to:

- (a) continue consultation and discussion with the Kensington Society, the Chelsea Society and all conservation and residents associations and societies, and other concerned organisations;
- (b) send notice of planning applications and applications to carry out work to preserved trees to owners and occupiers of nearby premises likely to be affected; and

- (c) hold or encourage public meetings to consider major development proposals where appropriate.

4.15.6 Full advantage will be taken of the provisions of Part V of the 1971 Act, substantially strengthened by the Local Government and Planning (Amendment) Act, 1981 (which relate to enforcement powers) and to the Town and Country Planning (Amendment) Act, 1977 (stop notices) to ensure that unauthorised development, which is not in accord with the policies, considerations and standards set out in this Plan (or in the G.L.D.P.), nor substantially conforming to a previous planning permission, is halted or removed.

## 4.16 CHANGES IN LEGISLATION

4.16.1 The implementation of planning policy is dependent upon effective legislation. The Council believes that the great majority of property owners in the Borough are prepared to accept a continuing, and even increased, level of planning control if this will safeguard the quality of the environment in general.

4.16.2 Additional legislation is required to enable the local authority to control the demolition of buildings.

4.16.3 Section 169 and Schedule 8 (as amended) of the 1971 Act, as they relate to 10% extensions to existing buildings, should be repealed. The Council is generally unable to accept the burden of substantial compensation payment for refusal of planning permission when it arises in these cases, and it has in practice to allow such development irrespective of its environmental effects.

4.16.4 It is hoped that in the future some further control over alterations to buildings in conservation areas will be introduced, to bring legislation for historic areas more into line with that for historic buildings.

## 4.17 THE FUTURE

4.17.1 Many buildings in the Borough will become physically and/or economically obsolescent. It may well be that in future decades the Council will need to accept that the decision to redevelop or to rehabilitate will rest on the relationship between the costs of repair, maintenance and adaptation to an appropriate new use compared with the cost of a new building.

4.17.2 To some extent obsolescence and the pressure for redevelopment are related to supply and demand. In this Borough where there is a very large unsatisfied demand for offices, hotels and flats but limited development land the private sector seeks to obtain or assemble sites, even where considerable costs of site preparation, including the demolition

[10] Art.5, T. & C.P. General Development Orders, 1977-1981.

of existing useful buildings, is incurred. This situation has in past years led to unrealistic "hope values" and then to land lying undeveloped for many years. The Council believes that land values must derive from existing uses as enhanced, if at all, by planning permissions that have been granted, and that the demonstrated firmness and consistency of the policies will prevent the formation of unrealistic hope value.

4.17.3 The overall aim in implementing the policies set out in this chapter of the Plan is to support a continuing process of urban renewal, preserving that which is good, enhancing that which is poor, and replacing that which is bad. Resources should not be wasted on replacing buildings which still have a beneficial and useful life. So far as conservation areas are concerned, the provisions of the relevant legislation will be strictly observed.

4.17.4 The Council has attempted in the above paragraphs to foresee and provide guidelines for the effects of conservation. As greater expertise is gained through studying the individual conservation areas and producing Policy Statements for them, some currently unseen physical, social and economic problems may become more apparent.

4.17.5 Property owners are faced with increasing short term costs of maintenance and repair to the building stock to prolong its life. In the long term however, these costs may recur even more heavily with the increasing age of the buildings to which a prolonged life expectancy is being given, conceivably to the extent ultimately of calling their continued retention into question.

4.17.6 The critical problem is how far new development should or should not be permitted in conservation areas. Often, the emphasis will be on control rather than prevention, to allow the area to remain alive and prosperous, but at the same time ensuring that any new development accords with its special architectural and visual qualities.

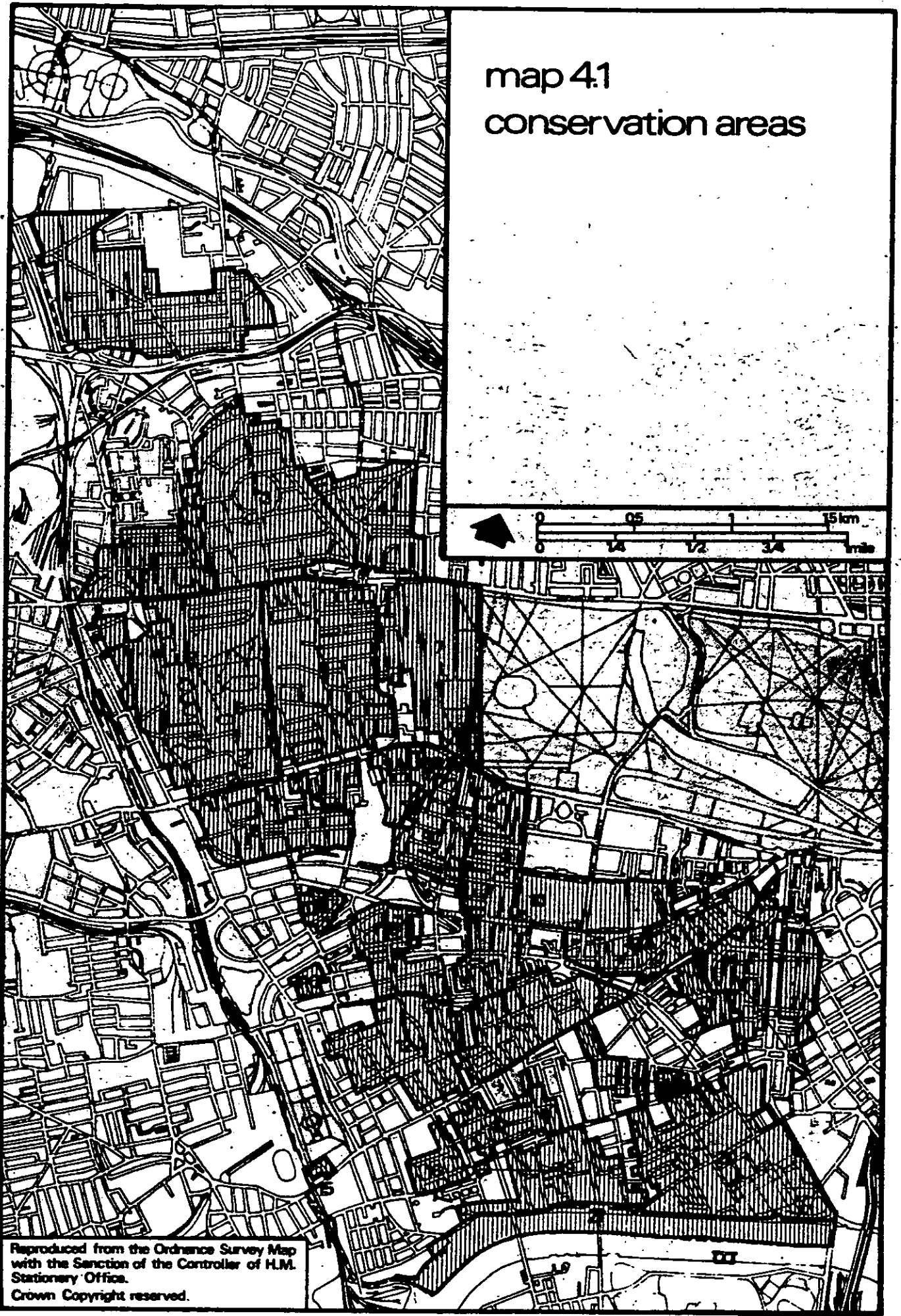
## MAP 4.1

### CONSERVATION AREAS

1. Oxford Gardens/St. Quintins
2. Norland
3. Ladbroke
4. Pembridge
5. Holland Park
6. Kensington
7. Kensington Palace
8. Edwardes Square/Scarsdale/Abingdon
- 9A. Kensington Square
- 9B. Kensington Court
- 9C. De Vere
10. Queen's Gate
- 11A. Earls Court Village
- 11B. Courtfield
- 11C. Earls Court Square
12. The Boltons
- 13A. Thurloe/Smith's Charity
- 13B. Knightsbridge
14. Hans Town
15. The Billings
16. Sloane/St Stanley
17. Chelsea Park/Carlisle
18. Chelsea
19. Cheyne
20. Royal Hospital
21. Thames



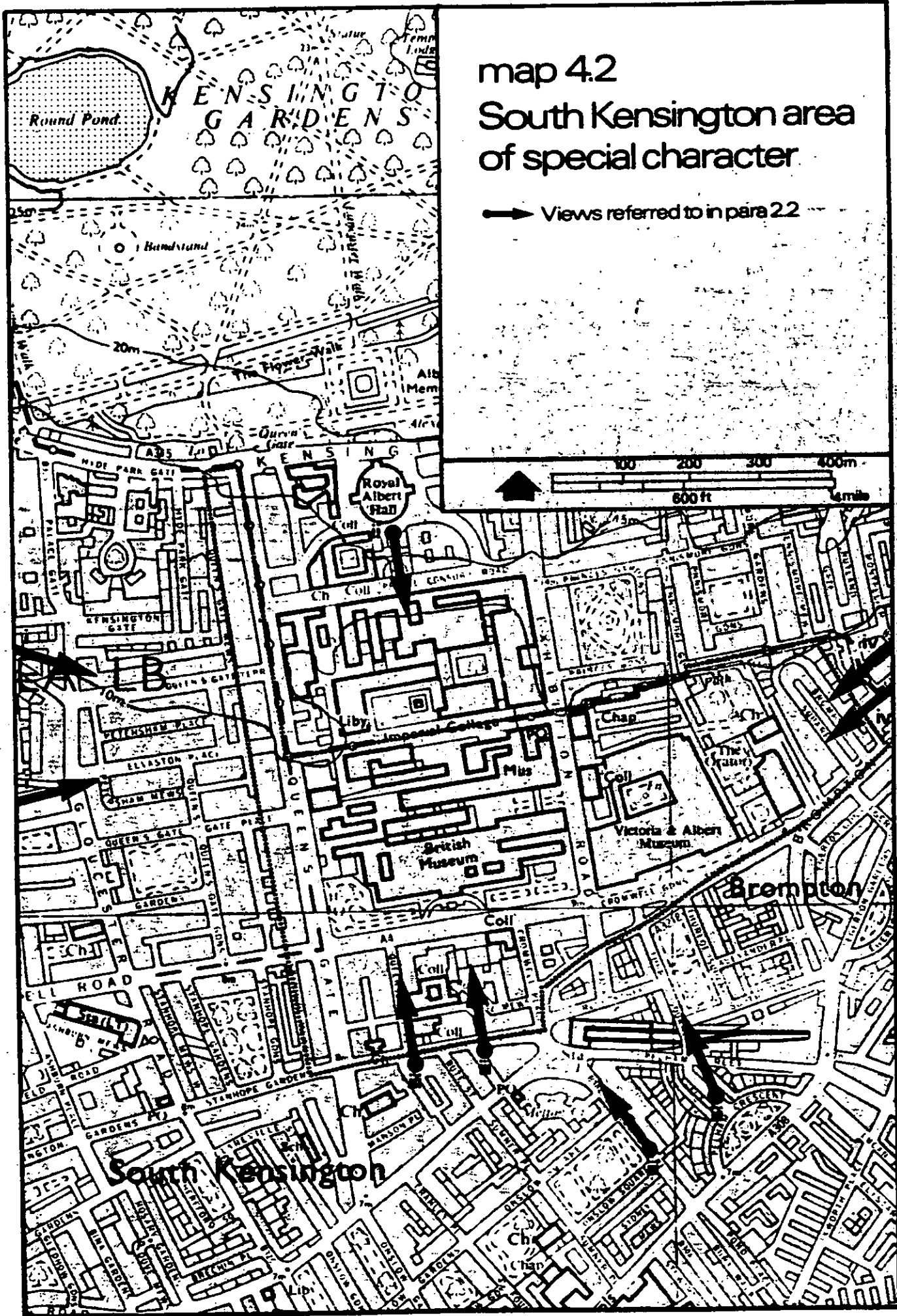
map 4.1  
conservation areas



Reproduced from the Ordnance Survey Map  
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map 4.2  
South Kensington area  
of special character

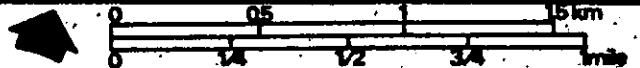
→ Views referred to in para 22



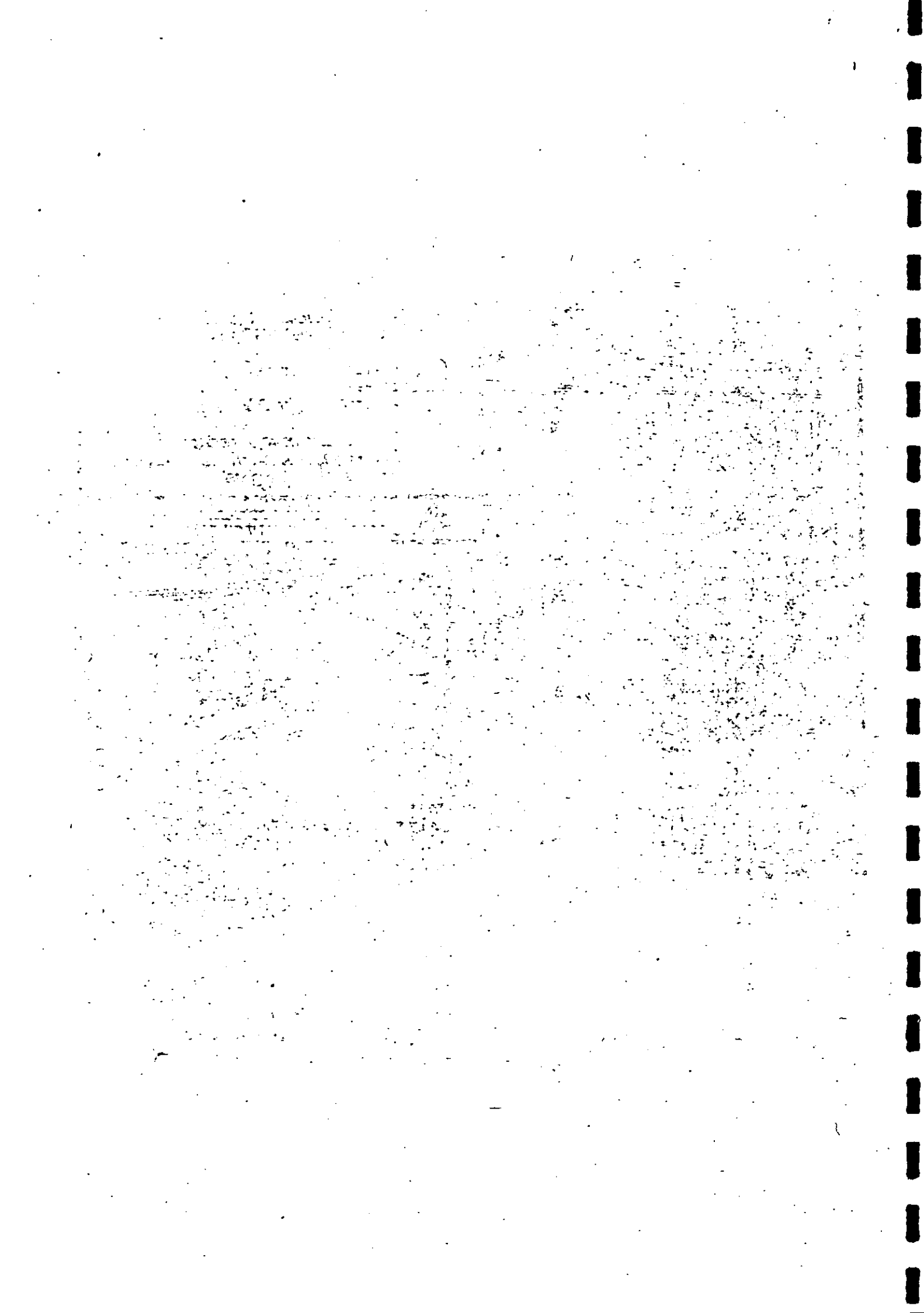
# map 4.3 high buildings restrictions

-  Heights above ground level:  
Corridor from Richmond Park  
to the city  
Approx height 45 metres
-  British Telecom Microwave Beam  
Approx height 90 metres
-  London (Heathrow) safeguarding  
zone  
Approx height 90 metres

The Council is required to notify  
the relevant authorities of proposals  
above these heights



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THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

TOWN PLANNING DEVELOPMENT PLANS SUB-COMMITTEE - 20TH, FEBRUARY, 1989

TOWN PLANNING COMMITTEE 20TH, FEBRUARY, 1989

REPORT BY THE DIRECTOR OF PLANNING AND TRANSPORTATION

DISTRICT PLAN ALTERATIONS : CHAPTER 4

REAR AND SIDE EXTENSIONS

INTRODUCTION

1. This report summarises the reasons for introducing into the District Plan policies to control the rearward, and side extension of existing buildings; and makes recommendations thereto.

