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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

MEMBERS' PANEL

APP NO. PP/99/02385/CHSE/47
AGENDA ITEM NO. 345

ADDRESS

78 Warwick Gardens,
Kensington, W14 8PR

APPLICATION DATED 18/11/1999

APPLICATION COMPLETE 24/11/1999

APPLICATION REVISED 21/12/1999

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Edwardes Square/Scar CAPS Yes

KM Architecture
and Development,
Jubilee Cottages,
New Cut, Bures,
Suffolk
CO8 5DG

ARTICLE '4' No WARD Abingdon

LISTED BUILDING No

HBMC DIRECTION N/A

CONSULTED 2

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant J.D. Bardiger Limited

PROPOSAL:

Erection of extension at rear lower ground floor level below existing conservatory and erection of single storey rear extension at lower ground floor level

RBK&C Drawing No(s): PP/99/02385/A

Applicant's Drawing No(s): 92349 A001/A

RECOMMENDED DECISION: Grant planning permission

DELEGATED
APPROVAL
11 JAN 2000

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

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)

3. **All external joinery shall be constructed in timber, painted white and the glazing bars shall match the proportions on the upper ground floor conservatory and shall be so maintained.**
Reason - To ensure a satisfactory standard of external appearance. (R071)

INFORMATIVES

1. I11

2. I21

3. I30

1.0 SITE

- 1.1 No. 78 Warwick Gardens is a semi-detached property on the West side of Warwick Gardens. The proposal relates to the basement flat only.
- 1.2 The property is within the Edwardes Square, Scarsdale and Abingdon Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning Permission is sought for the erection of an infill extension below an existing raised ground floor conservatory and a single storey extension at basement level.

3.0 PLANNING HISTORY

- 3.1 There is no relevant planning history.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations are the design of the two extensions and their effect on the character and appearance of the Conservation Area, together with their impact on levels of amenity enjoyed by the occupiers of neighbouring residential properties.
- 4.2 The relevant policies are included in the 'Conservation and Development' chapter of the Unitary Development Plan, in particular Policies CD41, CD42, CD52 and CD53.
- 4.3 There is an existing conservatory at raised ground floor level which is supported on metal pillars. It is proposed to build under this, to the same footprint. On the garden elevation this would be treated as six fully glazed panels, the central two opening as French doors. On the return, there would be two fixed panels and brickwork. The design of this extension is considered to be acceptable, and the elevational treatment is considered to harmonise with that of the conservatory above.
- 4.4 The existing space below the conservatory is enclosed by a solid brick wall, hence it is considered that this element of the scheme would not have any effect on levels of amenity enjoyed by the neighbours.
- 4.5 On the southern side of the property, adjacent to No. 80, it is proposed to erect a single storey extension. To be constructed in brickwork, with a shallow pitched lead roof, this would be set back slightly from the rear elevation of the main building. It is considered that an extension of this projection in this

location at basement level would be acceptable, as is the design of the proposed extension. Together, it is considered that the extensions would preserve the character and appearance of the Conservation Area.

- 4.6 With regard to amenity there is an existing single storey extension at No. 80 with a pitched roof, which projects slightly less than the proposed extension at No. 78, and is slightly lower. However, it is considered that the additional height and projection of the extension to No. 78 is relatively small, and would not result in any significant detriment to the levels of amenity enjoyed by the occupiers of No. 80.
- 4.7 Further, it is considered that the extension would not result in any loss of amenity to the residents of the flats in the ground floor and above.

5.0 CONSULTATION

- 5.1 Occupiers of two adjoining properties have been notified of the proposal. The applicant has also notified the other flats within the building as required under Certificate B.
- 5.2 To date, one letter raising objection to the proposal has been received from the occupier of one of the other flats within the building. Concern is raised that there is an on going dispute between the leaseholder of the ground floor flat and the freeholder concerning the existing conservatory.

This is not a material planning consideration, but a private matter between the parties. The conservatory would appear to have been in existence substantially in excess of four years.

- 5.3 Concern is also raised about notification of other owners in the building. This has been carried out by the applicant, who has served the appropriate notice under Certificate B.

6.0 RECOMMENDATION

- 6.1 Grant Planning Permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION