

**ROYAL BOROUGH OF  
KENSINGTON AND  
CHELSEA**

**DOCUMENT TYPE**

**PLANNING  
APPLICATIONS  
LATE UPDATE**

TP/97/0839.

Spoke to  
him on phone -  
already got  
advice  
from  
office - they  
told him yes - I told  
him no.

OPC + CB  
AZ to advise

Please file

**R.J. DUNNELL**  
PROPERTY & INVESTMENT CO. LTD.

RBKC Planning - North Team  
Planning and Conservation  
The Town Hall  
Haunton Street  
W8 7NX

Simon Dunnell  
R J Dunnell Property Investment Ltd  
1, The Manor House  
High Street  
Limpsfield  
Surrey  
RH8 0DR

27<sup>th</sup> July 2007

To Whom it may concern,

I submitted an application in 1997 for the addition of a mansard roof to 252a Portobello Road W11 - app no. TP/97/0839. After some design changes we were granted planning permission in 1999. This has obviously now lapsed and I am considering re-submitting the application with exactly the same design.

I would really appreciate some input regarding the likelihood of successfully gaining planning if re-submitted.

My contact details are as follows:

Mobile - 07710 088650  
E-mail - [simon@dunnellprojects.com](mailto:simon@dunnellprojects.com)

If you have any queries please do not hesitate to call me.

Yours Faithfully,

  
Simon Dunnell

ET  
9/8

(126)

EX DIR	HDC	TP	CAC	AD	CLU	AO AK
R.B.	30 JUL 2007				PLANNING	
K:Q.				APP	IO	REC
HBS			ARB	FPLN	DES	FEES

R.J. Dunnell Property & Investment Co. Ltd  
42 Bedford Row, London, WC1R 4JL  
Tel: 0207 405 1234 Mob: 07710 088650 Fax: 020 7831 1525  
Coy. reg. no: 00713899

97/0839/B

2

PROPOSED  
EXISTING



TOWN PLANNING  
21 JUN 1999  
RECEIVED

APPROVED BY  
PLANNING SERVICES CTTEE  
19 OCT 1999  
CONCERNING

1:1	0	10mm	20	30	40	50	60	70	80	90	100	110
1:100	0	1m	2	3	4	5	6	7	8	9	10	11
1:5	0	100mm	1	2	3	4	5	6	7	8	9	10
1:50	0	1m	2	3	4	5	6	7	8	9	10	11
1:20	0	200mm	1	2	3	4	5	6	7	8	9	10
1:200	0	2m	1	2	3	4	5	6	7	8	9	10
1:1250	0	10m	2	3	4	5	6	7	8	9	10	11
1:2500	0	20m	4	6	8	10	12	14	16	18	20	22

CLIENT		<b>Blakeney Leigh</b> Chartered Building Surveyors Property Consultants Tel 0181 777 7700. Fax 0181 777 7600.
RJ DUNNELL PROPERTY INVESTMENT COMPANY LTD		
DRAWING No.	SCALE	1:100
1428-09/REV A	DATE	June 1999
WINDOW DESIGN ALTERED	DRAWN	SCL/CJG

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**1.0 THE SITE**

- 1.1 No.252 Portobello Road is a three storey, end of terrace corner building, situated on the East side of Portobello Road on the corner of Tavistock Road.
- 1.2 The property is in use as a retail shop on the ground floor with a residential maisonette above.
- 1.3 The property is not Listed and is not within a Conservation Area.

**2.0 DESCRIPTION OF PROPOSAL**

- 2.1 The proposal is for the erection of an additional storey, together with the retention of UPVC windows throughout the property. The additional storey will accommodate two bedrooms and a bathroom in association with the existing maisonette.
- 2.2 The additional storey will take the form of a mansard roof addition with dormer windows to the front, side and rear. The dormer windows will be UPVC casements to match the existing windows in the building. These existing windows were installed approximately two years ago after the original timber casements were damaged in a fire.

**3.0 RELEVANT PLANNING HISTORY**

- 3.1 Planning permission was granted in 1993 for the change of use from a residential garage to a hairdressing salon and the installation of a new shopfront in place of a garage door.
- 3.2 It should also be noted that there is another current planning application at the property for an additional storey of similar design. This application is still under consideration and may be withdrawn if permission is granted for the current proposal.