ALTERATIONS AT THE REAR

2. Experience over the past decade has shown that proposals for alterations to the rear of a building very often demand the same care and attention as those at the front. Especially in a terrace situation, or where there is a rear communal garden, the amenity of those who live around, as well as the architectural character of the area, can be impaired by insensitive change. This is a matter about which local residents often complain - and the Council have been critical of some appeal decisions where the Inspector had taken the view that the rear of a building is not important.
3. The need for policies and design guidance for rear and side extensions was explored in the 1983 Annual Monitoring Report, and was endorsed in the 1985/7 Report.
4. Built as they are to the high densities of the Victorian age, the Borough's Victorian buildings are often difficult to adapt or extend without offending the light, privacy, or outlook of neighbouring buildings - those being difficulties which many Victorian layouts were careful to avoid.
5. This does not mean to say that no rear extensions should be allowed. A rear extension may be necessary to provide kitchens or bathrooms in a conversion scheme, or to give much needed additional space to an existing householder, or to make essential rehabilitation a viable proposition. Nevertheless, alterations at the rear of a building can, if insensitively carried out, and whether or not within a Conservation Area, detract generally from the character of a building, or from its surroundings.
6. Rearward extensions may obtrude unacceptably onto garden space, intruding on the sense of openness between streets; and upward extension may obtrude upon the skyline.
7. Ill designed extensions, or extensions of excessive bulk, may affect the sun, light, privacy, or outlook of neighbours. When buildings are in a high density environment, and thus exceptionally close together, particular care has to be taken to avoid these 'bad neighbour' effects.

8. Architecturally, rears of buildings tend to fall into two categories; those to which the architect gave as much importance as the front elevation, and those having a rear elevation design subordinate to the main front elevation. Where buildings adjoin a rear communal garden area they are often attractively, ornately, detailed and stuccoed, being part of an architectural composition or part of a regular sequence. Even those of subordinate design provide, by way of indented modelling and regular variation in fenestration levels, a simple dignity and harmony which makes that plain rear elevation attractive.
9. Rear extensions, both in their massing and their design, can thus be an important element in the environment.
10. It is thus recommended that proposals for new rear extensions to existing buildings, or for the enlargement of existing extensions, be examined critically to ensure that, as a general rule:-
- (a) the proposed extension should not normally extend rearward beyond the general rear line of any neighbouring or nearby extensions
  - (b) the extension should not extend excessively onto garden space of amenity value, or spoil the sense of garden openness when viewed from property around
  - (c) the extension should not rise above the general height of neighbouring and nearby extensions, and in any case must not rise to or above the original main rear eaves or parapet
  - (d) extensions should always be subordinate to their parent building
  - (e) on the site boundary, the extension should not cause an undue cliff-like effect or sense of enclosure to neighbouring property
  - (f) the extension should not spoil or disrupt the even 'rhythm' of rear additions in a terrace by infilling between half-width additions. Full width extensions will not usually be allowed (except in some cases at basement level). If infilling at lower level is acceptable, the infill should be recessed behind the line of the infill (a light-weight glazed infill will, in this circumstance, often be preferred, thus retaining the rhythm of solid and void)
  - (g) the adequacy of sun and light reaching neighbouring dwellings and gardens should not be impaired
  - (h) there should be no unnecessary overlooking to neighbours
  - (i) The detailed design of the addition, the location and proportions and dimensions of fenestration, and the external materials and finishes, must be in character with the existing building (some exception may be allowed at basement level).
11. Conservatories on rear extensions above ground floor level can be alien to the historic townscape, and intrusive by virtue of their appearance - as well as presenting problems of overlooking.

12. In some Conservation Areas, the Conservation Area Proposals Statement identifies particular terraces or groups of buildings where any form of rear alteration or addition would be inappropriate. Such 'local' policies take precedence.

SIDE EXTENSIONS AND GAPS

13. Some streets within the Borough are characterised by the presence of mature rear gardens, sometimes containing parkland trees and luxuriant shrubbery. The presence of this vegetation softens the dense urban development and provides relief and visual interest when viewed from the street through gaps between buildings, or when a corner building has an open return frontage. Moreover, glimpses of rear elevations of buildings beyond can also give variety to the eye, and contrast pleasantly with the relative stark uniformity of a front elevation.
14. Gaps and views between buildings are thus a crucial part of the character of several parts of the Borough, including many parts of the larger 19th Century Estates, and constitute a planned feature which is worth protecting.
15. Sideward extension of a building may also have the unwelcome effect of disturbing the carefully balanced elevational proportions of the property by giving it too horizontal an emphasis. This impact can be especially harmful in the case of a uniform semi-detached pair, where the architectural symmetry would become unbalanced. In a Conservation Area, in particular this would normally be unacceptable.
16. It is thus recommended that the altered District Plan contain a presumption against proposals which would have the effect of adversely affecting the streetscape either by blocking a gap between buildings (or significantly filling in or reducing an open return frontage) and so losing views through to the rear, or by unbalancing the architectural symmetry of a pair or group of houses.
17. In some Conservation Areas, the Conservation Area Proposals Statement identifies particular gaps and vistas where any form of infilling would be inappropriate.

The Committees are invited to comment on the suggestions contained in this report so that they may be incorporated into the District Plan review.

FOR DECISION

E.A. Sanders  
Director of Planning and Transportation.

Documents used in the preparation of this report

1. The District Plan 1982
2. The various Conservation Area Proposals Statements
3. Appeal decision files (EAS)

Officer Contact

These documents may be inspected by prior appointment with Miss R. Gundry in the Town Hall Planning Information Office, telephone 937-5464, extension 2079).



# PLANNING AND CONSERVATION

THE TOWN HALL • HORNTON STREET • LONDON W8 7NX

THE ROYAL  
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

Director of Planning Services



KENSINGTON  
AND CHELSEA

Christopher Hicks,  
Elsworth Sykes Planning,  
27 Queen Anne Street,  
London W1M 0EE

Switchboard: 0171-937 5464  
Direct Line: 0171-361 2646  
Facsimile: 0171-361 3463

8 SEP 1995

My reference:

Your reference:

Please ask for:

DPS/PA/TP/95/1310/0/25/843

Mrs. P. Abdelrahman

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT, 1990 AS AMENDED - SECTION 191

FLAT 3, 60 LADBROKE GROVE, KENSINGTON, W.11

I refer to your application dated 09/06/95, for a Certificate of Lawful Existing Use or Development in respect of the above mentioned premises.

Your application has now been considered and I enclose for your attention the Certificate.

Yours faithfully,

Executive Director, Planning and Conservation

TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191

(As amended by Section 10 of the Planning and Compensation Act 1991)

Town and Country Planning General Development Order 1988: Article 26A

**CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT**

The Royal Borough of Kensington and Chelsea Council hereby certify that on 09/06/95 the use/operations/matter described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged black on the plan attached to this certificate, was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason:

The use of the terrace is ancillary to the residential use of the property as a whole and does not therefore constitute development.

Signed *M. G. Smith* (Council's authorised officer)

Date 8 SEP 1995

On behalf of the Royal Borough of Kensington and Chelsea Council

- Notes:
1. This certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act 1990 as amended.
  2. It certifies that the use/operations/matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful on the specified date and thus was not liable to enforcement action under Section 172 of the 1990 Act on that date.
  3. This certificate applies only to the extent of the use/operations/matter described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use/operations/matter which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

**FIRST SCHEDULE**

Use of flat roof at second floor level on eastern flank as a terrace for purposes incidental to the residential flat known as Flat 3.

**SECOND SCHEDULE**

Flat 3, 60 Ladbroke Grove, Kensington, W.11, as shown on submitted drawing No. TP/95/1310, applicants drawing(s) No(s). 2 and 3.

/INFORMATIVE...

INFORMATIVE

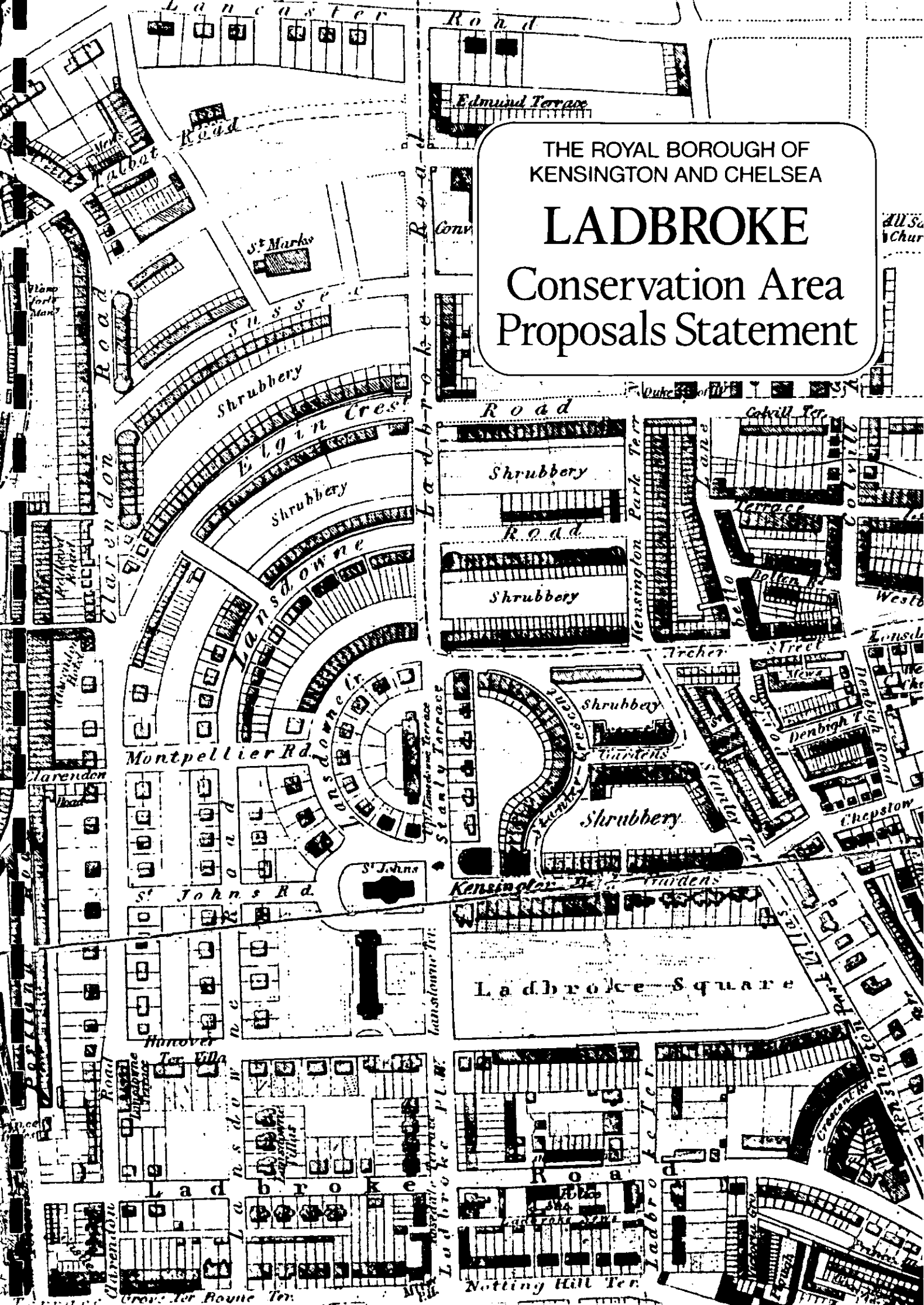
Whilst the use of the flat roof on the eastern flank as a terrace ancillary to Flat 3, 60 Ladbroke Grove, does not constitute development, the erection of railings around the perimeter of the flat roof and the provision of an opening in the flank elevation allowing access directly onto the flat roof would constitute building operations requiring planning permission. An application to provide railings and an access door would be contrary to the Council's policies as contained within the Unitary Development Plan and would be unlikely to be permitted.



THE ROYAL BOROUGH OF  
KENSINGTON AND CHELSEA

# LADBROKE

## Conservation Area Proposals Statement



# Foreword

## 1976

The Ladbroke Estate was one of the Council's earliest conservation area designations under the Civic Amenities Act of 1967. It has since been recognised by the Secretary of State for the Environment as an area of outstanding interest.

It thus seemed appropriate that our first Conservation Area study and policy report under the 1974 Amenities Act should be for the Ladbroke Area. I hope that the report will go some considerable way to a greater understanding of the architectural and historic heritage which we seek to preserve, and will act also as a useful guide to house owners and architects when new buildings and other alterations are proposed.

The Council and its officers are indebted to the Ladbroke Association for their support in the preparation of the report, and I acknowledge in particular the help given by their Vice-Chairman Mr. Ian Grant FRIBA, AA Dip(Hons).

**Councillor N. H. Freeman**  
**CHAIRMAN – TOWN PLANNING COMMITTEE**

## 1989

This Statement has been published as an update of the original Ladbroke Conservation Area Statement published in 1976 and takes into account the changes within the Area since then. Again, the views and information supplied by the Ladbroke Association have been invaluable during all stages of preparation and the Council would like to take this opportunity to thank them for their participation.

**Councillor Mrs Elizabeth Russell**  
**CHAIRMAN – TOWN PLANNING COMMITTEE**

THIS PROPOSALS STATEMENT WAS ADOPTED  
BY THE TOWN PLANNING COMMITTEE ON  
**10 APRIL 1989.**



# Introduction

advice in respect of work not subject to planning control.

## STATUTORY BACKGROUND

Under Section 277 of the Town and Country Planning Act 1971, local authorities are obliged to determine which parts of their areas are of special architectural or historic interest and to designate them as conservation areas.

Having designated this Conservation Area, the Council is further obliged, under Section 277B, to formulate and publish proposals for its preservation and enhancement, to present such proposals for consideration at a public meeting in the Area and to have regard to any views expressed at the meeting concerning such proposals.

The original Conservation Area Proposals Statement for Ladbrooke written in 1976 was the first to be produced by the Council to fulfil these requirements and a public meeting was held. The Town Planning Committee resolved in November 1987 that the Ladbrooke Conservation Area Proposals Statement be updated. The revised CAPS has been produced with assistance from local residents groups, in particular the Ladbrooke Association, and has been considered by the Council's Development Plan Sub-Committee.

## THE PURPOSE OF THE PROPOSALS STATEMENT

In publishing this Statement, the Council is of the belief that conservation is as much concerned with ensuring that changes are compatible with their surroundings as with retaining the exact appearance of an area and its buildings.

The purpose of the Proposals Statement for Ladbrooke Conservation Area is therefore twofold:

1. To provide an indication of the Council's likely response to development proposals. In situations where development can be allowed, the Proposals Statement also provides guidance on appearance and other details. In this way the document is intended to be a useful guide for residents in the Area and for people intending to carry out developments, as well as for the Council's planning department.
2. To indicate where improvements can be made to the appearance of buildings and in their maintenance; to state where the Council will carry out, initiate or support improvements; and to offer

## PLANNING BACKGROUND

The Council are committed in the District Plan (adopted in June 1982 and covering the whole of the Royal Borough) to the preparation of Proposals Statements for its conservation areas. Within the Plan are to be found general policies governing the control of development and in particular (in chapters 4 and 17) policies and standards regarding conservation, design and related matters. The continuing effectiveness of these policies is considered, and their content supplemented, by Annual Monitoring Reports.

The major aim of the Plan is to 'maintain and enhance the character and function of the Borough as a residential area' (Section 3.3.1). Its policies include presumptions against change of use from residential to other uses and against any development other than residential development on previously residential vacant land (Sections 5.4.4 and 5.4.2). These policies apply particularly to conservation areas because the maintenance and enhancement of their character is best served by residential activity. Therefore underlying this Conservation Area Proposals Statement is a continued resistance to any change of use from residential use in the Area, and also to any change of use which causes extra traffic generation.

The Plan also states (in para. 4.3.13) that 'the aim of each Statement will be to identify the characteristics which contribute to the special nature of the conservation area, and to formulate policies which ensure its protection... Guidelines for the design of new building work (including extensions and alterations to existing properties), as well as proposals for enhancement work to be carried out by the Council itself will be included'.

In particular, specific commitments are also made in the Plan (in paras. 4.9.4 and 4.12.1(a)) to prepare detailed policies showing where permission will or will not be granted for additional storeys and forecourt car parking. Comments in this Statement on these two issues are therefore subsidiary to and should be read in the light of the Council's general restrictive policies, set out in section 4.9 and 4.12 of the District Plan and in respect of additional storeys amplified in the Annual Monitoring Report published in May 1988.

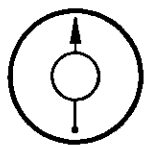
Those parts of the District Plan most relevant to the issues discussed here are issued as a separate booklet. It and the Council's other publications can be obtained from the Council's Information Offices.





**ADJACENT CONSERVATION AREAS**

NORLAND	2	HOLLAND PARK	5
PEMBRIDGE	4	KENSINGTON	6



1:10,000

Hatched areas are not within a conservation area.



## CONSERVATION AREA BOUNDARIES

The Ladbroke Conservation Area is situated in the Notting Hill area of North Kensington and contains areas with distinct characteristics. To the east of Ladbroke Grove the land rises gently from the south before dropping sharply away to the north and is bounded by Portobello Road, with development being predominantly formal straight terraces. To the west the land drops sharply to Clarendon Road and the development is more informal sweeping crescents. The northern boundary is more complex but mainly runs to the north of Blenheim Crescent, while the southern boundary is Holland Park Avenue.

To the south-west is the Norland Conservation Area, to the east is Pembridge, while Holland Park and Kensington Conservation Areas border the southern boundary (shown on Map 1). The land to the north, north-east and north-west is not within any conservation area.

