

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

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MEMBERS' PANEL

APP NO. PP/99/02394/CHSE/47
AGENDA ITEM NO. 502

ADDRESS

15 Sydney Street, London,
SW3 6PU

APPLICATION DATED 22/11/1999

APPLICATION COMPLETE 24/11/1999

APPLICATION REVISED 25/02/2000

APPLICANT/AGENT ADDRESS:

CONSERVATION AREA Chelsea CAPS Yes

Kerr Parker
Associates,
The Barn, 134 High Street,
Ponders End,
Enfield, Middlesex
EN3 4ET

ARTICLE '4' No WARD Church

LISTED BUILDING II

HBMC DIRECTION N/A

CONSULTED 13

OBJECTIONS 2

SUPPORT 0

PETITION 0

Applicant Mr John Andrews,

PROPOSAL:

Erection of a double garage and study link at ground floor level, additional storey in the form of a mansard roof and second floor addition to rear closet wing.

RBK&C Drawing No(s): PP/99/ 2395/A
Applicants' Drawing Nos: K-9915-5/C & K-9915-6/C

RECOMMENDED DECISION: Grant planning permission

DELEGATED
APPROVAL
17 APR 2000

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

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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. **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)

3. **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 unless otherwise approved by the Executive Director, Planning and Conservation in writing. (C071)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

4. **The roof slope(s) of the building(s)/extension hereby permitted shall be clad in natural slates, and so maintained. (C073)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

5. **No water tank, lift motor room, or other roof structure shall be erected which rises above a roof of any part of the building, including the roof of any extensions. (C078)**
Reason - To safeguard the appearance of the listed building. (R077)

6. **No additional plumbing or pipes other than rainwater pipes shall be fixed on the external faces of the building without the prior written approval of the Local Planning Authority. (C085)**
Reason - To protect the character and appearance of the building which is statutorily Listed (R073)

7. **The whole of the garage spaces shown on the drawings hereby approved shall be solely used for the parking of vehicles in connection with the residential use of the dwelling and for no other purpose. (C026)**
Reason - To prevent obstruction of the surrounding streets and safeguard the amenity of the area. (R026)

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8. **The new windows shall be timber framed, single glazed, with trickle vents and with the exception of the ground floor French doors, double hung, sliding sashes, and so maintained. (C075)**
Reason - To protect the character and appearance of the building which is statutorily Listed. (R073)

9. **The roof of the extension hereby permitted shall not be used at any time as a terrace without the prior written approval of the Local Planning Authority. (C079)**
Reason - To protect the privacy and amenity of neighbouring property. (R079)

10. **The garage door to Stewart's Grove shall be of painted timber and so maintained. (C209)**
Reason - In order to safeguard the special architectural or historic interest of the building. (R206)

INFORMATIVES

1. I10
2. I09
3. I11
4. I21

1.0 THE SITE

- 1.1 The application relates to a three storey plus basement terraced property in the Chelsea Conservation Area. It is listed Grade II.

2.0 PROPOSAL DETAILS

- 2.1 Planning and listed building consent are sought in respect of additions and alterations to the building consisting of a full width double garage at the rear, opening onto Stewart's Grove and linked to the main house at ground floor level by a flat roofed extension from the half-width rear closet wing; the addition of a flat roofed second floor element to the rear closet wing; a small increase in the area of the basement rear light well; replacement of the ground floor rear window with French doors and an associated rear balcony with steps to garden level; insertion of a new metal staircase in the front area and conversion of the pavement vaults to a bathroom; insertion of partitions and creation of a lavatory at basement level; laying tessellated tiles on the front entrance step; insertion of partitions restoring the plan form at ground floor level; creation of an opening between the front and rear rooms at first floor level; and erection of an additional storey in the form of a traditional mansard roof with two front and two rear dormer windows.

3.0 PLANNING HISTORY

- 3.1 Planning permission and listed building consent were granted in February 1992 for erection of an additional storey and a second floor extension to the rear closet wing.
- 3.2 This permission was renewed on 13th July 1998 and remains valid.