**4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations in this case are the impact of the proposal on the appearance of the building and the character and appearance of the local area. Also for consideration is the effect of the proposal on the amenities of occupiers of neighbouring properties.
- 4.2 The relevant policies of the Unitary Development Plan are as follows:

- . CD25 (High standards of design)
- . CD38 and CD39 (Roof alterations)

23

. CD28 (Sun and Daylight)

- 4.3 The property is a post war building which is of a modern design and is discernibly lower in height than the adjoining Victorian property (No.250). It should be noted that none of the other properties in the terrace have mansard roof additions. However, because No. 252 is a corner building which is of a different design and lower height than the surrounding development, it is considered that the principle of an additional storey here is acceptable, on balance. Furthermore, the proposed roof addition will be no higher than the existing side gable wall dividing Nos 250 and 252.
- 4.4 The property has a high front and side parapet wall and the roof addition will rise only 1.4 metres above this parapet, thereby reducing its visual impact. The detailed design has been amended following comments from the Conservation and Design Officer and is now considered to be acceptable.
- 4.5 The original timber casement windows throughout the building were removed approximately 2 years ago and replaced by UPVC casements. It is considered that the building does not make a significant contribution to the character of the area and the replacement windows (which have a different glazing bar pattern but are the same size) have not harmed the appearance of the building.
- 4.6 It is considered that the proposals do not harm the character or appearance of the building, the terrace or the local area.
- 4.7 It is considered that the proposed roof addition will not have an adverse effect on the amenities of neighbouring properties by reason of loss of light or increased overlooking. This is because of its height and distance from neighbouring properties.

#### **5.0 PUBLIC CONSULTATION**

- 5.1 Occupiers of ten neighbouring properties in Portobello Road and Tavistock Road were notified of the application.
- 5.2 To date, no objections have been received.

#### **6.0 RECOMMENDATION**

- 6.1 Grant Planning Permission

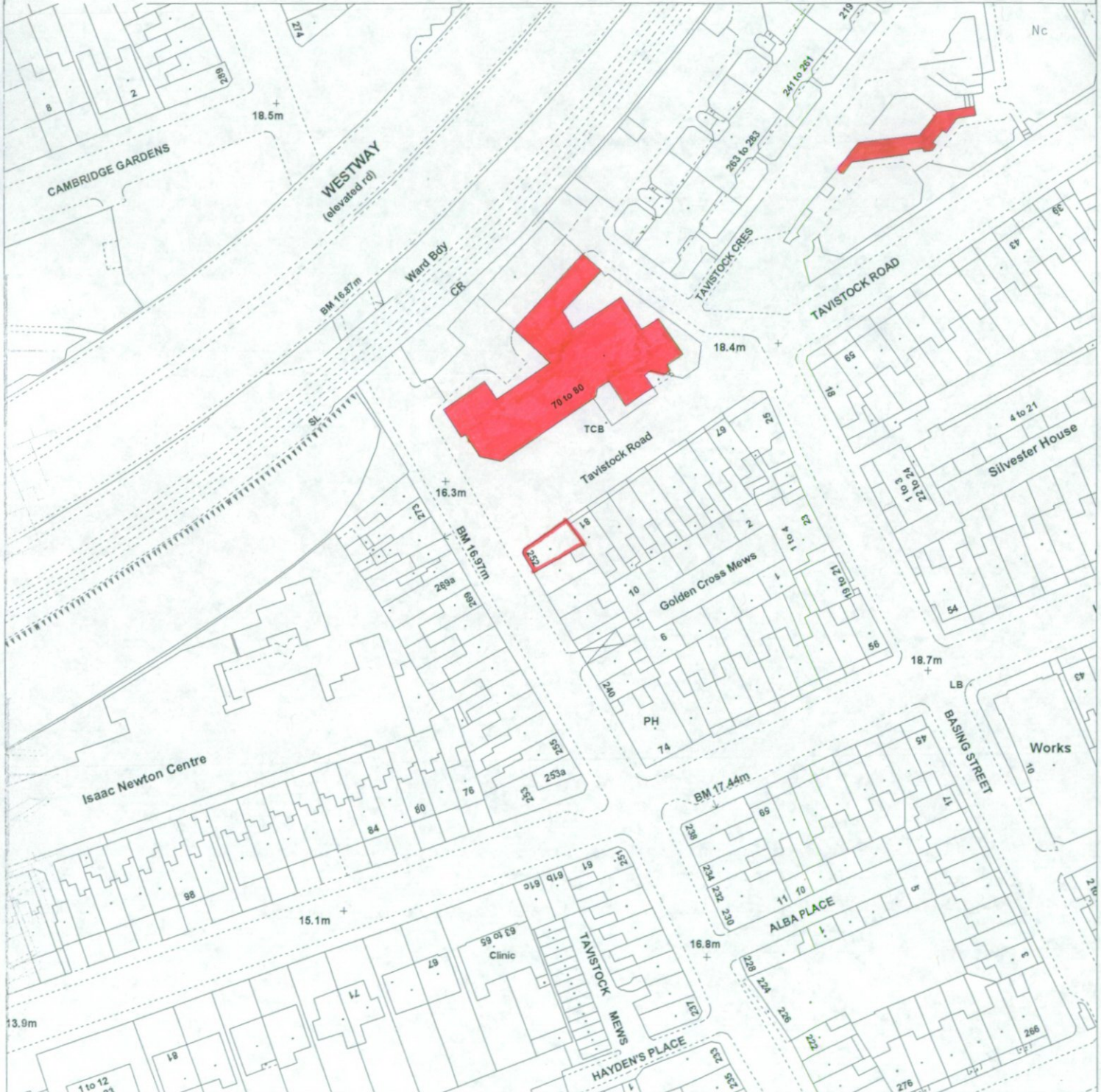
**M.J. FRENCH**  
**EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION**

**List of Background Papers:**

TP/97/00839 : 4

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**RBKC - Planning and Conservation - Card Index - Site Map**



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

QuickMap(10/08/2007)

Map width : 243.74m

Scale 1 : 1250



246/250 PORTOBELLO ROAD

Property Card N° : 0891 247 00

Sitename :  
 Comment :  
 TP Arch/History :  
 See Also : 248/250 Ind. Nos.

Xref :  
 Notes :

TP No PP/02/1753 Brief Description of Proposal 1 of 4  
 CHANGE OF USE OF NO. 246 TO CLASS A3 (RESTAURANT USE),  
 ALTERATIONS TO SHOP FRONT AT NOS. 246-250 AND ERECTION OF A  
 REAR GLAZED ROOF TO NO. 246.

Adverts &  
 History No  
 CA 84/073  
 CA/02/1754

Received 22/07/2002 Decision & Date  
 Completd 07/08/2002 Conditional 28/11/2002  
 Revised 11/11/2002

TP No PP/03/1023 Brief Description of Proposal 2 of 4  
 THE ERECTION OF AN ADDITIONAL STOREY OVER THE THREE EXISTING  
 BUILDINGS AT THIRD FLOOR LEVEL FOR RESIDENTIAL USE.

Received 01/05/2003 Decision & Date  
 Completd 12/05/2003 Refused 07/07/2003 Appeal  
 Revised Lodged  
 Y 01/08/2003

TP No PP/03/1794 Brief Description of Proposal 3 of 4  
 ERECTION OF ADDITIONAL STOREY OVER THREE EXISTING BUILDINGS  
 AT THIRD FLOOR LEVEL FOR RESIDENTIAL USE.