## THE FORMAT OF THE PROPOSALS STATEMENT

The first three chapters describe conservation and the history, character and appearance of Ladbroke Conservation Area. Ladbroke was, in 1976, the first of the conservation areas in the Royal Borough of Kensington and Chelsea to have a proposals statement prepared for it. For this reason the chapters mentioned above are reproduced from the 1976 Statement without change as they are still relevant.

The remaining chapters set out the Council's proposals for the preservation and enhancement of the Area's character. Proposals are contained within the general body of the text in two main sections relating to buildings and the streetscene. Advice to property owners on maintenance and renovations and the identifying of enhancements for the area are given separate sections.

The appendices contain statistical and other detailed information of relevance to the Statement.

The Proposals Statement should be seen as a detailed exposition of the adopted policies contained in the Council's District Plan and Annual Monitoring Reports, to which final reference should be made. The information contained in this Statement will be used when the Council considers planning applications in the area.

## PROCEDURE

This Proposals Statement has been produced under the direction of the Director of Planning and Transportation, Alan Sanders, ARICS, by the Council's consultants, McCoy Associates, in liaison with officers of the Department of Planning and Transportation and representatives of the Ladbroke Association.

The co-ordinators for the revision were Graeme Michie, BTP(Auck. NZ) and Sarah Richards, B.Sc(Hons), M.Phil, MRTPI.



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# 1. INTRODUCTION TO CONSERVATION IN THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA

## 1.1. What is Conservation?

Under the provisions of the Town and Country Planning Act 1971 the Council has a duty to designate as a Conservation Area "Any part of their area which is of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (s.277).

What is Conservation? It is a word which has become fashionable in a comparatively short time and its precise meaning is somewhat obscure. Conservation is not preservation.

"Preservation" is associated with preventing the destruction or alteration of valuable buildings or familiar scenes at all costs. It implies in some ways a negative form of protection which involves no positive improvement and inhibits adaptation to changing requirements.

1.2 Conservation, on the other hand, should encourage conditions favourable for natural change and development within certain relevant constraints so that the area of value maintains its usefulness in changing situations without losing the characteristics which make it special. It should be a dynamic process and it is up to "the planners" and the Council to decide upon these constraints and impose them to the right degree. This should be a positive and practical approach to ensuring a future for our heritage.

## 2.1 Why conserve?

"A place without old buildings is like a person without a memory".

There are many reasons for the recent revival of conservation. One is the reaction against the increas-

ingly interventionist role which planning had adopted in the 1960s another is a reaction to the failure of modern architecture, in many instances, to provide a successful substitute for what had gone before: a third is our changing economic circumstances. Some of this reasoning needs further examination before we proceed to discuss the legislative powers which the Council may use in pursuance of a Conservation Policy.

## 2.2 "Special Architectural or Historic Interest"

Kensington and Chelsea have many outstanding examples of historic development, including Georgian, Victorian, Edwardian and Modern Movement building. Each expresses the spirit of its own age and forms an important link in the chain of architectural and social development. Much can be learnt from their study.

## 2.3 Character

The Conservation Areas are chosen for their attractiveness, part of which is often the mellowing effect of time which redevelopment could not replace. The human scale of these areas makes them particularly desirable to live in and they provide a variety of habitat which is symbolic not only of their age but of their situation in a particular area. Modern building rarely acknowledges local traditions and materials - it has no reason to, and Conservation of the best representatives of older styles will help us to maintain the visual differentiation of towns and regions. Even Kensington and Chelsea vary noticeably in the date and style of much of their development, and the maintenance of this differentiation, which has historical significance, is of great importance. Particularly important is the work of the major landlords, Sloane, Cadogan and Ladbroke for example, who created their own particular style on each of their vast estates.

## 2.4 "The Familiar and Cherished Local Scene"

In times of rapid change our heritage represents stability and gives society a sense of permanence. The heritage of Kensington and Chelsea enables its inhabitants consciously to look back in time at the achievements of the past, which set a considerable challenge to the future.

## 2.5 Conservation of Resources

Conservation of energy and materials is of paramount importance in a world of scarce resources. The rehabilitation of buildings uses a much smaller amount of energy and materials than replacement by redevelopment.

## 2.6 To Conclude

Taken together these reasons provide a strong argument for Conservation, and it is for all these reasons that the Council has designated large areas of the Borough Conservation Areas.

## 3.1 What Could Go Wrong?

Areas of special charm are always very vulnerable to insensitive manipulation. Indiscriminate and seemingly minor alterations can detract from the appearance of buildings and consequently the area as a whole.

3.2 For instance, simple house extensions, if not thoughtfully designed, may completely destroy the rhythm of a roof line, obstruct important views, or deprive a whole terrace of its symmetry.

- 3.3 Trees make a very important contribution to the townscape of the Royal Borough, and carefully planned replanting schemes must be implemented if the Conservation Areas are not ultimately to lose their pleasant, leafy image. The Town and Country Amenities Act 1974 makes provision for an assessment of all trees in Conservation Areas and the use of Tree Preservation Orders to safeguard them. Most Communal Gardens are run by Garden Committees, who should make sure that phased replanting does take place. The ravages of Dutch Elm disease in the north of the Borough have at least provided a good opportunity to plan for the future.
- 3.4 Another problem is the maintenance of decorative detailing on buildings such as stucco cornices and other embellishments which become increasingly fragile with age. Houses in less affluent areas or areas where many conversions have been carried out are usually the ones to suffer first. Our policy will be to encourage the replacement of these wherever possible so that the architectural continuity of groups of buildings is preserved for the future.
- 3.5 Fundamental to the whole functioning of an area is the use to which buildings are put, and in Conservation Areas the local character can best be maintained by discouraging changes of use from those for which the buildings were originally intended. As the Royal Borough is primarily of residential character, and as Inner London has a housing shortage, this accords with social goals as well. However the dwellings must be of the right type to meet the demand, and in many areas of larger housing, particularly in the North and West of the Borough, conversion is necessary in order to fulfil the local need. Most of the houses lend themselves well to sub-division, and suitable conversions will be encouraged.

3.6 The Mews are an example of successful change of use from that for which they were originally built, as the demand for the original facilities has declined. The buildings provide small units of accommodation, for which there is a growing demand, with integral garaging space for cars.

3.7 The following list gives a summary of the ways in which the characteristic features of a Conservation Area can be interfered with:-

	<u>PROBLEM</u>	<u>EFFECT</u>
A.	<b>STREETS</b> - a. In Street	i. Intrusion of cars into street scene reduces impact of architecture.
1.	<u>Parking</u>	ii. Can result in obstruction of vistas.
	b. In Gardens	i. Loss of front gardens to forecourt parking.
		ii. Interruption of street boundary line - often an important townscape feature.
		iii. Reduces impact of architecture of facade, especially at ground floor level.
		iv. Can reduce light to basement rooms.
2.	<u>Traffic</u>	i. Introduction of noise and pollution (which can damage the physical fabric).
		ii. Use of residential streets as short cuts can lead to congestion and cause danger to pedestrians
		iii. Heavily used roads can act as a barrier, dividing areas in a way that was not originally intended.
3.	<u>Street Signs</u>	i. Ill designed signing appears obtrusive if the materials and colours are incompatible.
4.	<u>Street Furniture</u>	i. Benches, flower beds, litter bins and street lights are often of conspicuously modern design in low-cost materials and detract from the elegance of a Conservation Area.
B.	<b>BOUNDARIES</b>	
1.	Alterations to boundary walls.	Can lead to inconsistency along the street in height, design materials and degree of through-vision afforded.



- |    |  |  |
|----|--|--|
| 2. | Loss of original railings to private gardens and garden squares. | This entails loss of an original element, often railings or balustrades whose design was in keeping with the intended character of the area, and its replacement, usually by a cheaper, less elegant structure such as fencing or wire mesh, to the detriment of the townscape |
| 3. | Loss of trees through lack of planned replanting.                | Loss of pleasant, soft leafy atmosphere - replacement by hard barren urban image.  |
| 4. | Poor maintenance of garden.                                      | Loss of "control", - an air of neglect and abandon.  |
| 5. | Loss of garden space to hardstanding for cars (see A.1(b)).      | Hardening of townscape unless carefully designed and screened with planting.   |

C. BUILDINGS

- |    |   |   |
|----|---|---|
| 1. | Painting of buildings in a manner insensitive to the architecture or in a colour unsympathetic to the surroundings. | <p>i. Can result in loss of architectural continuity, varying degrees of emphasis to what should be consistent detailing.</p> <p>ii. May result in properties "standing out" from their neighbours, - reducing regularity and detracting from the intended focal point.</p> |
| 2. | Roof extensions.  | i. May alter the regular rhythm in a street's roof line, or attract attention to roof level.  |
| 3. | Side extensions.  | <p>i. May disturb the regular alteration of masses and voids in a street series.</p> <p>ii. May obstruct views between properties to gardens behind, - an important characteristic of the Ladbroke Conservation Area.</p>   |
| 4. | Rear extensions.  | i. May appear irregular and obtrusive when viewed from neighbouring houses.   |

5. Garages.
- i. May appear incompatible in terms of size and materials, but can often be sensitively screened, or designed to make a positive contribution.
  - ii. May obstruct views in the same way as side extensions (see C3).
6. Structures erected in private garden areas.
- i. May result in confused and untidy appearance, or result in excess loss of garden area.
7. Loss of decorative detailing from house.
- i. Results in loss of architectural character of the building.
  - ii. Loss of consistency in an area.
  - iii. Gives an untidy and neglected appearance to the building.
8. Use of non-conforming roof materials.
- i. May draw disproportionate attention to the roof.
  - ii. May interrupt established pattern of colour and texture in the street scene.
9. Erection of porches (permitted development)
- i. May conflict with or detract from the intended building style.
  - ii. May interrupt a regular street pattern.
10. Other facade alterations e.g. enlargement of windows.
- i. May result in the building appearing undesirably obtrusive.
  - ii. May destroy architectural continuity.
11. Abandonment of properties or lack of repair.
- i. Results in shabby, neglected appearance, detracting from the elegance of the street.
  - ii. Poses threat to the soundness of structure of the particular building (and neighbours if in terrace).

D. TOTAL

1. Loss of outstanding details on terrace ends, focal points, or loss of whole strategic building.
  - i. Loss of architectural logic in a composition resulting in unfinished, incomplete appearance.
  
2. Introduction of non-conforming uses.
  - i. Would alter atmosphere.
  - ii. Could alter appearance of building.
  - iii. Could introduce extra noise.
  - iv. Could result in loss of residential accommodation.
  
3. Conversion of houses into small flat units.
  - i. Might increase activity to undesirable levels.
  - ii. Might result in general lowering of standard of accommodation.
  - iii. Might result in the neglect of communal areas of the building.
  - iv. Necessary internal alterations might impose strain on the physical fabric of the building.
  
4. New development
  - i. Might disrupt visual sequences by failing to conform to building lines etc.
  - ii. Might fail to contribute in a positive way to the character of the Conservation Area.

These are all possibilities which the Council has to consider when drawing up a policy for an area and considering planning applications.

## 2. HISTORY OF THE LADBROKE ESTATE

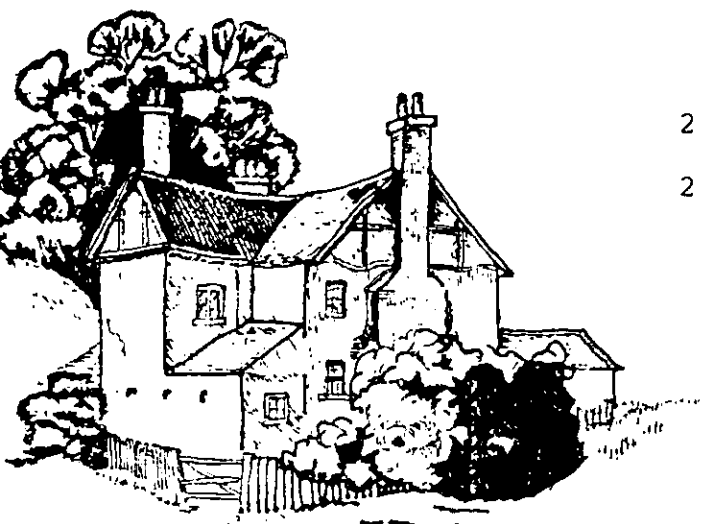
- 1.1 The Ladbroke Estate Conservation Area was originally designated in 1969. It incorporates most of the original Ladbroke Estate as developed in the nineteenth century.

In January 1975 it was rated as "outstanding" by the Secretary of State for the Environment who was thus enabled to make grants or loans towards its preservation or enhancement. The rating ceased to have this significance in November 1980. This part of the report aims to show the particular architectural and historic significance of this unique estate and defines the principal characteristics which make it "outstanding", which we should strive to preserve.

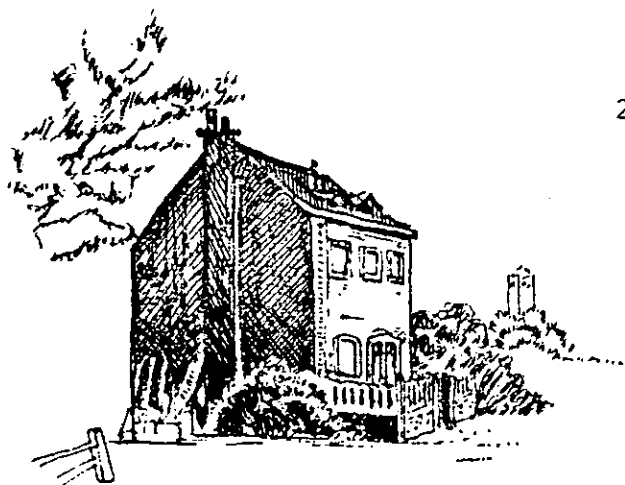
### 2.0 THE SITE

- 2.1 The Conservation Area is situated in the Notting Hill District of North Kensington. Notting Hill and Campden Hill lie to the North and South respectively of the lower-lying route of the A40 (Holland Park Avenue) - one of the oldest highways in Britain. The hills are pockets of resistant London Clay which rise above the general level of the surrounding river gravels. The Estates boundaries are the A40 to the South, Clarendon Road in the West, Portobello Road in the East and Blenheim Crescent in the North.

- 2.2 In 1705 it was a fashionable local spa after the discovery of mineral water springs close to Notting Hill. In 1794 the first Artesian Well in Britain was successfully sunk on Notting Hill and produced water for the locality until the new waterworks were built at Campden Hill in the 1820s. The area remained popular as open country for riding, walking and its marvellous views until well into the nineteenth century. There were 2 important farms in the area: Porto Bello Farm in the East and Notting Barns in the West.



NOTTING BARNS FARM c.1830  
adapted from drawings



PORTOBELLO FARMHOUSE  
from sketch made in 1864

2.3 The 170 acres of the original Ladbroke Estate were acquired by the Ladbroke family probably in the middle of the eighteenth century. The Estate was the largest of three parcels of land which the family owned in North Kensington. In 1819 it passed to James Weller Ladbroke, who no doubt encouraged by the building boom of the early 1820s, decided to lease it for residential development.

### 3.0 HISTORY OF DEVELOPMENT

3.1 Building was carried on over fifty years from 1821 to the 1870s, but the most intensive activity was between 1840 and 1868.

3.2 Development was speculative; J.W. Ladbroke (who had changed his name from Weller in order to inherit the Estate from his Uncle) leased smaller areas to developers, of whom Pocock, Blake, Dr. Walker and Reynolds were the most active. It was a risky enterprise, - there was a serious depression between 1853 and 1858 and the situation of the area on the, then, outskirts of London made it relatively inaccessible, so the estate had to be particularly attractive to overcome these disadvantages.

3.3 In fact there was little demand for the housing until the opening of the Hammersmith and City Railway in 1864, and many properties remained empty for years. Another reason contributing to this was the condition of the adjacent "potteries" in Notting Dale, where pigkeepers had joined the population of potters and brick-makers, and where the worst slum conditions in London were to be found. Developers were bankrupted on several occasions and this partly accounts for the fact that the estate was developed relatively slowly and by several different people.

3.4 Building began to the North of Holland Park Avenue in the 1820's, based on a series of layout plans by Ladbroke's surveyor, Thomas Allason, which had probably been inspired by Nash's work in Regent's Park. His original concept of a spine road - Ladbroke Grove - leading to a Grand Circus of spacious villas with communal gardens to the rear was altered and adapted in subsequent plans by James Thompson, Thomas Allom and others.

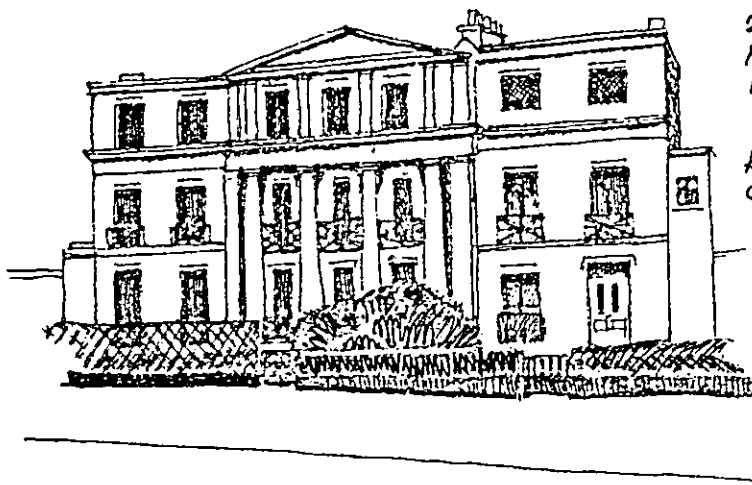
3.5 As development spread Northwards it engulfed the former site of the Hippodrome Race Course. This had opened in 1837 in the vain hope that it would prove a more lucrative venture than housing had so far been: but the enterprise lasted only 3 years. The summit of Ladbroke Mount (or Notting Hill) where St. John's Church now stands, had been the vantage point from where the spectators watched the horses race below.