4.0 PLANNING CONSIDERATIONS

- 4.1 The principal planning considerations in this case are the impact of the proposed alterations and extensions on the special architectural character and historic interest of the listed building, on the character and appearance of the Chelsea Conservation Area and on the amenities of neighbouring occupiers.
- 4.2 The application for listed building consent has been released by English Heritage for determination as the Council sees fit.
- 4.3 The mansard roof extension and the second floor addition to the rear closet wing are the subject of a valid current planning permission in an identical form to that shown on the current application drawings. The property is designated category 2a for roof extensions in the Chelsea Conservation Area Proposals Statement where a roof extension in the form of a true mansard would be acceptable. These aspects of the proposal are therefore considered acceptable in relation to the provisions of UDP Policies CD38 & CD39 (Design standards of additional storeys), CD41 (Rear

extensions) and CD58 (Alterations to listed buildings).

- 4.4 The additional internal alterations shown generally serve to restore the plan form of the original house which has been much altered, they are also therefore considered to meet the requirements of UDP Policy CD57.
- 4.5 The principal additional external changes are the ground floor rear French doors and balcony and the double garage and linking extension at ground floor level. The design of the garage would be in brickwork matching that of the original house and the double garage door would be of a traditional leaved wooden design with vertical boarding. The external appearance is considered acceptable in the context of the listed building and the conservation area and such garages are a common feature of the east side of Stewarts Grove.
- 4.6 The introduction of French doors at ground floor level with the accompanying small balcony and stair to the garden is considered acceptable in the context of the building and is at a relatively low level in a walled private garden area. It is therefore considered to have no adverse impact on the amenities of neighbouring properties by reason of overlooking.
- 4.7 The proposed extensions and alterations are therefore considered acceptable and to preserve the character of the Chelsea Conservation Area in accordance with the requirements of UDP Policies CD52 & CD53.
- 4.8 The proposal is not considered to result in loss of light or privacy to adjoining properties that could substantiate a refusal and is therefore considered to comply with Policies CD28 and CD30.

Formal Observation of the Conservation and Design Officer

- 4.9 The case has been released by English Heritage for the Council to determine as it sees fit. The comments of the Conservation and Design Officer are as follows:-

"It is proposed to erect a double garage spanning the full width of the rear garden area. This has been designed in traditional materials having a timber garage door. There are many precedents for this type of construction within the terrace. The works proposed will not adversely harm the character of the listed building.

It is also proposed to provide a small extension to link the garage with the house. The extension proposed is half width and will be constructed at a low level. There are also many precedents for this type of this development.

At second floor it is proposed to construct an additional storey to the closet wing. There is general rhythm of closet extensions within the terrace which rise to this height. The alteration includes beneficial window alterations providing a greater unity for the terrace as a whole.

It is proposed to change the existing ground floor window for French doors and install a balcony to give access to the rear garden. These works are at low level and will not

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adversely harm surviving features of interest.

At basement level it is proposed to insert partitions to the rear room and provide a toilet to the rear area. These works will be lightweight in nature and the new partitions will reinstate the missing plan form. The vaults to the front lightwell are to be lowered and tiled. This will not adversely harm the character of the building.

At ground floor level it is proposed to insert partitions. These alterations will reinstate the original plan form and the lost integrity. To the front step it is proposed to lay tessellated tiles. This will follow the general pattern within the street.

To the first floor it is proposed to seal off a door from the landing and to make an opening between the front and rear rooms. The new opening is traditional and typical type alteration at this level. The original door will retained.

The works proposed will preserve the special architectural and historic interest of this listed building."

6.0 PUBLIC CONSULTATION

6.1 Thirteen letters of notification were sent to properties in Sydney Street and Stewart's Grove.

6.2 Two replies have been received. One from a property in Stewart's Grove at the rear expresses reservations about the loss of existing trees and shrubs as a result of the development, and one from a neighbouring occupier stating no objection in principle to the development but expressing concern about use of the flat roof of the extension and garage as a terrace and the resulting potential for loss of privacy.

The existing rear garden of the property is sheltered by high walls and mostly paved. Although the development would result in the loss of an ornamental tree situated close to the rear of the house, this is not considered to constitute grounds for refusal of planning permission. The application as first submitted replaced the ground floor rear window in the closet wing with French doors and used the roof of the garage and link extension as a terrace. Both the French doors and the terrace arrangement have been deleted in the revised scheme. Re-notification of objectors was carried out and no responses were received.

6.0 RECOMMENDATION

6.1 (PP/99/2394) Grant planning permission.

6.2 (LB/99/2395) Grant listed building consent.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION