

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING  
CONSERVATION

APPROVED BY  
PLANNING SERVICES CTTEE  
23 FEB 2000  
GONDES  
PLANNING REF.....  
**25**

APP NO. PP/99/02546/CHSE/50/  
PLANNING SERVICES COMMITTEE 23/02/2000 AGENDA ITEM NO. 31

ADDRESS

Flat 18, Bonham House, 107  
Ladbroke Road, Kensington,  
W11 3PP

APPLICATION DATED 22/11/1999

APPLICATION COMPLETE 17/12/1999  
**RECOMMENDATION**  
**ADOPTED.**  
APPLICATION REVISED N/A

APPLICANT/AGENT ADDRESS:

Smith Baxter  
Limited,  
199 London Road,  
Isleworth,  
Middlesex  
TW7 5XD

CONSERVATION AREA N/A

CAPS N/A

ARTICLE '4' No

WARD Norland

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 59

OBJECTIONS 2

SUPPORT 0

PETITION 0

Applicant Peyman Inc.,

PROPOSAL:

Retention of three conservatories at roof level, and associated works.

RBK&C Drawing No(s): PP/99/2546

Applicant's Drawing No(s) : 5B1136/01 & 5B1136/02

RECOMMENDED DECISION: Grant planning permission

26

**CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:**

1. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**  
*Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)*
  
2. **All work and work of making good shall be finished to match the existing original work in respect of material, colour, texture, and profile and, in the case of brickwork, facebond and pointing. (C071)**  
*Reason - To ensure a satisfactory standard of external appearance. (R071)*

**INFORMATIVES**

1. I9            2. I10            3. I21            4. I22

**1.0 THE SITE**

- 1.1 The property is located on the south side of Ladbrooke Road, west of its junction with Ladbrooke Grove.
- 1.2 Bonham House, was built in 1967 and consists of five storeys plus penthouse, comprising 18 flats and 17 garages.
- 1.3 The property is not listed, although it does lie within the Ladbrooke Conservation Area.

**2.0 PROPOSAL**

- 2.1 Retrospective permission is sought for the retention of three penthouse conservatories at roof top level.
- 2.2 Each conservatory has been located within the existing balcony space, which surrounds the sixth floor penthouse. Two of the conservatories are located on the eastern side of the parent building, each measuring 4.15m in length and 2.61m in width. The third conservatory is located on the western side of Bonham House, towards the rear of the building, and measures 5.9m in length and 2.61m in width. The conservatories are of equal height and do not exceed the height of the existing parent building.

**3.0 RELEVANT PLANNING HISTORY**

- 3.1 On the 2nd June 1999, an enforcement case was opened relating to the construction of three penthouse conservatories at roof top level. A site visit by the planning enforcement officer revealed that planning permission had neither been sought nor granted for these conservatories.

**4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations in this case relate to the size and detailed design of the conservatories and the impact these additions have on the character and appearance of the parent building and on the conservation area as a whole. Also for consideration is the impact of the conservatory on the levels of amenity enjoyed by the occupiers of surrounding residential properties.
- 4.2 The relevant planning policies are contained within the "Conservation and Development" Chapter of the UDP. Policies CD25, CD38, CD39, CD42, CD44, CD52 and CD53, are of particular relevance to this application.
- 4.3 The applicant has co-ordinated the size and location of the conservatories to ensure the retention of private balcony space, whilst ensuring these additions remain in balance with the architectural composition of the penthouse flat and building as a whole, and comply with Policies CD38 and CD39 of the Unitary

Development Plan. Given its distinctive character and degree of separation from surrounding buildings it is considered that none of the circumstances set out in Policy CD38 which seeks to resist roof level alterations prevail in this case. Policy CD39 directs that roof level alterations should be permitted in circumstances whereby the alterations are architecturally sympathetic to the age and character of the building, and where the character of a terrace or group of buildings has been compromised.

- 4.5 The conservatories have been designed to match the adjoining parent building and are considered to be sensitive and compatible with the scale, height, bulk and character of this building and the Ladbroke conservation area as a whole. Although located at roof top level, these additions are not noticeably visible from Ladbroke Road or Ladbroke Grove and do not significantly increase the degree of overlooking of neighbouring properties. Surrounding the penthouse balcony is an existing brick wall with glass screen addition, which has the effect of significantly reducing the visual impact of the roof additions when viewed from adjoining properties and gardens, it also reduces the level of overlooking onto neighbouring properties.
- 4.6 The Conservation and Design Officer does not raise objection to this proposal, and advises that the conservatory extensions at this level will not adversely affect the bulk, will not harm the character or unbalance the symmetrical appearance, will be architecturally sympathetic to the character of the building, will not make the building any higher, and will not adversely harm the character and appearance of the surrounding area. It is further stated that the conservatories will only be the subject of long views at this level. The nearest buildings to the north, south and east are over 25m distant, and approximately 10m to the west.
- 4.7 In terms of Policies CD25, CD38, CD39, CD42, CD44, CD52 and CD53, the existing roof level conservatories are considered appropriate in terms of design and materials and are well co-ordinated with the parent building and do not harm the Conservation Area as a whole.

**5.0 PUBLIC CONSULTATION**

- 5.1 Fifty nine letters of notification were sent out to properties in Ladbroke Road, Ladbroke Grove, Holland Park Avenue and Boyne Terrace Mews.
- 5.2 To date, two letters of objection have been received.

The Ladbroke Association object to this proposal on the grounds that the "drawings do not show the design adequately."

The drawings have been examined by the case officer and the design officer, and are considered to be acceptable in terms of the detailing and content. Additional details have been provided in photographs.

5.3 The second objection from a resident to the rear, in Holland Park Avenue, is that the conservatories create a feeling of being overlooked and are unsightly.

This objection has been addressed in the main body of this report. The house of the objector is located over 35m away from the nearest conservatory.

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

**List of Background Papers:**

The contents of file PP/99/02546 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: IW  
Report Approved By: RT/LAWJ  
Date Report Approved: 08/02/2000

PSC00.02/IW.REP