3.6 The Church was the first development on the hill (1845) and became the pivot of all subsequent residential development. A series of Crescents were laid out around it spreading westwards as far as the Potteries. East of Ladbroke Grove a series of parallel roads were laid out, (Kensington Park Gardens using the Church for a long vista), and the last phase of building, in the North East, was completed by approximately 1880. It is notable that the layout was carefully designed so that building lines would run along contours - avoiding the problem of stepped development up and down the slopes to which the classical concept of grand design did not lend itself.

- 3.7 Considerable departures were made by the later architects from Thomas Allason's original plan, principally for profit motives, but all of them remained loyal to his concept of a spacious classical design. The idea of communal gardens, the straight axis of Ladbroke Grove and the crescents all survived from the original scheme. The concept of the communal gardens was an adaptation of the Georgian Square with a more private and informal result. The layout anticipated the Garden City and Garden suburb movements which were to gather momentum half a century later. The villas Allason had envisaged were built in the earlier development in the south west, although terraces were introduced later for economic reasons.
- 3.8 The emerging townscape clearly reflected that all three principal architects (Allason, Thompson and Allom) had had additional experience in either landscape design or painting.
- 3.9 Much of the inspiration for the individual developers came from Cheltenham, where the street names Lansdowne and Montpelier were first used. (Lansdowne Rise was called Montpelier Road until 1937). J.B. Papworth, the architect involved in much of the early Victorian development in Cheltenham, had worked on occasion with both Allason and Cantwell<sup>1</sup>, who very much admired him, and James Thompson was one of his pupils. Cantwell's work particularly belongs very clearly to Nash's age of metropolitan improvements.

<sup>1</sup> *Cantwell was the surveyor for the Norland Estate and was also responsible for some of the Ladbroke developments along Holland Park Avenue and Ladbroke Terrace.*

3.10 The 1851 Census gives some insight into the people who first moved into the new Estate. Of the 40 houses completed in Lansdowne Road (now 2-44 even and 0-43 odd) 2 were empty and 2 other occupied only by caretakers. In the remaining 36 houses there were 273 residents of whom 90 were servants. The average number of residents in each house was thus 7.6 of whom 2.5 were servants. Householders included eleven landed proprietors, five merchants, three lawyers, two army officers, two coach builders, two civil engineers and one surgeon (with four resident patients), one commercial clerk and one iron and tin manufacturer. Three houses were used as girl's schools with a total resident staff of nine mistresses. The social content of this street seem fairly representative of the rest of the completed development, and contrasts with the terraces built later to the north east of Ladbroke (Colville/Tavistock) which were sub-divided from the very beginning because the speculation failed and wealthy people were not attracted to the area.



24-28 (even)  
HOLLAND  
PARK AVENUE

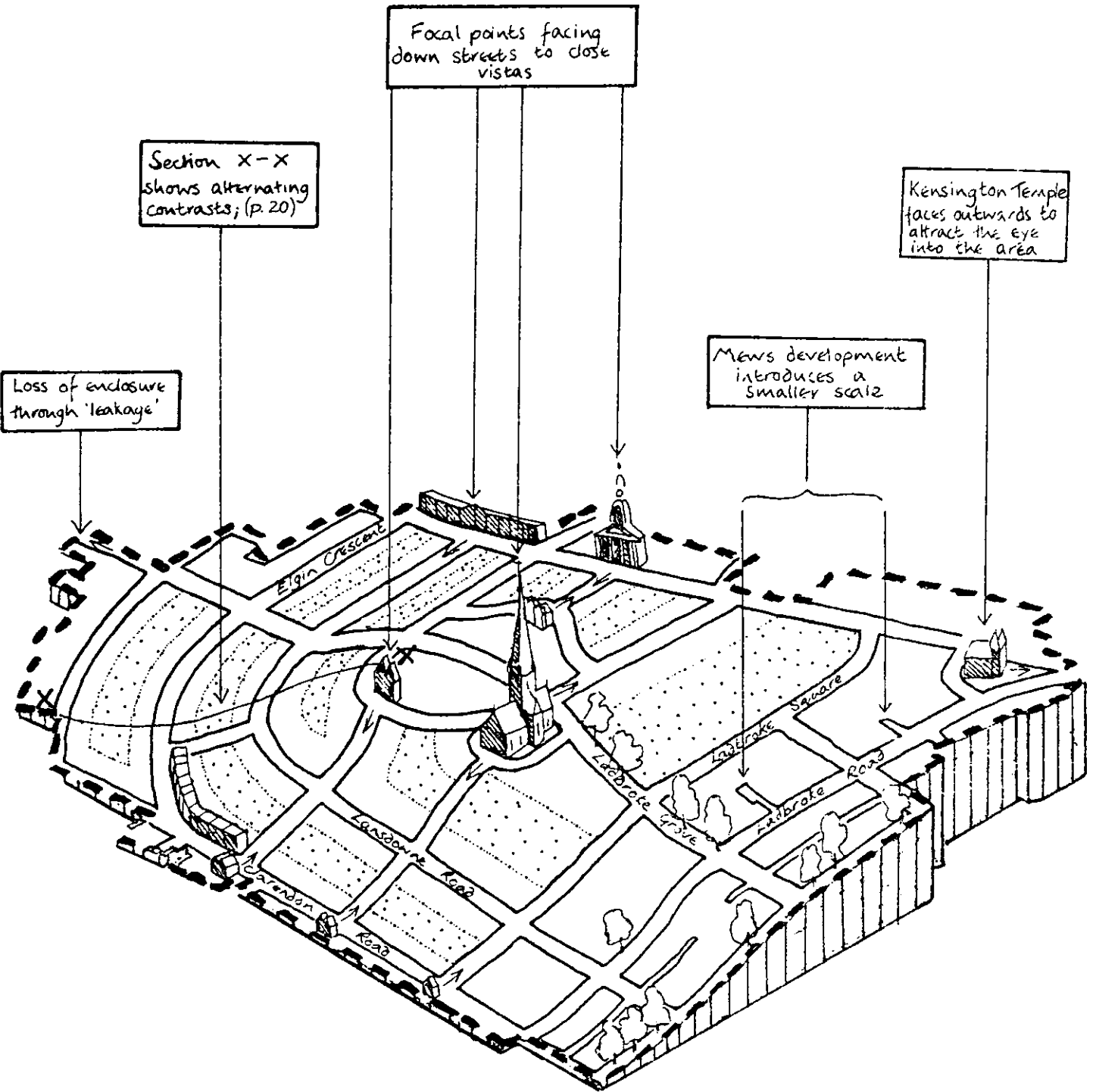
R. Cantwell  
architect 1828



### 3. TOWNSCAPE

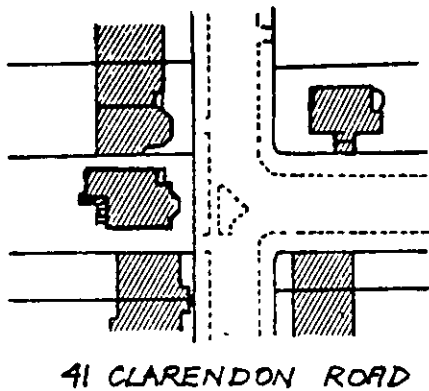
- 1.1 The unique atmosphere of Ladbroke is generated by a combination of the distinctive layout of Victorian classical architecture around the large garden squares, the quiet peaceful nature of its residential use, and the maturing effect of time.
  
- 1.2 Notting Hill is a scarp rising very gently from the eastern areas of Pembridge and Bayswater and dropping away more steeply to the North, South and West. Ladbroke Grove crosses straight over the summit of the hill, and as a busy district distributor road has the effect of severing the estate into East and West Sections of almost equal area. It divides the sloping western terraces from the more level east, and thus forms 2 areas of differing characteristics. The western townscape has considerable depth, created by the effect of changing levels, and the sweeping crescents help to give it a less formal atmosphere than the straight lines of the eastern layout. Here there are fewer street trees, and terrace development predominates.
  
- 1.3 Counterbalancing these differences there are other aspects of the layout which have a binding influence. The tall Gothic spire of St. John's Church<sup>1</sup>, set in an important central position near the top of the hill, dominates the skyline from points all over the estate, and closes the vistas of both St. John's and Kensington Park Gardens.
  
- 1.4 Complimentary crescents on either side of Ladbroke Grove encircle the summit of the hill, and other streets running into the Grove have a counterpart directly opposite. Thus when one looks "into" Ladbroke from any of the roads or Crescents the view is continuous - the eye is drawn onwards around the sweeping

# THE LADBROKE ESTATE - AN ISOMETRIC VIEW



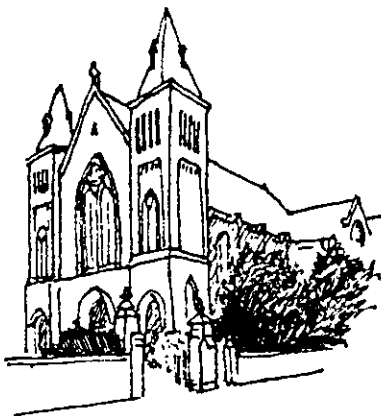
not to scale

curve of a crescent or upwards towards the Church. The vistas "outwards" however, are closed off: terminated deliberately by a specially featured building or terrace.



41 CLARENDON ROAD

- 1.5 The Houses on the West side of Clarendon Road and the East side of Kensington Park Road are carefully laid out to curtail vision from within the estate in this way. The effect is one of subtle enclosure; the eye is unaware of adjacent contrasting areas "outside" and a strong sense of place is thus created. The two exceptions to this general rule are the views northward along Ladbroke Grove, and eastward towards Westbourne Grove from Ladbroke Gardens. These views would have originally been toward open country. There is now considerable "leakage" here, - and the normal sight of homogenous layout and building style is lost.



KENSINGTON TEMPLE 1.7

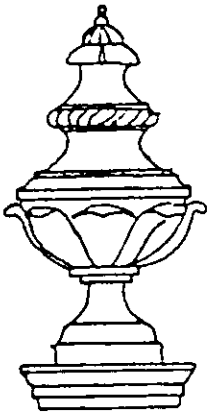
- 1.6 The enclosed nature of the area meant that deliberate "entrances" were clearly defined. Kensington Temple marks one entrance from the south east, facing "outwards" to attract the eye "into" the area. The original Mitre Public House may have performed the same role at the southern end of Ladbroke Grove.

The homogeneity of building style is a very important unifying factor - this despite the number of architects involved in the estate's development. All the residential properties were originally in the classical style, clad either partly or completely with stucco, and of fairly constant scale. The few examples of twentieth century development - mainly blocks

1 - See page 15

The Church was designed by Stevens and Alexander and with its vicarage constitutes the only example of Victorian Gothic Revival - the "modern" style of the time.

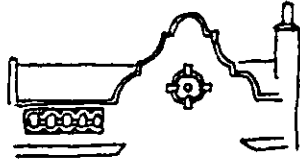
blocks of flats - are conspicuous in their unconformity. However they include some fine examples of modern architecture and Ladbroke can boast architecture by Walter Gropius and Maxwell Fry of the Modern Movement (at 65 Ladbroke Grove) as well as a highly acclaimed piece of infill in Lansdowne Crescent.



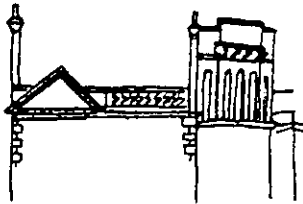
1.8 The individual styles of the different original artists can be discerned within the framework set by the adopted style. A comparison of Allom's elaborate Italian style (as manifested in Stanley Gardens for example) with the grand sophistication of Robert Cantwell's work on Holland Park Avenue and Ladbroke Terrace illustrates the variety that exists. Stanley Gardens is a composition in itself - an enclosed space with focal points at either end, (one of these is St. Peter's Church), designed by Thomas Allom.

1.9 The houses of Ladbroke are arranged singly or in pairs (e.g. the villas in Clarendon and Lansdowne Roads (south)), in groups of three and four (along the curve in Lansdowne Road) and in long curved or straight terraces (Elgin Crescent east and west). The different arrangements allowed varying degrees of through vision to the trees and gardens behind, and solve in different ways the particular problems posed by the relief or building line with which they have to accord.

1.10 The cornices, balustrades, string lines and porticos are an integral part of the classical architectural style, and by studying the different ways they are applied one can distinguish the work of different architects. Particularly ornate are the Italianate details of William Reynold and again, Thomas Allom.



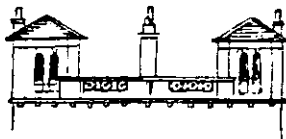
- 1.11 Time and neglect have resulted in the destruction of some of the details on individual properties, thus interrupting the continuity of a terrace or building group and depriving the building of its individual "dressing". It is an important aspect of Conservation Area policy to maintain or replace these features.



- 1.12 Emphasis on terrace ends is an important feature of the estate, again executed by different ways. It is particularly characteristic of Allom's work on the East side; Bow windows, turrets and elaborate stucco mouldings are commonly used on houses of greater mass than their neighbours. The preservation of these focal points is another important objective of a conservation policy. They represent the deliberations which went into the planning of the Area as a scenic showpiece, illustrating the abilities of the architects as artists (mentioned in 1.8 above).



- 1.13 The railings around some of the garden squares and the balustrades in front of many of the houses are the original ones; and it is important that any new street furniture or boundary enclosure maintains a similar high standard of design, and allows the through vision which was part of the original concept.

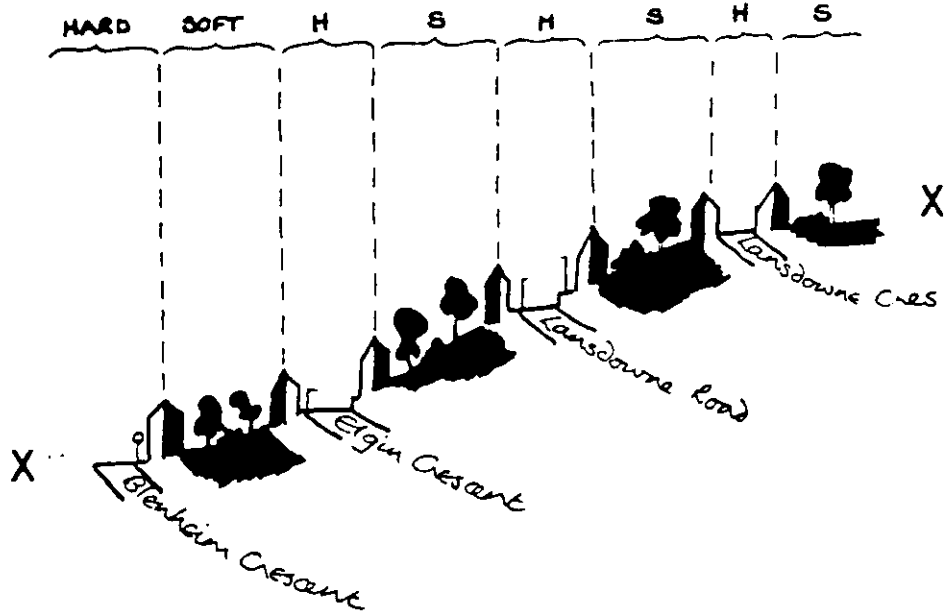


- 1.14 The abundance of mature trees, and the arrangements of the houses around large garden squares are very distinctive features of the estate. Most of the larger privately owned trees are the subject of Tree Preservation Orders and it is important that planned replanting takes place in the streets and in the gardens to ensure the continuity of their important contribution. It is the combination of continentally inspired architecture in an English Garden Setting which makes the estate so unique.



# TOWNSCAPE CONTRAST

## -STREETS AND GARDENS



- 1.15 The trees and garden spaces provide a softness and greenness which diffuses through the whole estate. The fact that the communal gardens are not accessible to the general public adds an element of mystery to their other characteristics. Glimpses of the gardens may be caught from the street between the groups of houses - or through the railings where they directly abut onto the road, so that the eye is constantly reminded of their existence.
- 1.16 This tantalising effect is lost when the gaps between the housing groups are filled in with side extensions, and the whole character of a street could eventually be altered by such incremental changes.
- 1.17 Lamp standards, litter bins, street signs and road markings must be arranged with regard to statutory requirements and economy of production. Their effect on sensitive townscape can be quite considerable and the Council seeks only to use suitably designed street furniture which conforms to the scale and texture of Ladbroke's original urban fabric.
- 1.18 None of the remarkable features of this Conservation Area were arrived at by accident; the area did not evolve but was deliberately planned to have the visual effect that it does. Through the study and understanding of the original objectives it is hoped that the same themes can continue to manifest themselves in any future changes which take place.