Received 22/08/2003 Decision & Date  
 Completd 26/08/2003 Refused 02/10/2003  
 Revised

TP No PP/03/1023 Brief Description of Proposal 4 of 4  
 SECTION 78 TOWN AND COUNTRY PLANNING ACT 1990  
 APPEAL AGAINST A REFUSAL TO GRANT PLANNING PERMISSION DATED  
 07/07/2003  
 \*\*\*\*APPEAL DISMISSED\*\*\*\*

Received Decision & Date  
 Completd Refused 17/11/2003  
 Revised





Contrasting planting leaf texture will be used with higher and lower shade tolerant plants

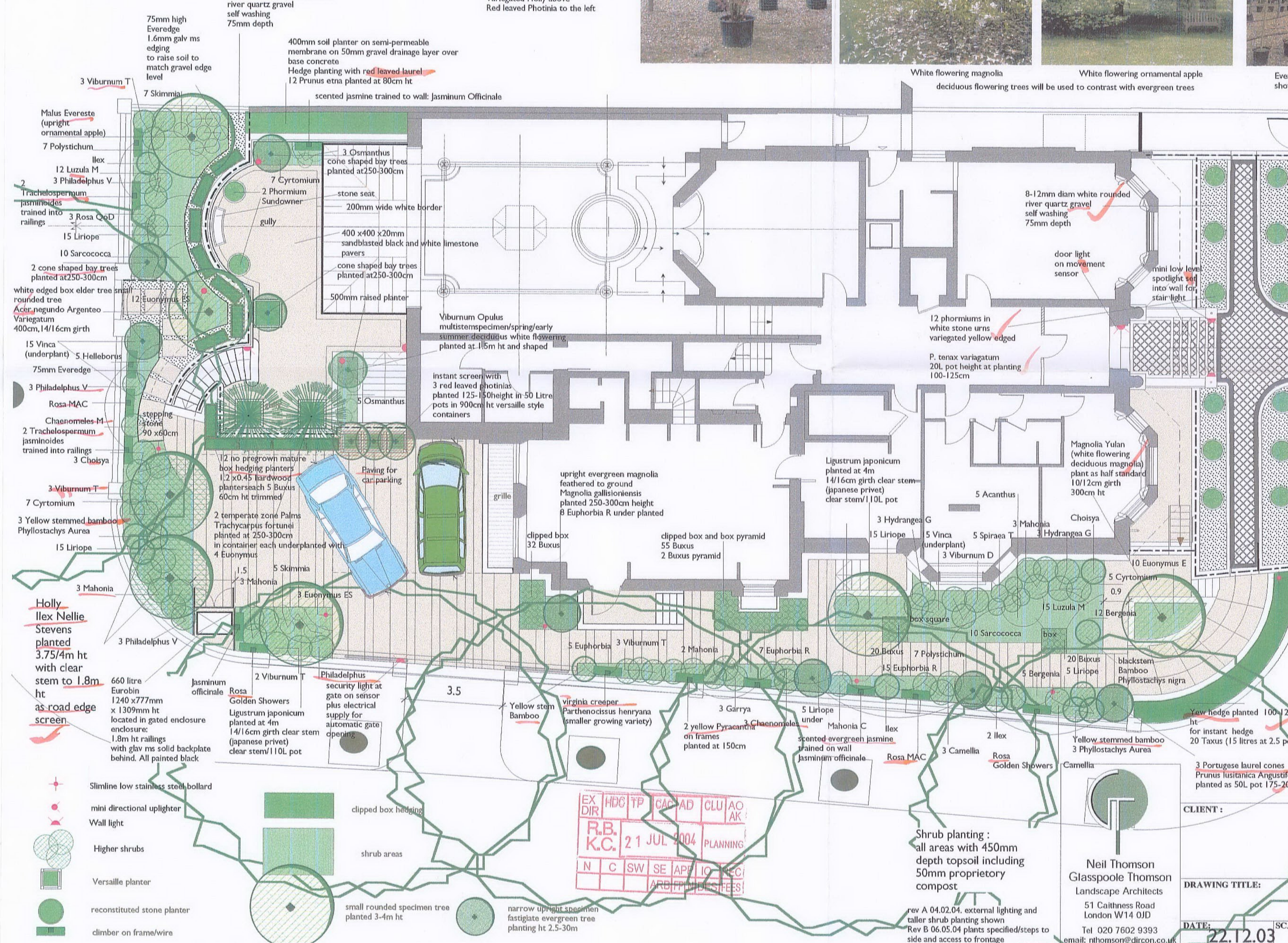
Larger portugese laurel available for planting for early impact

Large specimen shrubs will be used for instant screening  
Variegated Holly above  
Red leaved Photinia to the left

White flowering magnolia  
deciduous flowering trees will be used to contrast with evergreen trees

Evergreen ornamental ligustrum  
showing size available at nursery

Multistem box elder  
a variegated leaf form will be used for early impact  
and screening by the gate to Holland Park Road. This  
photos shows the typical sizes available at nurseries



58 Holland Park Road Plant schedule		
Trees	At/pt/container girth cm	ht cm
1 Acer negundo Argenteo variegatum	80/14-16	
1 Magnolia Gallioensis	80/feather	250-300
1 Magnolia Yulan	80/10 to 12	300
2 Ligustrum japonicum	80/14-16	400
2 Ilex Nellie Stevens	80/14-16	375-400
4 Laurus nobilis	25 pyrd/ftlr	250-300
1 Malus Evereste	80/14-16	
12 Palm		
2 Trachycarpus fortunei	25	250-300
shrubs and climbers		
	pot litre/ht cm	notes
12 Busus sempervirens troughs	planter 50	hardwood containers 120cm length cone
2 Busus sempervirens	10/60	
127 Busus sempervirens	3/30	
3 Camellia japonica Lady Claire	10 or 15/60	
4 Chaenomeles Moerloseii	3/60	
4 Choisya ternata	10/60	
35 Euonymus Emerald Gaiety	3/30	
3 Garrya elliptica	10/75	
6 Hydrangea serrata Graywood	10/60	
4 Ilex Argentea marginata	15/60	
3 Jasminum officinale	15/60	
9 Mahonia Charity	15/60	
8 Camandrus heterophyllus	3/40	
1 Parthenocissus henryana	3/90	
7 Philadelphus virginal	3/60	
2 Phorinium tenax Sandowner	15/60 clump	
12 Phorinium tenax Variegatum	15/60 clump	
3 Photinia Red Robin	25+120-150	rounded bush
4 Phyllostachys aurea	15/150	7 stem
1 Phyllostachys nigra	15/150	7 stem
3 Prunus laurocerasus	50/150-180	shaped funnel bush
12 Prunus laurocerasus Etna	10/80	
2 Pyracantha Saphyr Yellow	10/150 frame	
2 Rosa Golden Showers	3/90	
2 Rosa Mine Alfred Carriere	3/90	
3 Rosa Queen of Denmark	3/45	
20 Sarcococca xhooperiana humilis	3/30	
12 Skimmia rubella	5/40	
5 Spirea thunbergii	3/45	
20 Taxus baccata	15/120	
3 Viburnum dentil	10/45	
1 Viburnum opulus	20/120	5 stem
11 Viburnum tinus Eve Price	15/75	
30 Vinca minor argenteovariegata	1.5/25	
4 Trachelospermum jasminoides	3/90	
380 Perennials/grasses		
27 Luzula sylvatica marginata	2st clump	
55 Liriope muscari	3st clump	
14 Polystichum setiferum	2st clump	
19 Cyrtium falcatum	3st clump	
17 Bergenia Silverlight	2st clump	
35 Euphorbia robbae	2st clump	
5 Helleborus corsicus	2st clump	
3 Acanthus spinosa	2st clump	

EX DIR HDG TP CAG AD CLU AO AK  
R.B. K.C. 21 JUL 2004 PLANNING  
N C SW SE APR TO REC  
ARB/PLN/ST/ST/ST

Shrub planting :  
all areas with 450mm  
depth topsoil including  
50mm proprietary  
compost

rev A 04.02.04 external lighting and  
taller shrub planting shown  
rev B 06.05.04 plants specified/steps to  
side and access to frontage

CLIENT :  
Neil Thomson  
Glasspoole Thomson  
Landscape Architects  
51 Calthness Road  
London W14 0JD  
Tel 020 7602 9393  
email: nithomson@ticon.co.uk

PROJECT:  
58 Holland Park Road  
London W8  
**Landscape plan**  
DRAWING TITLE:  
DATE: 22.12.03 SCALE: 1:100  
DRG NO: 742/01 rev B