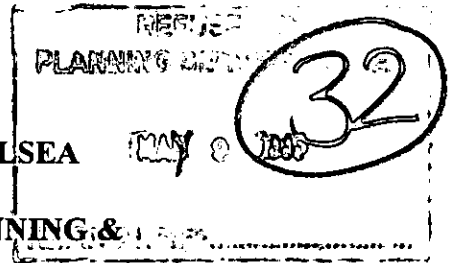


ROYAL BOROUGH OF KENSINGTON & CHELSEA



REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 09/05/2000 APP NO. PP/99/02561/CHSE/51  
AGENDA ITEM NO. 6051

ADDRESS

14 Chelsea Park Gardens,  
Chelsea, SW3 6AA

APPLICATION DATED 14/12/1999

APPLICATION COMPLETE 21/12/1999

APPLICATION REVISED 14/03/2000

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Chelsea CAPS Yes  
Park/Carlisle

Robert L. Adams  
Architects,  
1 Dalling Road,  
Hammersmith,  
London  
W6 0JD

ARTICLE '4' Yes WARD North Stanley

LISTED BUILDING NO

HBMC DIRECTION N/A

RECOMMENDATION  
ADOPTED.

CONSULTED 12

OBJECTIONS 0

SUPPORT 0

PETITION 0

Applicant The Hon. and Mrs. R. Sharp

PROPOSAL:

Alteration of rear pitched roofslope to mansard roof profile and insertion of rooflight and dormers to allow for conversion of attic to studio room.

RBK&C Drawing No(s): PP/99/02561 and PP/99/02561/A

Applicant's Drawing(s) No(s): 01, 02, 03, 05A and 06A

RECOMMENDED DECISION: Refuse planning permission

33

**REASON FOR REFUSAL**

**By virtue of the loss of the original pitched roofslope and the introduction of dormers on an otherwise plain roofslope, the proposal would result in an architecturally inappropriate alteration to the property, causing harm to its appearance. The proposal would also introduce an unwelcome and incongruous alteration to the substantially unified appearance of the roofs of the properties in the group of which this dwelling forms a part, which is of visual interest, thereby causing harm to the character and appearance of the Chelsea Park/Carlisle Conservation Area. This is contrary to the objectives of adopted policies of the Unitary Development Plan, in particular Policies CD38, CD48, CD52 and CD53.**

34

## **1.0 THE SITE**

- 1.1 No. 14 Chelsea Park Gardens is a three storey property located on the east side of the road, facing onto a hedged green, on that part of the road that is east of Beaufort Street. The properties in Chelsea Park Gardens were designed by the architects Elms and Jupp in an Arts and Crafts style. No. 14, together with the others on the east of Beaufort Street, was built between 1915 and 1930. To the rear, the property has a narrow town garden and faces the rear of properties on The Vale.
- 1.2 The property is unlisted, but is located in the Chelsea Park/Carlyle Conservation Area.
- 1.3 The property is used as a single family dwelling.

## **2.0 PROPOSAL**

- 2.1 Planning permission is sought for the alteration of the rear roofslope and the insertion of a rooflight to allow for the conversion of the attic to a studio room.
- 2.2 The present section of the roof is asymmetrical, with the rear pitch at a much shallower angle than the front pitch. The rear pitch is slated. The effect of the proposal will be to make the rear pitch of the roof the same angle as the front pitch. This will be achieved by increasing the angle of pitch from 30 degrees to 45 degrees and inserting a rooflight 2.1m wide at the top of the roof in place of a central ridge. The rear roof will therefore project out from its existing plane, thereby providing additional internal space suitable for use as a studio room. Three timber framed dormers would be inserted in the rear roofslope to align with windows at lower levels.
- 2.3 The proposed altered roof profile would match that at the neighbouring property of no. 16. This property was altered in 1975 at which time the works were deemed to be "permitted development". Since then, the Conservation Area was designated in 1976, and an Article 4 Direction issued restricting certain permitted development rights in 1978 covering all properties in the road. As a result, the works are now not permitted development under the provisions of the Town and Country Planning (General Permitted Development) Order 1995 and planning permission is required.

## **3.0 RELEVANT PLANNING HISTORY**

- 3.1 There is no planning history to this property.

## **4.0 PLANNING CONSIDERATIONS**

- 4.1 The main issues for consideration are the impact of the proposal on the appearance of the property, on the character and appearance of the Conservation Area, and on the amenities of neighbouring occupiers.
- 4.2 Policies CD38 and CD39 of the Unitary Development Plan relate to additional storeys and roof level alterations and are designed to be read as a pair. Policy CD38 states those circumstances when such proposals will be resisted. Policy CD39 states the

limited circumstances when they may be permitted.

- 4.3 Policies CD48, CD52 and CD53 of the Unitary Development Plan aim to ensure that any development within a Conservation Area preserves or enhances the character and appearance of that Area.
- 4.4 The Chelsea Park/Carlyle Conservation Area Proposals Statement states that "there is a general presumption against proposals for additional storeys, roof extensions, roof alterations and attic conversions throughout the Conservation Area because of the effect these would have on the townscape character of the area. All buildings in the Area are identified as including roof structures or forms of historic or architectural interest on which additional storeys will be resisted under the Council's restrictive planning policies unless specifically [...] identified on the Proposals Map in this context". This property is not specifically identified on the Map and the general presumption against alteration therefore stands.
- 4.5 The Conservation and Design Officer objects to the proposal, on the grounds that it is contrary to adopted policies in the Unitary Development Plan and the general presumption against such proposals in the Conservation Area Proposals Statement. She notes that irregular (asymmetrical ) roof profiles are common to the Arts and Crafts period of design, and that areas of flat roofs and rooflights are very uncommon to this particular style. She also notes that the group of properties of which no. 14 forms a part is substantially unaltered at roofline.
- 4.6 When viewed from the rear, there are eleven properties in Chelsea Park Gardens forming a continuous line of development parallel to the properties on The Vale. Nos. 8 to 18 (even) have slightly shallower original roof profiles and lower heights than the roofs at nos. 20 to 26 (even). However, all are pitched and there is a substantial level of uniformity of appearance of roofs in the whole group. This uniformity is enhanced by the fact that only two properties have been altered from the original by the provision of altered profiles and the insertion of dormer windows. These are at no. 4, at the south end of the group, which is a property of different form and height to the others, and at no. 16, which was altered in 1975 under permitted development rights prior to the designation of the Conservation Area as discussed in paragraph 2.3 above.
- 4.7 This level of uniformity of appearance, and the number of original roofs remaining, is considered to be of particular architectural interest and worthy of retention. Although not visible from public space, the rear roofslope is visible from a wide area and from a large number of properties in The Vale and its alteration would have a prominent visual impact. It is considered that the proposed alteration at no. 14 introducing habitable room windows in a mansard roof at this level would cause harm to the appearance of this substantially original roofline, to the detriment of the appearance of the property and to the wider character and appearance of the Conservation Area. The proposal is therefore viewed as contrary to Policies CD38, CD48, CD52 and CD53.
- 4.8 The proposed alterations are not considered to result in a loss of neighbour amenity through loss of daylight/sunlight or undue overlooking.

36

**5.0 PUBLIC CONSULTATION**

5.1 Occupiers of eleven properties in Chelsea Park Gardens and The Vale were notified of the proposal. No representations have been received.

**6.0 RECOMMENDATION**

6.1 Refuse planning permission.

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

**List of Background Papers:**

**The contents of file PP/99/02561 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.**

**Report Prepared By: NB  
Report Approved By: PK/LAWJ  
Date Report Approved: 19/04/2000**

**PSC0005/NB.REP**