# Proposals: Buildings

## USE

The main aim of the District Plan is to maintain and enhance the character and function of the Borough as a residential area. Ladbroke Conservation Area is almost wholly residential with some retail uses on the edges. It is not anticipated that planning permission would be granted for a change of use from residential except in the most exceptional circumstances.

## EXTENSIONS AND ALTERATIONS

It is unrealistic, and occasionally undesirable, to assume that no further change will take place in a conservation area. Conservation area status, by virtue of the proposals contained in this document and the policies in the District Plan, enables change to be guided in the way most appropriate to the character of the area. Precedents created by out-of-date policies will not carry the same weight as in the past.

Ladbroke Conservation Area has a variety of houses, flats and other dwellings. Pressure exists to reinstate some dwellings currently in multiple occupation to single family dwellings and also to improve the quality of the accommodation in sub-divided properties. These general trends often lead to increasing the quality of care given to individual dwellings, communal gardens and the spaces that surround dwellings.

Some extensions and alterations to single family dwellings do not require specific planning permission and in respect of them the guidance in this Statement, in the District Plan and in Annual Monitoring Reports will be found useful. Planning applications will be assessed in the light of it. The General Development Order 1988 sets out when a planning application is not needed.

In small parts of the Conservation Area permitted development rights have been curtailed through the use of Article 4 directions. Those properties so affected are identified on the Proposals Map. Further Article 4 directions are being considered as detailed in Appendix VI.

## Side Extensions

The Ladbroke Estate is characterised by the presence of mature gardens containing parkland trees and luxuriant shrubbery to the rear of many properties. These gardens are generally shared communal gardens, often with individual gardens adjoining. The presence of this vegetation softens the dense urban development and provides relief when viewed through the gaps between buildings. These gaps and views are a crucial part of the character of Ladbroke Conservation Area and constitute a planned feature of the original Victorian layout.

Additionally, within parts of the conservation area, the gaps between buildings contribute to the quality of the streetscape providing a rhythm of alternating buildings and spaces.



*Glimpses between buildings into gardens behind are a feature of the Ladbroke Estate.*



By the construction of extensions filling these gaps an essential part of the character of the area is lost forever. Any proposals which would have the effect of blocking a gap between buildings and so losing views through to the gardens to the rear, or adversely affecting the quality of the streetscape, are unlikely to be acceptable. This also applies to return frontages on street corner sites.

### **Rear extensions**

The rears of buildings within Ladbroke Conservation Area fall into two categories: those to which the architect gave as much importance as the front elevations and those buildings having a rear elevation design subordinate to the main front elevation. Where buildings adjoin a communal garden area they are often stuccoed and detailed and form part of a regular sequence. Important rear elevations are identified on Map 2.

In dealing with any application for an extension of these formal rear elevations special consideration will be given to the relationship of the proposal with the design of the whole elevation. Unless it can be demonstrated that the extension complements the

original design concept it is unlikely to be acceptable and extensions rising up to or above eaves level are particularly unwelcome.

In other cases proposals for rear extensions will be treated sympathetically where they accord with the guidance set out in the District Plan and do not result in the loss of garden space. Detailed criteria for this kind of development is to be included in the Unitary Development Plan now in preparation.

### **Conservatories**

Proposals for the erection of conservatories are treated in the same way as other forms of extension. A conservatory above ground floor level, by virtue of its materials and construction, can appear as an alien and incongruous element uncharacteristic of this Area and the period of its development. Also an increased tendency to create problems of overlooking and consequent loss of privacy arises where conservatories are located above ground floor level. The erection of conservatories on the roof of dwellings or over existing rear extensions above ground floor level will normally be resisted.



*Detailed design of rear elevations of some terraces has resulted in a façade of equal importance to the front.*

## Roof extensions

The Ladbroke Conservation Area has a wide variety of roof lines; undisturbed original roof lines on terraces (often with valley roofs), hipped and gabled roofs on detached and semi-detached dwellings. Interesting gable end details and parapet designs reflect the variety of architectural styles within the Area. Alterations to the rooflines have taken place, not always in the most sympathetic manner.



*An alteration replacing an attractive dormer window and disrupting the symmetry of the pair of houses.*

Proposals for roof extensions will be assessed critically. Two categories of buildings are identified on the Proposals Map:

**Category 1** those groups or terraces which remain largely unaltered where normally any proposal for an extension or alteration to a roof will not be acceptable.

**Category 2** terraces where the rooflines are particularly sensitive and any proposal for an extension or alteration to the roofline, if acceptable in principle, will require special care in its design.

Because of the variety in style and scale found in Ladbroke, the categories identified on the Proposals Map relate primarily to larger groups of buildings. The Map is therefore not exhaustive; other buildings such as mansion blocks or mews properties may fall within these categories.

Elsewhere, bearing in mind the District Plan's general presumption against additional storeys, where a building is not identified as being within Category 1 or 2, proposals for roof extensions will be assessed on their merits. In terraces with altered rooflines, existing mansards and unimplemented consents are not to be added on to.

Proposals for roof additions will be judged, in principle and in detail, on whether such alterations would enhance the Conservation Area.

The strength of the Council's policies was demonstrated by the 1987 decision of an Inspector on an appeal against refusal of permission for an

extra storey on Lansdowne Court. He noted that the proposal would harm neither the design nor the appearance of the blocks and indeed, considered in isolation, would improve the façades by establishing stronger symmetry. Despite their incongruous architectural style and existing roof structures, however, he considered the existing bulk of the blocks conformed with the perceived three storey height of buildings in Lansdowne Crescent and Lansdowne Road. This led him to the conclusion that the additional flats would add unduly and significantly to Lansdowne Court's mass and prominence in the street scene and on the skyline at the expense of visual amenity and of the appearance of this part of the conservation area, as well as compounding existing parking problems.

The following general guidance for the Ladbroke Conservation Area supplements the detailed advice on individual cases which the Council's Design Officers are pleased to give whether or not specific planning permission is required.

1. Where dormer windows are introduced for the first time they should in most cases line up with the windows on the floor below, or should relate to the symmetry of the elevation as a whole.
2. If rooflights are to be installed they should be on rear elevations and where possible in line with windows below.
3. Natural slate should be used in the repair and reinstatement of roofs, and with lead is generally appropriate for roof alterations and dormers. Consideration of original work nearby is always relevant to choice of materials.
4. Original chimney stacks and pots are an integral part of the design of a building and should be retained even when alterations make it necessary to raise their height. Reinstatement of missing stucco ornament on stacks can have a dramatic visual impact.
5. Party wall parapets should be restricted to the minimum dimensions necessary to comply with Building Control requirements. They should be kept back from the front parapet and sloped at a uniform angle throughout any particular terrace.
6. Water tanks, lift housings and other services equipment should be located within roof spaces.

## NEW DEVELOPMENT

Although there is a presumption in favour of the retention of all buildings within the Area, special situations occasionally give rise to an opportunity for redevelopment to take place. In the design of any new building the following principles need to be followed:— consistency of scale, attention to proportion and detail and consistency of material. High quality contemporary design is preferable to weak pastiche.

### Scale

The original terraces tend to be of a consistently imposing scale contrasting with the smaller villas sparsely set in their own grounds. Where redevelopment has taken place in the past there has been pressure to increase floorspace resulting in buildings with great bulk. This leads to a dominating building overdeveloping the site which is unacceptable however good the attention to detail in the design has been.

Too small a scale of development can equally cause a problem. Proposals for single family houses can appear insubstantial and diminutive in the Ladbroke setting. Development should be on simple lines relating directly to the height, frontage width and building line of adjacent buildings.



*Attention to scale and proportion has ensured the successful assimilation of this infill development.*

### Detail

It is the attention to detail and proportion in a design which will ensure that a new building will be assimilated into the streetscene. The Victorians used a classical vocabulary giving a fairly constant depth and proportion to the buildings. This consistency of detailing results in a fine balance being struck between the vertical and horizontal emphases and creates special effects when viewing a street or terrace as a whole. Any new building should respect this existing design framework although pastiche designs will not necessarily be acceptable.



*The use of pseudo-Georgian detailing has not compensated for the unfortunate problems of scale and character.*

### Materials

The dominant characteristic materials of the Area are slate (for roofs), painted stucco and stock bricks, and these are generally suitable for new work. Further information on materials is to be found in the maintenance and renovation section.



*A new building with the scale and proportion of the adjoining Victorian terrace houses.*

# Proposals : Streets and Open Spaces

## FORECOURTS

### Boundaries

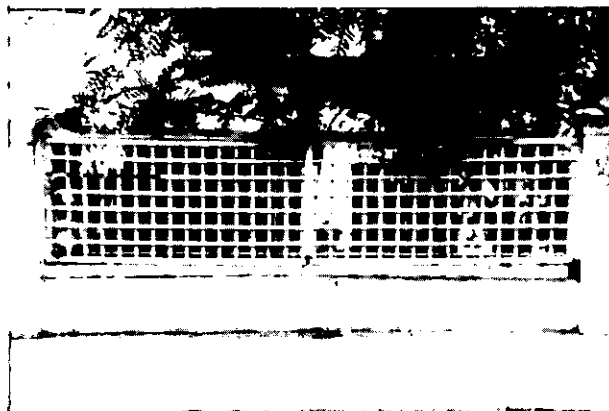
Front boundaries provide a strong element of continuity in the streetscene, complementing the style of building behind, and it is important that they are retained where possible in their original form. In the south-west of the area the boundary treatments are designed to provide views of the front gardens and through gaps between buildings to the garden areas behind, whereas in the north and east of the area the more important design element is their continuity and symmetry as part of the more formalised streetscene of the terraces. In these latter areas front boundaries usually take the form of iron railings or low stuccoed balustrading. In the south-west rendered walls are more common.

These boundaries have been altered in many different ways, usually to the detriment of the character and appearance of individual buildings and often whole streets. In some cases traditional treatments have been replaced by wooden or chain-link fencing or more ad-hoc arrangements of posts and bars. This often cuts out views through into the area behind, thus destroying an essential part of the Ladbrooke Estate's character.

In other cases the boundaries have been largely or completely removed leaving an exposed forecourt and interruption in continuity. The loss of original walls, balustrades and railings is always regrettable, and new boundary enclosures should restore original designs.

Correct construction and maintenance are as important as design. Regular painting of railings protects them from rust and missing balusters can be replaced by masonry or fibreglass replicas. Fibreglass has the advantage of being cheaper but has problems of stability and weathering. Walls should be crowned with a coping and rendered where this was the style of the original. Advice on maintenance and restoration can be found in Section 6 of this Statement.

Boundaries between forecourts are also important. High walls or wooden fences block the lateral view of forecourts and gardens along a street and can detract from the spacious appearance of the area. Lower divisions, supplemented by higher shrubs if necessary are preferable.



*The reinstatement of balustrading on this wall and general maintenance would enhance the streetscene and complement the architectural quality of the house behind.*

Conservation area consent is required for the removal of front walls, railings, fences or piers if over one metre high abutting a highway or two metres elsewhere.

### Front Gardens

The front garden areas in the Ladbrooke Conservation Area vary considerably in size and layout from small basement areas to large leafy enclosures. The majority of substantial trees in front gardens are the subject of Tree Preservation Orders and owners and occupiers wishing to carry out forecourt works which may involve or affect a tree are advised to consult the Council's Arboricultural Section first. Further advice can be found in Section 5 'Communal Gardens' and Appendix II 'Trees'.

The health and maintenance of planting determines whether it contributes to or detracts from the environment. Overgrown front gardens conceal otherwise

well-maintained properties, and unclipped shrubs and hedges can obstruct the footpath and look incongruous fronting formal buildings.

### Forecourt Parking

The pressure to create hard standings for car parking in forecourts is generally undesirable in the Conservation Area. Insensitive forecourt parking provision has resulted in original walls and railings being partially or totally removed leaving an exposed forecourt and lack of visual continuity in the street. In instances where forecourt parking is acceptable schemes will need to show minimum disruption to the boundary walls and railings and new treatments which complement the design and scale of the original boundaries. Another adverse impact is created in terraces of narrow houses where much of the pavement is removed by construction of a series of crossovers. This is not only dangerous for pedestrians and unsightly but leads to an overall loss of parking spaces through the elimination of kerbside parking.

Over the years a number of properties in the Conservation Area have acquired forecourt parking. Some streets, such as the western portion of Elgin Crescent, have been affected more than others and the effects on the streetscape can be clearly seen. The Council now consider such development to have a serious adverse impact on the character and amenity of individual properties, streetscapes and the Ladbroke area as a whole. The existence of adjoining or nearby forecourt parking will not be considered by the Council a precedent for future proposals, and schemes which aim to restore existing forecourt parking back to garden forecourts with restoration of the original front wall or railing will be encouraged by the Council. Walls between forecourts with stuccoed piers at the back edge of the footpath can alleviate the visual harm done by open parking spaces.

Further opportunities for acceptable forecourt parking are few and far between. Individual properties have not been identified as this would produce an inflexible 'listing' and at the same time possibly create unwelcome development pressures on them. The Council's policy is that off-street car parking may be permitted except where:-

- (a) The proposal will result in the loss of the greater part of the existing front garden space, with a consequent loss of visual amenity, harm to the pleasantness of the street scene and/or harm to the character or appearance of the Ladbroke Conservation Area;
- (b) trees of amenity value need to be removed (whether the trees are within the front garden or in the public highway);

- (c) the proposal will result in the demolition of most of the street garden wall or railing, or lead to an unsightly breach in it particularly where the wall or railing form part of a uniform means of enclosure to a terrace and an essential feature of street architecture;
- (d) the car when parked on the hardstanding, will obstruct to an unacceptable extent the sunlight, daylight or outlook enjoyed by a basement dwelling;
- (e) the proposal detracts from the original setting or appearance of a building of special architectural or historic interest;
- (f) the car, when parked on the hardstanding, would project over the public footpath to the danger or inconvenience of pedestrians (such a projection being in contravention of the Highways Act, 1959);
- (g) the access would cause danger to traffic or pedestrians on the highway; or
- (h) there would be a net loss of on-street residential parking as a result of the proposal.

When introducing a new, or altering an existing forecourt parking space, residents are encouraged to adhere to the following design guidelines:

- (a) As much as possible of the front walls, balustrades, railings and piers should be retained. Any new breach of the garden wall must be contained within new gate piers designed to match existing piers. Gates should be inserted of a suitable design, to maintain the continuity of the boundary, and must open inwards so no obstruction is caused to pedestrians.
- (b) Only in special circumstances should the width of the entrance exceed 2 metres, and it should never constitute more than 50% of the street frontage of the property.
- (c) At some semi-detached and end of terrace properties with sufficient width of forecourt, cars could be parked behind the building line at the side of the dwelling when the necessary crossover would not be too close to a road junction.
- (d) There should be easy pedestrian access to the house when the car is parked. Ideally this should be a separate pedestrian path.
- (e) The hardstanding area should be paved with appropriate material. Concrete and tarmac although widely used in the past are not suitable



*Missing gate piers and railings, inappropriate fences, difficult angled access, loss of kerbside parking and expanses of sealed surfaces detract from these streetscenes.*



as these materials result in the forecourt looking like a parking area even when empty, and monotone concrete shows oil stains badly. Coloured flagstones and multi-coloured cobbles also should not be used. Surface materials widely and successfully used are bricks, setts, tiles, or York stone paving. Also more desirable, depending on the aesthetic requirements of the site, is breaking the hard surface into smaller areas – ideally with run-in strips in one material and a ‘softer’ surface, perhaps grass, for the area not supporting weight.

### Garages

On some properties in the Ladbroke Area there may be room for garage accommodation at the side of the house. In such cases garages should never be built forward of the front building line but should be set slightly behind it. The garage should be faced in a material to match that of the house which it abuts and should be designed to complement and not detract from the overall appearance of the property.

The spaces between properties which back onto communal gardens are a valuable element in the townscape, where glimpses of the greenery behind can be had from the road. These are not suitable for garage development. Similarly the rear gardens of these properties are not suitable sites for garages as the introduction of cars constitutes an undesirable intrusion and loss of amenity in these otherwise peaceful enclaves.

Conversion of semi-basement or ground floor residential space to a garage is not normally acceptable because of the effect upon the street scene.

### Dustbin Enclosures

Dustbins and bin stores can be unattractive if allowed to dominate the front garden area or forecourt of a dwelling. Enclosures for bins can be a suitable solution but careful attention to their appearance is essential.

Construction materials should match those of the rest of the property and adequate ventilation must be provided. Although there are a number of ways to acceptably incorporate bin stores into forecourt improvement schemes, all bin stores are expected to comply with the code of practice by the Directorate of Works Services. In many cases planning permission will be required from the Council for bin stores and enclosures. Design Officers of the Planning Department will be pleased to give more detailed advice in individual cases.

## COMMUNAL GARDENS

The communal gardens which many of the houses in

this area back onto are a special feature of the Ladbroke Estate. They are generally privately owned and run by elected Garden Committees under the provisions of the Kensington Improvement Act 1851. This Act also enables the Council to raise a rate from adjoining ratepayers for maintenance purposes.



*Glimpses into communal gardens – a feature of Ladbroke.*

There is other legislation affecting garden squares in addition to the Town and Country Planning Act 1971. The Town Gardens Protection Act 1863 enables local authorities to take charge of enclosed gardens which are in a state of neglect. The squares of the Ladbroke Conservation Area are scheduled in the London Squares Preservation Act 1931 and, in exercising its functions under the Act, the Council will ensure that the main purpose of the squares, ‘an ornamental garden, pleasure ground, or ground for play, rest or recreation’, is safeguarded. The National Heritage Act 1983 provides that the Historic Buildings and Monuments Commission for England may compile a register of gardens and designed landscapes. The registers comprise gardens of national importance only and ones which were conceived or started before 1939. They carry no statutory force but are produced for the information of owners, local authorities and other organisations with the purpose of identifying historic gardens to encourage their protection and conservation. The register for Greater London includes Ladbroke Square Gardens.

The railings separating the garden enclosures from the road were an important architectural feature of Ladbroke, as well as serving a necessary security function. Original railings should be retained and inappropriate modern fencing replaced wherever possible. Garden Committees are encouraged to approach the council for advice and assistance when considering enhancement schemes to reinstate traditional design railings. Attention must also be paid to maintenance, as the most distinctive feature of railings is their regular geometry. Missing heads and rails and leaning sections of railings all detract from the visual effect.

Originally iron railings formed many of the boundaries between the individual back gardens and the garden squares, but many have, over time, decayed or been replaced by hedges or fencing. These railings too are an important architectural feature, although not as visible to the general public as those along the road frontages of the squares.

Some gardens are bounded by ornamental balustrading which, similarly, constitute an important design element which should be preserved. The Council welcomes comprehensive enhancement schemes for the reinstatement of railings and balustrades at the rear of properties adjoining communal gardens.



*Views into communal gardens v. security: a poor solution...*



*Impenetrable garden boundary – no glimpses of the garden for casual passers-by.*

Sadly there is a need today for higher levels of security for communal gardens, an objective often in conflict with the desire to reinstate traditional railings which do not afford adequate security. Wire mesh, barbed wire, concrete posts and chain-link fencing are not acceptable solutions to this problem, particularly when placed along the line of the original fencing, having as they do a significant visually detrimental effect on the area. Neither are close-boarded wooden fencing or wood panelling, as these have the added disadvantages of closing off the glimpses into the gardens from the road that are such a feature of the Ladbroke area. A possible solution may be to site traditional railings along the boundary line with a more secure railing or fence sited a metre or two behind this and partially screened by planting.

There is generally a presumption against works and development on or directly affecting communal gardens. This is not designed to prohibit works of a minor nature which the Garden Committee might wish to carry out, such as the provision of play equipment, small gardeners' huts, fountains, etc., but is intended to prevent or restrict development on a larger scale or relating to adjoining houses.



*...a better design solution.*



Surface car parking in communal gardens, the construction of car parks beneath them and vehicular access through them to the rear of adjoining properties will not be permitted. This restriction also extends to car parking adjacent to such gardens in the rear gardens of detached or end-of-terrace houses. This can lead to disturbance to users of the garden when several cars are parked or when the owner carries out maintenance and repair work. Exceptions may be considered when it is proposed to provide access and standing room for one vehicle only and some situations will exist where on-site parking is permitted development. The Council's Town Planning Department should be consulted as to whether this latter point is applicable in any particular case.

Much of the charm of the garden squares derives not only from the 'tree character' they give to the Ladbroke area, but also the mix of trees, flowers and shrubs. It is essential in order to maintain this character and balance that future planting is planned to ensure semi-mature trees are established when older ones have to be removed. For this reason and to avoid the siting of inappropriate species in locations where they may cause problems, such as overshadowing and disruption to underground services at a later date, Garden Committees are encouraged to approach the Council's Arboriculturist for advice on long term replanting schemes as well as care and maintenance of the gardens.

The Council's extensive controls over all work to



*The old...*

trees are explained at Appendix II.

Because the communal gardens were part of the original design of the Ladbroke Estate architects gave front and rear elevations of many of the houses equal importance, creating a direct relationship between the gardens and the rear of adjoining houses. To maintain this relationship, a feature of Ladbroke, further proposals for rear extensions to houses backing onto communal gardens will not generally be allowed (refer Section 4 – rear extensions).

## **STREET FURNITURE**

This is the name given to lamps, signs, meters, litter bins and all the other apparatus in the street scene including more conventional furniture such as benches.

### **Street Lights**

The cast iron lamp columns and polygonal gas lamps which had such a distinctive Victorian style have long been replaced due to their deteriorating condition and high replacement and running costs. In exercising its responsibility for lighting the streets in the area the Council aims to combine modern technology with appropriate design characteristics and may, in roads of Victorian character, reinstate replica Victorian Lamps where their residents are willing to meet the extra cost.



*...and the new.*

## Street Signs

A street with decorative and attractive street furniture and buildings in good repair can be spoilt visually by minor details. These may be carelessly placed items such as parking meters, parking restriction signs on free standing posts or even the inevitable yellow lines. Where possible the Department of Engineering and Works Services will place road signs on alternative already available street furniture.

The use and location of traffic control signs is strictly controlled by the Department of Transport. The guidance aims at a balance between safety and amenity. The principal street where further rationalisation of street signs could be achieved is Ladbroke Grove especially in the area north of Lansdowne Crescent.

## FOOTPATHS AND ROAD SURFACES

Throughout the Royal Borough the need to provide hardwearing and economic road surfaces has dictated the use of standardised materials. The Council however recognises that the surfaces of carriageways and footways contribute to the character of a conservation area and so replacement and maintenance policies seek a balance between economy, safety and appearance.



*York stone paving around St. John's Church – poor quality pointing detracts from its appearance.*

When first paved, most of the Area's footways would have been covered with York stone slabs. This material is extremely attractive, especially as it ages, but is no longer in common use due to cost and safety considerations. The majority of the footways are now surfaced with precast concrete slabs with a few areas, limited in size or susceptible to vehicle damage, covered with in-situ concrete. Although it is given a stippled finish, in-situ concrete lacks the texture and pattern of concrete slabs and it will only be used where slabs would be unsuitable.

The carriageways are generally surfaced with bituminous macadam or hot rolled asphalt. There are a few small areas of the more traditional materials,

cobbles or granite setts, such as the mews area in the south of the Ladbroke Area. Stone setts and concrete blocks are particularly attractive and the Council wishes them to be used where suitable, for example, where kerbs have been lowered to create a new access. They also increase road safety by identifying areas which vehicles use. The Council will retain and reintroduce traditional paving materials in appropriate areas under their control and residents are encouraged to follow this example.

## TREES AND PLANTING

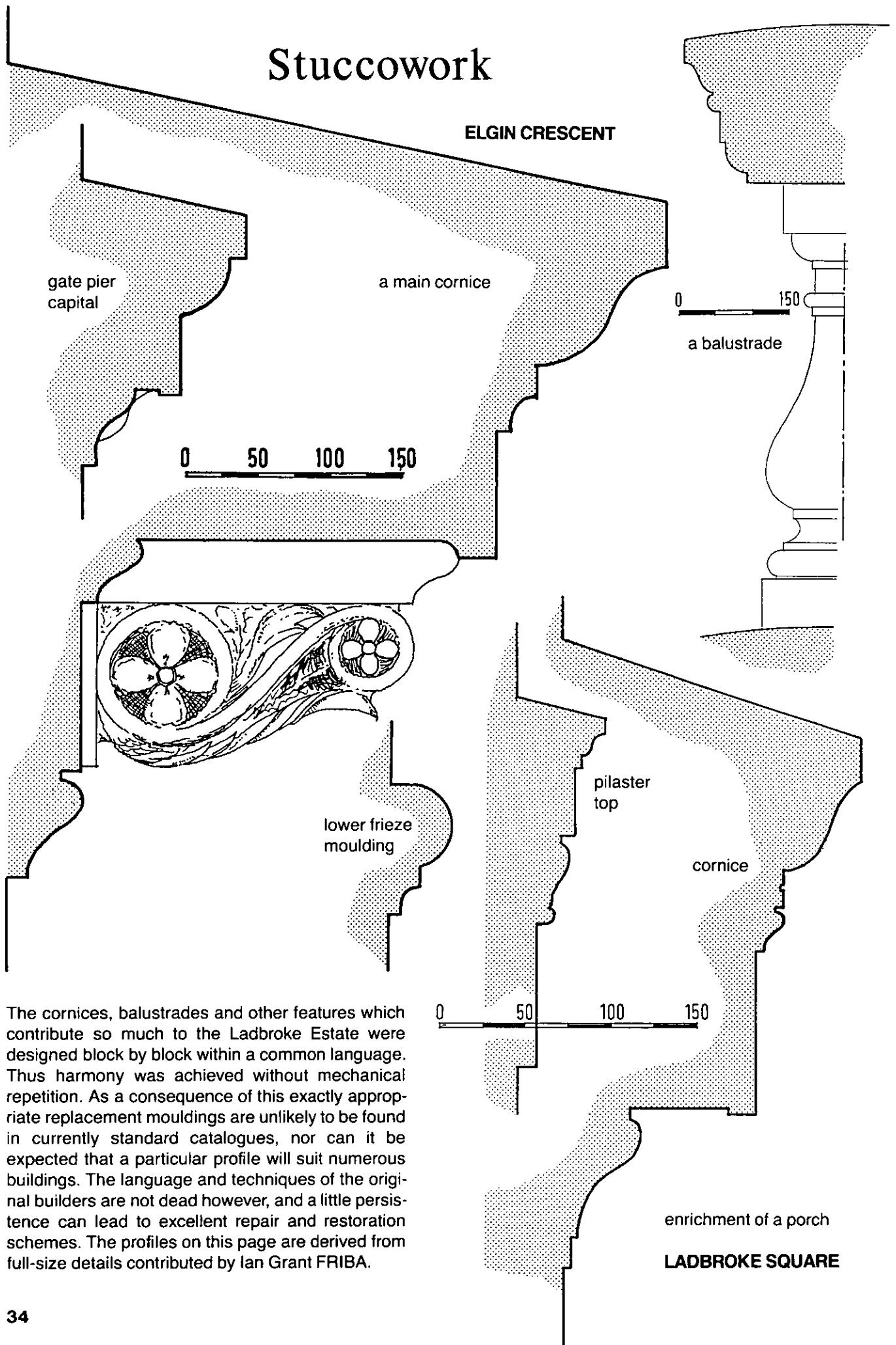
The Ladbroke Estate is particularly well endowed with trees. Many of these are located in the communal gardens which are such a feature of the Area, whilst there is also substantial mature planting on individual properties. This is especially so in the south-west corner of Ladbroke which is characterised by leafy crescents, whereas to the east the streetscape contains less planting and the 'hard-soft-hard-soft' effect of alternate streets and garden squares is very prominent.

Because of the large number of mature trees on private property the planting of street trees by the Council has not been extensive, although notable areas do exist at the southern end of Ladbroke Grove and Lansdowne Road, around St. John's Church and along Ladbroke Road. The Council will continue to plant street trees where suitable sites are identified, although future opportunities are likely to be limited. Such planting will be restricted to the south and west of the Ladbroke Conservation Area so as not to adversely affect the special urban character of the more formal eastern part. Native forest species of trees will be favoured rather than ornamentals, such as the flowering cherry, as the former are an established and important part of the Ladbroke character.

All trees in communal gardens and the majority on individual properties are covered by Tree Preservation Orders. These Orders do not cover street trees as the Council itself owns and maintains them. For further information on these Orders and the general protection given to all trees in the conservation area refer to Section 6 'Communal Gardens' and Appendix II 'Trees'.

There is a general presumption in favour of the retention of trees unless they are potentially a public danger. New planting will be encouraged so that semi-mature trees will be established when older ones have to be removed.

# Stuccowork



The cornices, balustrades and other features which contribute so much to the Ladbroke Estate were designed block by block within a common language. Thus harmony was achieved without mechanical repetition. As a consequence of this exactly appropriate replacement mouldings are unlikely to be found in currently standard catalogues, nor can it be expected that a particular profile will suit numerous buildings. The language and techniques of the original builders are not dead however, and a little persistence can lead to excellent repair and restoration schemes. The profiles on this page are derived from full-size details contributed by Ian Grant FRIBA.

# Maintenance and Renovation

## PROMOTION OF IMPROVEMENTS

The Council encourages residents to carry out improvements and restoration. Grant assistance may be available from the Council and from English Heritage. Further advice on grants is available from the Planning Department.

It is hoped that by drawing attention to the history of the Area, by analysing its character and by identifying the threats, that this will result in a greater understanding and appreciation of the qualities of Ladbroke Conservation Area.

This increased understanding it is hoped will result in greater respect for the environment and more informed decisions by individuals, particularly in the case of developments which are not subject to planning controls. Where a development does require planning permission, good use of the information and guidance contained in this document can help to ensure that the processing of a planning application will be speedy and trouble free.

The Council will seek, when considering proposals for the alteration of existing buildings, to encourage the restoration and retention of architectural features, whilst also ensuring the enhancement of the area.

### Stucco

An important feature of the 19th century architecture of Ladbroke Conservation Area is the stucco work. Much of this is generally in good repair, but there are examples throughout the Area where restoration would significantly improve the appearance of the individual building and the street in which it is situated.

Originally, stucco was used as a cheap substitute for stone and was either left unpainted or colour-washed to resemble Bath stone. There are now few unpainted examples within the area.

Textured paints should never be used on stucco. They mask the sharpness of mouldings and channel-



*Textured paint obscures the sharpness of stucco and causes problems of repair.*

ling or rustication and can be difficult to repair satisfactorily.

The main value of stucco decoration, especially in terraces which are of a formal composition, is to emphasise the continuity of a building group, either through the line of the cornice or through the repetition of features such as window architraves. Continuous features of this kind are especially noticeable where it is possible to view a terrace in its entirety, for example, Stanley Gardens and Arundel Gardens.

Stucco rendering and cornices have an important practical function as well as being visually attractive.

The stucco acts as a weatherproof skin to the building and the cornice throws rain away from the wall. Prompt attention to stucco repairs will save expensive reinstatements which would be necessary if the stucco were left to decay. The deterioration of stucco is a continuous process and regular maintenance is required to keep it in good order. Existing stucco cornices may be repaired but it is essential that the upper surface is well waterproofed, especially where impermeable gloss paint is used on the lower surfaces.

A list of firms specialising in the repair of stucco work is available from the Council's Planning Information Office.



*Loss of architectural detail detracts from the house on the right and breaks the continuity of the terrace.*

Cornices are key stucco elements. The type of cornice is dependent on the type and scale of the house and any reintroduction should match the original work. Single dentils or cornice profiles can be copied from originals on adjacent buildings. Examples of streets which would benefit from the reinstatement of cornices are Arundel Gardens, the eastern part of Elgin Crescent and Ladbroke Square.

### **Brickwork**

The visual appeal of brickwork increases with age through weathering and so the loss of its attractive

appearance by painting or rendering is regrettable. The quality of London Stock, the brick used in the Area, is of sufficient durability for only occasional repointing to be required. Should any brickwork need to be renewed, it should be replaced by matching re-used bricks and using the original bond. New brick which closely matches the original might be acceptable, but samples should be agreed first with the Director of Planning and Transportation. Re-pointing has to be very carefully undertaken so that a match is obtained in colour and profile. When samples of brick are being presented for agreement these should be in the form pointed as is proposed for the whole work. The successful combination of metric and imperial bricks requires careful consideration and is best avoided. Re-pointing should be carried out in mortar of appropriate colour and strength, as too strong a mortar will concentrate frost and evaporation damage in the bricks or stonework. Lime mortars should be used in preference to hard cement mortars and red sand or coloured mortars avoided. Pointing should be finished with a flush or slightly recessed joint, and tuck pointing is well worth reinstating on properties where it was originally employed. Modern struck joints, which by their sharpness detract from the mellow quality of the bricks, should be avoided. A specialist firm or the Council's Design Officers can provide detailed advice.

### **Painting**

This section is mainly advisory as there is generally no planning control over painting facades. However, consent can be required for painting or repainting listed buildings (see appendix III ) or in the few instances where the Secretary of State has approved such detailed control (see appendix VI).

As with stucco ornament the aesthetic objective of painting should be to emphasise the architectural composition of each terrace or group of buildings. Many of the terraces have a formal grandeur where retention or replacement of stucco details, together with a consistent colour scheme, enhances their character.

White, magnolia and cream have for many years been widely employed, generally with a gloss finish, though very different from the stonework effect sought by the original designers: stone colours with a matt finish would be truer to the Victorian characteristics of Ladbroke although their isolated introduction into fully stuccoed groups would not be in the best interests of the character and appearance of the Area. In all cases textured paints are wholly unacceptable as their thick coating obscures ornamental details and masks the sharpness of mouldings as the photograph shows.

Whatever the character of the particular building the

use of gloss black for decorative ironwork and white for window joinery is so widely adopted that the use of colour on these features tends to detract from the coherence of the local scene.

In parts of the Area varied paint schemes of individual properties, coupled with the loss or obliteration of original features and proportions and with the addition of modern features, has produced a lively visual effect, sometimes at variance with their undoubted historic character. If cornices, string courses and channelled ground floor stucco are missing, continuity at least can be obtained by the suggestion of their former locations in paint. Where, within a brick terrace, one property has been painted, the brick should be repainted (when due) to match the adjacent weathered brickwork.

Too much emphasis on the individuality of a property when redecorating is generally unneighbourly. However, bold or imaginative colour schemes can be particularly successful when residents and owners of a formal group or terrace co-ordinate their efforts. The terrace at 126-184 Kensington Park Road has benefited greatly since residents there promoted an overall colour scheme and programme of restoration of details which the Council grant-aided. Over the years the individual properties and the Conservation Area have been enhanced by agreement on shared objectives. Similar co-operation securing the reversion of whole terraces to a 'stone' character would not be unwelcome.

Some notes on specific colours are contained at appendix VI.

### **Doors**

Many doors within the Conservation Area are original and the size of opening and design of the door is integral to the design of the building in which it is situated. Victorian doors of 4 and 6 panels are proportioned to emphasize the verticality of the openings. The correct door for any street can usually be ascertained by studying those nearby. The stripping and varnishing of doors is not recommended as this was not characteristic of this Victorian Estate and results in a rural effect apart from reducing the weather protection afforded to the door by paint. Door furniture, such as letter boxes, door knockers and handles, should also be chosen carefully. When a property has been subdivided and there is a need for several door bells or an entryphone, these should be grouped in a simple brass fitting and located unobtrusively.

### **Windows**

Windows and in particular the pattern of their glazing bars make a significant contribution to the appearance of the elevations of an individual building, and can enhance or destroy the unity of a terrace. Retain-

ing a consistent pattern of glazing bars in a group of uniform design is important.

The double hung sash was the original window type throughout the Ladbrooke Estate. In the earlier development in the south where the Georgian influence is stronger, small panes were separated by glazing bars. Where necessary these should be restored or replaced to the original section, in wood, and not removed and replaced by large panes. In most of the area the one and two pane double hung sash was the original style. Windows should always be replaced to match the original, with wooden frames. Metal and UPVC frames are generally not acceptable replacements as their design is rarely compatible with the existing window style. Care should be taken that the lintels are also restored to their original style, especially if decorated with moulding, and the depth of the original window reveal should be retained.



*Restoration of original windows would enhance the character of this façade*

### **Ironwork**

Decorative ironwork is a notable feature of the Area. There are eye-catching balconies, balustrades and railings as well as such details as boot-scrappers and pot guards on window sills which though small are visually valuable.

Railings serve a number of functions in addition to their aesthetic role. They restrain passers-by from falling into basement areas, restrict intruders from entering gardens and also act as a form of demarcation emphasising unity in a building group without masking it from view. For these reasons railings are ideal, being physically impenetrable, defining boundaries

well and yet easily seen through.

There is some variety to be found in the type of railings used in the conservation area, although any one pattern is usually retained for the whole length of a terrace or building group. The repetitive geometry is the most distinctive feature of railings and one or two missing heads or broken railings can easily destroy their effect as part of the unified design of a building group. For the same reason, poor painting shows up badly, especially where highlighted against a stucco background.



*Iron railings in Arundel Gardens: decorative and practical functions. Replacement of missing decorative heads and railings would enhance the overall appearance.*

Where possible, missing cast iron railings and their spears should be reinstated. The railings in the Area should always be painted gloss black. Railings on private frontages are particularly important where there are no private front gardens. The regimented lines of railings reflect the formality of the terraces well. Any schemes for reinstatement and refurbishment of railings and their ironwork should concentrate initially on the terraces in the north-east of the Area.

### EXTERNAL FITTINGS

The appearance of even the most attractive buildings which are in a good state of repair and decoration can

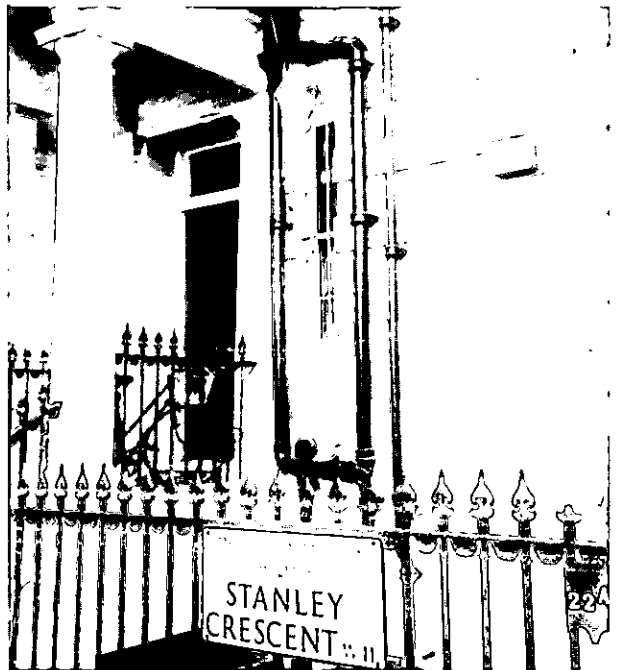
be completely spoilt by pipes, wires and aerials, particularly where properties have been divided into flats.

### Pipework

Plumbing should ideally remain internal. Where it is necessary to take it on the outside of a building it should not appear on the front elevation and should be routed with the minimum of external junctions. External ducts and pipes, other than rainwater pipes, should be positioned in the least conspicuous locations: pipes on brick buildings should be painted black, whilst those on stucco façades should be painted to match the building.



*Painting pipework black on the property to the right to blend with the brickwork reduces its visual impact. Resiting the alarm and restoring the balcony would further improve the property's appearance. Better maintenance and rerouting or painting pipework would enhance the property on the left.*



*Black pipework is generally inappropriate against stucco surfaces.*

### **Wires and aerials**

Unsightly wires can be solely attributed to poor workmanship on installation. Many wires can be kept internal, including those to roof aerials and telephones. Wires should preferably not be located on the front elevation, but if it is unavoidable they should be properly routed along architectural features such as cornices and gutters and down rainwater pipes and the edges of window mouldings. Wire should never be allowed to hang loosely or loop across the elevation. Wires are rarely obtrusive if fixed securely. Improvements can be readily made by tidying wires, a cheap and easy way to renovate a front elevation.



*Loss of crowning balustrade, obtrusive wires and alarms detract from the visual quality of the terrace.*

### **Alarms and meter boxes**

Many residents consider burglar alarms one of the most intrusive of modern features. The brightly coloured boxes are usually displayed most prominently;

however in a conservation area they should be discreet. Placing the boxes on the sides of houses, or painting them to match the elevation, does much to camouflage and nullify their obtrusiveness without demonstrable reduction in their deterrence value. Prominent siting of external meter boxes should also be avoided.



*The tidying of external wires, the rerouting of pipework and restoration of cornices and crowning balustrades would restore the visual integrity of this group of buildings.*

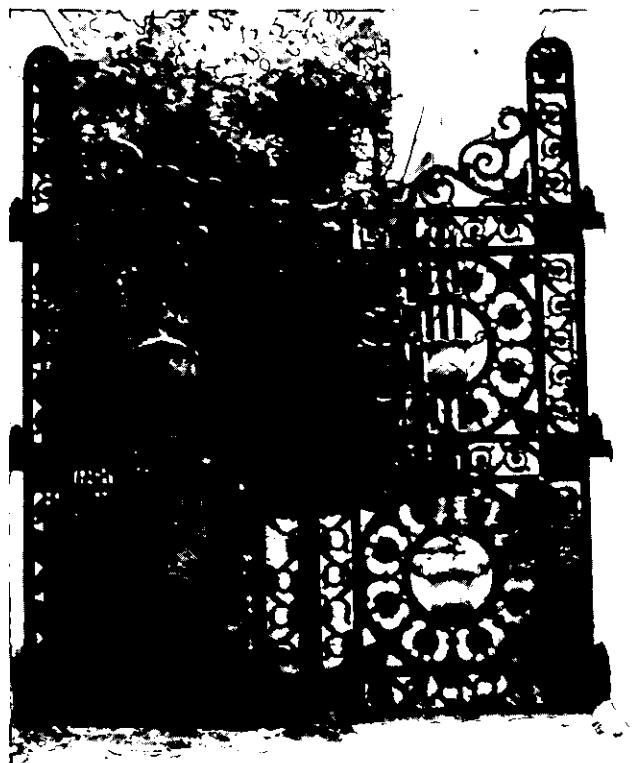
### **Satellite dishes**

Special rules apply to the installation of satellite dishes depending on who installs them and whether they are installed on single family residences or elsewhere. Further guidance should be sought from the Council's planning staff. The Council expects that dishes will be sited and installed to minimise their visual impact, particularly where operational considerations allow selection of locations.





*Replacement railings around St. John's Church restoring a sense of enclosure.*



*Gates from Kensington Park Gardens into Ladbroke Square Gardens in need of repair.*

# Enhancements

The 1976 Ladbroke Conservation Area Proposals Statement sets out a list of 'Priorities for enhancement' to be achieved both by the Council through its own work, by developers through Development Control procedures and by private owners through encouragement. Of these priorities some have been implemented, some were a response to particular circumstances in 1976 and are now out of date and others remain priorities in 1988 albeit in a slightly altered form.

## **– Reinstatement of railings around St. John's Church**

Railings have been reinstated along the Ladbroke Grove frontage of the church and along the north and south frontages as far as the western end of the church. Although railings originally enclosed the whole site, the restoration as existing gives the impression of a completed enclosure whilst allowing the grassed area at the western end of the site to remain open for public access. Accordingly this no longer remains a priority.

## **– Replacement of railings around some communal gardens**

This remains a priority for enhancement. Further design guidance on garden square enclosures is contained within the section on Communal Gardens. The Council will encourage, wherever possible, Garden Square Committees to improve the enclosures to the gardens and will offer advice on the erection of new railings.

## **– Restoring the gates to Ladbroke Square from Kensington Park Gardens**

This remains a priority as although the gates are in place they are in poor condition. Restoration will involve ironwork repairs as well as repainting.

## **– Replacement of elms by forest-like trees**

## **– Restoring the tree character of the area**

Both these enhancement proposals came at the time of the worst ravages of dutch elm disease. In the period since 1976 considerable replacement planting has taken place. Although a long term programme of

tree management in the Area is essential, planting of new forest-like trees is no longer a priority.

## **– Consideration of revised street lighting more in keeping with the character of the area**

The Council is currently undertaking a programme of replacement of obsolescent street lighting with lamp standards and lanterns of a more sympathetic design but incorporating all the benefits of modern technology. The Council is proposing in the longer term to replace all street lights in the Borough with the new style street lights and this no longer remains a priority for enhancement.

## **– Restoring stucco details to important groups of buildings**

This remains a priority for enhancement of the character of the Conservation Area and the details for carrying out such improvements are contained within this document or else further information can be obtained from the Department of Planning & Transportation. Examples of this type of enhancement include gate piers and crowning balustrades in the Blenheim Crescent, Elgin Crescent, Lansdowne Road area.



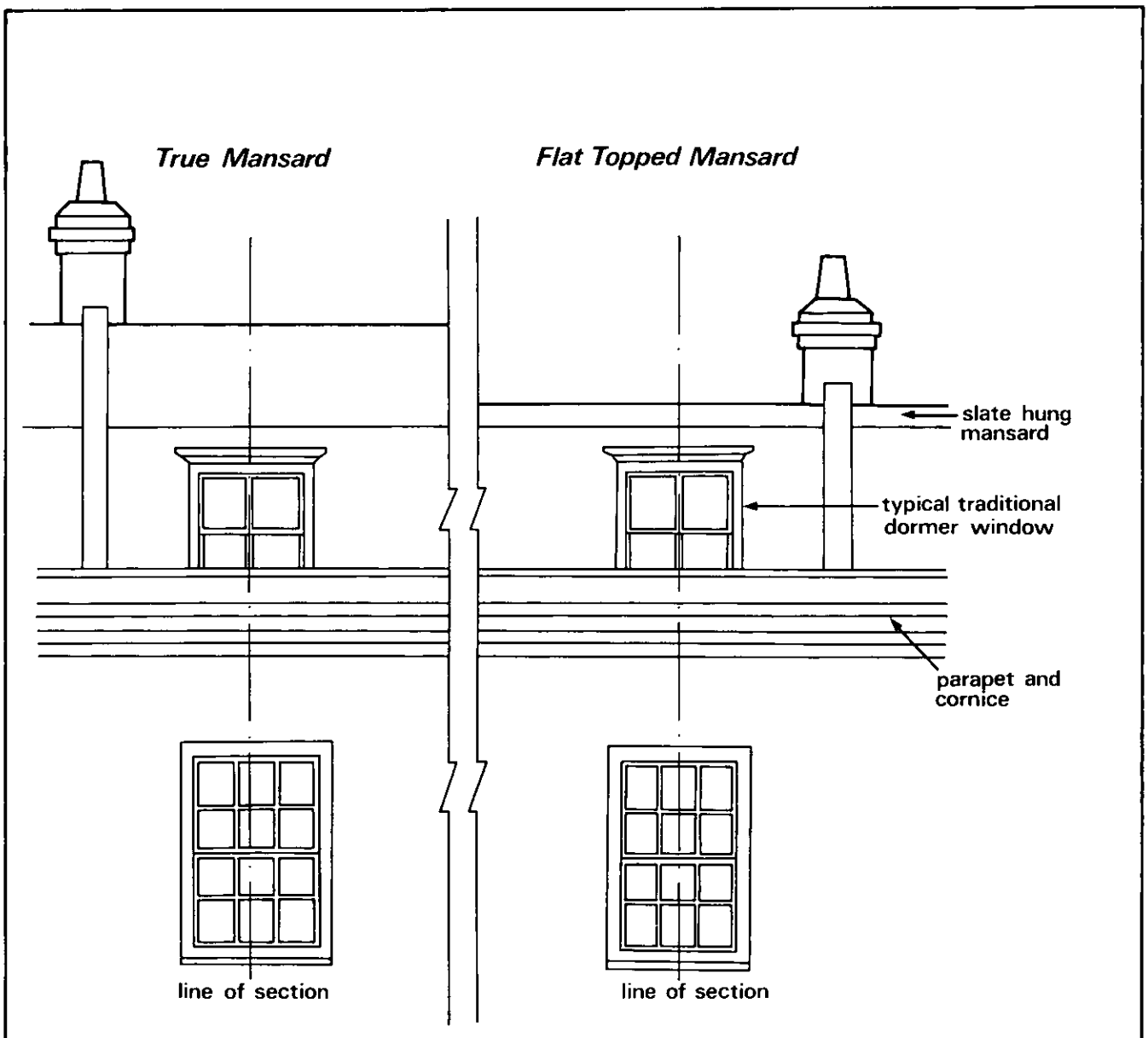
**– Restoring balcony iron work to 148-158 Kensington Park Road**

This terrace, known as Kensington Park Terrace North, has in recent years been renovated and enhanced by a unifying colour scheme. One property still lacks the balcony ironwork characterising this terrace and restoration of this would greatly enhance the whole terrace.

**– Restoring the Jubilee arch between 33 and 34 Kensington Park Gardens.**

Although of relatively recent construction, the stonework of the arch has deteriorated and is now in need of repair. Before further deterioration occurs the restoration of the arch is a priority for enhancement.

**ADDITIONAL STOREYS: DESIGN CRITERIA FOR WINDOWS**



# Appendices

## Appendix I

### PROPERTIES IN THE CONSERVATION AREA

Arundel Gardens: All  
Blenheim Crescent: 36-94 even, 41B, 43-137 odd  
Boyne Terrace Mews: All  
Bulmer Mews: All  
Chepstow Villas: 35-41 odd and 54-62 even  
Clarendon Cross: 12 only  
Clarendon Road: 2-110 even, 13-99 odd  
Elgin Crescent: 16-36, 50-126 even, 5-153 odd and Galsworthy House  
Garden between Ladbroke Grove, Elgin Crescent, Clarendon Road & Blenheim Crescent  
Garden between Stanley Crescent and Ladbroke Grove  
Gardens between Lansdowne Crescent, Ladbroke Grove, Lansdowne Walk and Lansdowne Road  
Holland Park Avenue: 2-98 even, The Mitre P.H. and Holland Park Station  
Horbury Crescent: All  
Horbury Mews: All  
Kensington Park Gardens: All  
Kensington Park Road: 1-15 odd, 6-38, 56-184 even, Kelvin Court, Buckingham Court, Princes House, Latimer House, St. Peter's Church and Matlock Court, Kensington Temple and Sunday School  
Ladbroke Gardens: All  
Ladbroke Grove: 2-94 even, 7-119 odd  
Ladbroke Road: All except 141  
Ladbroke Square: All  
Ladbroke Terrace: 3-17 consecutive  
Ladbroke Walk: All  
Lansdowne Court: All  
Lansdowne Crescent: All  
Lansdowne Mews: All  
Lansdowne Rise: All  
Lansdowne Road: All  
Lansdowne Walk: All  
Pembridge Road: Prince Albert P.H.  
Portland Road: 142A only  
Portobello Road: 15 and 17, 55-177 odd  
Rosmead Road: 1 and 2  
St. John's Gardens: All, including St. John's Church  
St. Marks Place: 1-13  
St. Marks Road: 2 only  
Stanley Crescent: All  
Stanley Gardens: All  
Vernon Yard: All  
Westbourne Grove: 284-306 even, 283-305 odd  
Wilby Mews: All

## Appendix II

### TREES

#### Tree Preservation Orders

If a tree is the subject of a Tree Preservation Order it is an offence to damage or destroy it wilfully, or to fell, top, lop or uproot it, without the written consent of the Borough Council. The related legislation is contained in the Town and Country Planning Act 1971, as amended, and in the Regulations made under this Act.

#### Trees in Conservation Areas

If you wish to fell, lop, top or uproot trees in a conservation area, other than those already covered by a Tree Preservation Order, you must give the Local Planning Authority six weeks' notice. It is an offence to carry out the work within that period without the consent of the Authority. The Regulations made under this Act give the exemptions from this requirement, which include trees with trunks less than 75mm in diameter at 1.5 meters above ground level.

In both cases you should write to:

The Director of Planning and Transportation,  
The Royal Borough of Kensington and Chelsea,  
Department 705, The Town Hall,  
Hornton Street,  
London, W8 7NX

giving the following information:

- (1) Details of the tree sufficient to enable its identification, including species and position on site (specify front or back garden).
- (2) Details of proposed works.
- (3) The reason for the works.

#### Penalties for unauthorised works and damage

If in contravention of an Order a tree is cut down, uprooted or wilfully destroyed or if wilfully damaged or topped, or lopped in a manner likely to destroy it, the person responsible may be fined up to £2,000 – or twice the sum which appears to the Court to be the value of the tree, whichever is the greater – on summary conviction, or an unlimited fine on indictment. For other contraventions there is a fine of up to £200

– and there is also a penalty of up to £5.00 per day for continuing offences. If a tree is removed or destroyed, the owner of the land will also be required to plant another tree in its place, unless the Local Authority agree otherwise. Similar penalties exist in respect of unauthorised works or damage to trees in conservation areas.

### **Obstruction to Public Highway (Highways Act 1980 (Section 154))**

Many trees and shrubs growing in private gardens constitute a hazard to users of the public highway. Low growing twigs and branches encroaching upon the highway from private gardens should be cut back to boundary walls, and overhanging branches should be pruned or removed to create a clearance of 2.5m from pavement level. This work is particularly important to avoid danger to the blind and infirm. Where branches obscure street lamps, traffic lights or road signs they should be pruned or removed.

All such work should be carried out at the earliest opportunity to avoid any inconvenience, annoyance or danger to users of the public highway and may be

executed without the prior consent of the Council. However, where further work is required beyond the minimum necessary to clear the obstruction you are advised to contact the Council Offices to establish whether the trees are subject to a Tree Preservation Order or other restriction when it will be necessary to obtain consent from the Council.

### **Emergency Work**

If you wish to carry out, as a matter of urgency, work to a tree which you believe to be dead, dying or dangerous, you should contact the Section noted below for advice on procedure.

### **Further Information**

If you wish to find out whether your tree is protected or is in a Conservation Area, or you have any other enquiries concerning the procedural aspects of work to trees, you should contact the Arboricultural Section on 01-937 5464, ext. 2767.

Chapter 17 of the District Plan contains useful information to be borne in mind if you are considering planting a tree, or building close to existing trees.



*'Hard' urban Ladbroke contrasts with...*



*... 'Soft' leafy Ladbroke*

## Appendix III

### BUILDINGS OF ARCHITECTURAL INTEREST

#### Listed Buildings

'Listed buildings' are those recognised by the Secretary of State as being 'of special architectural or historic interest' and included in lists drawn up under Section 54 of the Town and Country Planning Act 1971. Under Section 55 it is an offence to demolish a listed building or alter or extend it in any way affecting its character without listed building consent. A great many kinds of building or alteration work can be 'permitted development' and yet may require listed building consent, for instance the installation of windows of a different style, the painting of unpainted buildings, or repainting them in such a way as to affect their character. Special rules apply to listed buildings in ecclesiastical use. Department of the Environment Circular 8/87 explains the effect of listed building legislation and contains much helpful advice on listed buildings in general.

		Year listed
Clarendon Road	12, 14, 16-26, 13-29, 43, 45, 85	1984
Holland Park Avenue	2-6, 24-32, 42-56	1984
Kensington Park Gardens	10-22 (consec), 24-47 (consec)	1984
	Gates between 9 and 10	1984
Kensington Park Road	Cabmens' Shelter	1988
	Kensington Temple	1974
	Church of St. Peter (II*)	1949
	148-158	1984
Ladbroke Gardens	1-14 (consec)	1984
Ladbroke Grove	21-35, 36-40, 65	1984
	St. John's Church	1969
Lansdowne Crescent	19-38 (consec) (excl. 28½+29½)	1984
Lansdowne Road	Lansdowne House	1969
	2-12	1969
	29-47 (33 + 35 - 1982)	1984
Lansdowne Walk	1	1984
Stanley Crescent	1-13 (consec) (10 + 11 - 1969)	1984
Stanley Gardens	1-29 (consec)	1969

#### Buildings of local interest

Paras. 4.4.8 and 4.4.9 of the District Plan identify the desire of the Council to retain those buildings which, although not listed, are of local interest. The following list identifies those buildings and features of local interest within the conservation area.

Arundel Gardens	1-41, 2-48
Blenheim Crescent	52-60
Clarendon Road	28-50, 31-41, 51-63, 87, 89
Elgin Crescent	16-36, 50-120, 17-57, 69-115
Holland Park Avenue	12-22, 34-38, 68
Kensington Park Gardens	1-9
Kensington Park Road	1, 8-30, 56-84, 88, 90, 126-146, 160-184
Ladbroke Gardens	15-31 (consec), 34, 35
Ladbroke Grove	21-35, 14-32, 42, 68, 70b, 76-94
Ladbroke Road	1-55, 71-83, 16, 18, 40-52, 80-86, 85, Police Station
Ladbroke Square	4-37, 41-47 (consec)
Ladbroke Terrace	3-9
Lansdowne Crescent	3, 4, 7, 8, 11-16 (consec), 39, 40
Lansdowne Road	1-7, 11-27, 49-77, 16-34 (excl. 22A), 48-66
Lansdowne Walk	2-8 (consec), 11, 12, 14, 16-19 (consec)
St. Mark's Road	2
Stanley Crescent	14-25 (consec)

## Appendix IV

### INTERIORS

Whilst this Proposals Statement is largely concerned with the exteriors of buildings, the interiors are at very much greater risk. Fashions for interior decoration change even faster than those for the exterior. It is not so much a matter of modern furnishings not looking well in a Victorian interior – more that decorative fashion has in the past dictated the removal of fireplaces and plasterwork in search of the more stylised fashions of the twentieth century: gas light fittings removed in the '20s, dados and picture rails began to go in the '30s and fireplaces removed or blocked up probably in the 1950s. These fashions were developed in smaller modern houses. Often the fashion in vogue at the date of building will look better in that particular property than any later style.

Internal details vary from house to house since building leases were taken by assorted different craftsmen each putting a little more of his own work into his own houses than might normally be found.

Some original features which suffer from the swings of fashion are those features which are easily removed without affecting the structure of the building: internal layouts, other than to convert into flats, are rarely changed.

Internal panelled doors are frequently removed either to open up doorways or because the current fashion is for flush doors. A properly stripped and repainted or polished door will retain its original style. The Historic Buildings and Monuments Commission, London Division can give advice on bringing panelled wood doors up to fireproof standards where these are required in flats.

Door furniture such as door knobs and finger plates is often discarded. Where it is necessary to renew an entire door the transfer of door handles and bolts will retain an air of originality with their solid appearance. Lever handles are not suitable.

Replacing door furniture with modern reproductions has the disadvantage that the reproductions are largely made to fit modern doors. The occasionally clumsy but robust original locks often had a long 'throw' of the bolt and it is necessary to place reproduction door handles closer to the edge of the door because of the shorter throw of the lock bolt.

Fireplaces were frequently removed to stop draughts and allow for more modern heating systems from the 1950s onwards. Careful conversion to place heating sources in them, stopping up the chimney to prevent draughts and the use of the fireplace and mantles shelf

as a focus of attention in the room and for lighting effects adds a touch of grandeur.

Iron or wood stair-rails are occasionally removed because of a few broken balusters (or because paint has built up to such a depth that it obscures the mould work). It invariably looks better to employ a craftsman to repair and reinstate the original than to install a modern replacement.

Delicate plasterwork is easily clogged by layers of paint and may need hours of painstaking work to clean. Many ceiling roses have been removed for this reason, yet a sensitive do-it-yourselfer, or the employment of a competent craftsman, to clean and repair plasterwork is often rewarded with magnificent results.

There are many other internal details which may have survived and which, with the present enthusiasm for period furniture, will be much prized by owners. A few houses may still have Lincrusta dados up the stairs, stained glass stair windows, built-in kitchen dressers, laundry coppers and embossed ceiling papers. Basements seem immune from the ravages of fashion and there are surviving examples of the compact and useful arrangements of sculleries, walk through larders with marble shelving, etc. and maybe even the odd dumb waiter and external WC. The re-use of the internal shutter is a modern idea and whilst most houses still have them, some are nailed up and painted over to such a degree that their owners may not be aware of them. Their use must add welcome security and thermal insulation without compromising the glazing pattern as double glazing tends to.

## Appendix V

### PAINT COLOURS

There follows a list of blocks and terraces which particularly benefit at present from consistent decoration. There are, of course, others in Ladbroke with potential for enhancement by such treatment.

Elgin Crescent 17-61  
Arundel Gardens inc.  
Ladbroke Grove 70a, 70b, 70-74, 14-32  
Ladbroke Gardens inc. (1-14 LB)  
Stanley Gardens inc. (LB's)  
Kensington Park Gardens inc. (10-22 + 25-47 inc. LB's)  
Ladbroke Square 1-47 inc.  
Lansdowne Crescent 19-40 inc.  
Horbury Crescent 1-15 + 2-28

In these blocks anyone in doubt should choose from the following colours from the BS 4800 range:

White	0E55
Magnolia	08B15
Cream	10B15, 08C31, 10C31

Where stone colours are being considered the following from the BS 4800 range are worth investigation:

04B17, 06C33, 08B17, 08C35, 10B17, 10C33

In general the BS 4800 range is disappointingly meagre in its coverage of 'stone' colours. Most of the reputable paint firms supply attractive stone colours in masonry paint outside BS 4800. The suitability of any particular colour should be confirmed with the Council's conservation officers.

The specific colours required at 126-184 (even) Kensington Park Road are:

126-134	10C31
136-146	10B17
148-158	10B21
160-170	06C33
172-184	08C31

## Appendix VI

### ARTICLE 4 DIRECTIONS

Single family dwellings have, since the introduction of planning control, enjoyed 'permitted development rights' so that certain relatively minor changes can be carried out to them and around them without specific planning permission from the Council.

The developments concerned are defined in General Development Orders made by the Secretary of State from time to time.

The Orders provide a mechanism for restricting permitted development rights and Directions have been given which affect several properties in Ladbroke. They are listed below.

Significant changes to the categories of development which are 'permitted development' have been made by the General Development Order 1988 which came into force on 5 December 1988. When the full effect of these has been assessed with experience of administering the new rules, the existing Directions will be reviewed and any need for others assessed.

Those considering any work to or at the properties scheduled below should consult the Council's Department of Planning and Transportation regarding the extent to which 'permitted development' is restricted at them.

Clarendon Road	52
Elgin Crescent	120
Holland Park Avenue	2, 4, 6, 24-32 even
Horbury Mews	11, 12
Kensington Park Gardens	Entrance to Ladbroke Square Gardens between Nos 9 and 10
Kensington Park Road	126-146 even, 160-184 even
Kensington Park Road	148-158 even
Kensington Park Road	Kensington Temple
Ladbroke Road	Kensington Temple
Lansdowne Road	2-12 even, Lansdowne House
Lansdowne Road	2, 4, 6, 10, 12
Stanley Crescent	10, 11
Stanley Gardens	1, 3-7 (consec), 9-13 (consec), 17, 19, 21-29 (consec)
Stanley Gardens	8, 14, 15, 16, 18, 20



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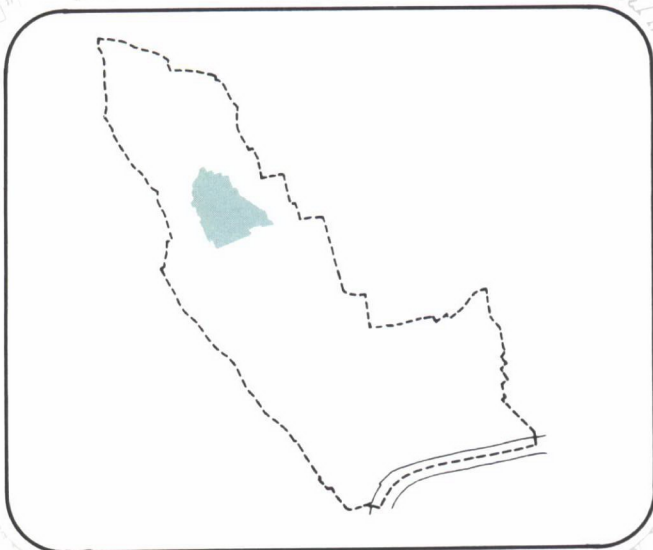
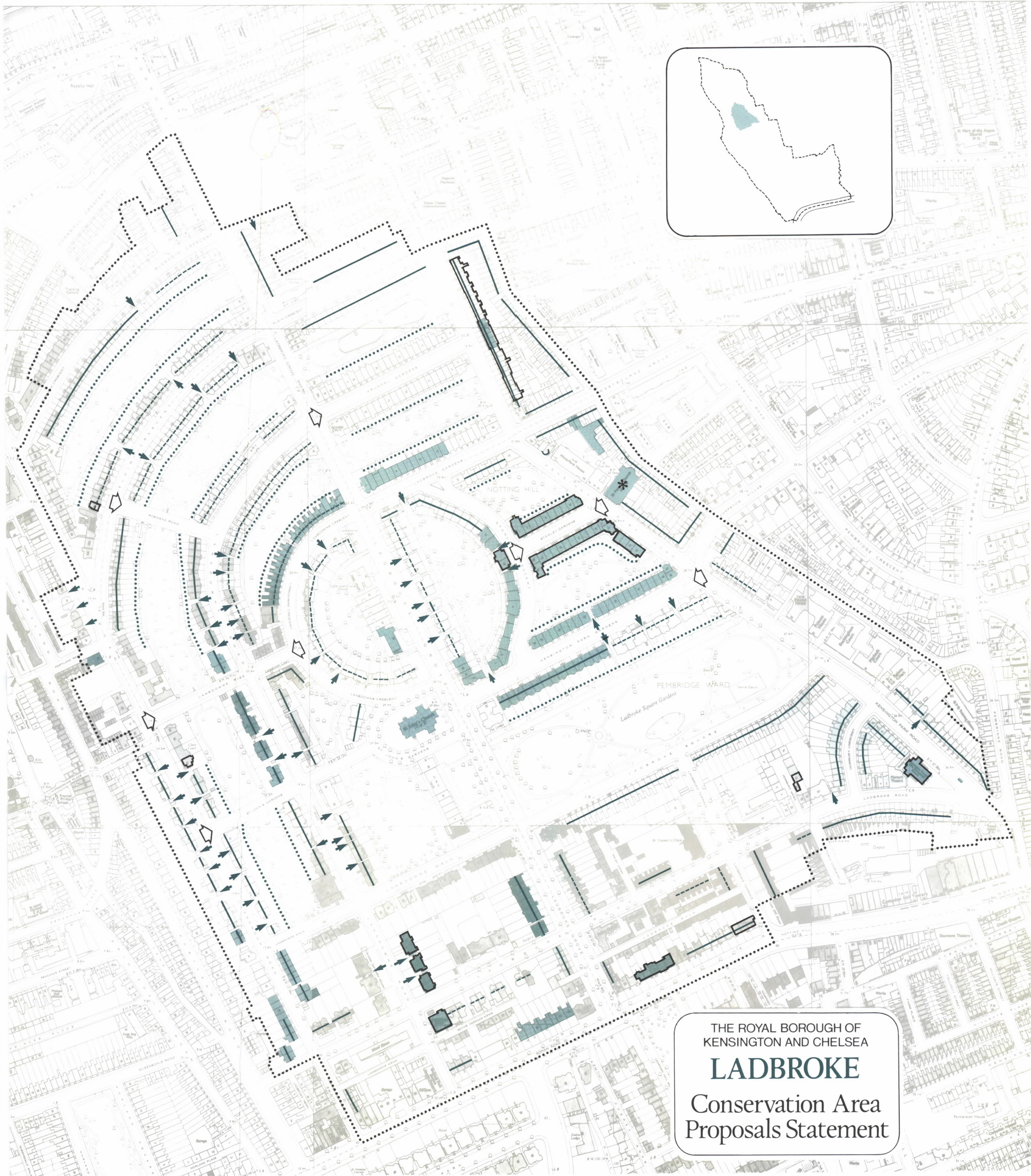
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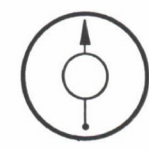
# The Royal Borough of Kensington and Chelsea



THE ROYAL BOROUGH OF  
KENSINGTON AND CHELSEA  
**LADBROKE**  
Conservation Area  
Proposals Statement

- ..... Conservation area boundary
- \* Listed buildings – Grade II\*
- Listed buildings – Grade II
- ▭ Article 4 directions
- ▤ Significant vistas
- ..... Important rear elevations
- Roof extensions: Category 1
- - - Roof extensions: Category 2
- Examples of important gaps between buildings

## Proposals Map



MFCA

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