

APPROVED BY
PLANNING SERVICES CTTEE
23 FEB 2000
CONSENT REF. 139

ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING &
CONSERVATION

PLANNING SERVICES COMMITTEE 23/02/2000 APP NO. PP/99/02480/CHSE/49
AGENDA ITEM NO. 2016

ADDRESS

33 Launceston Place,
Kensington, W8 5RN

APPLICATION DATED 01/12/1999
APPLICATION COMPLETE 08/12/1999
APPLICATION REVISED 24/01/2000 and
04/02/2000

APPLICANT/AGENT ADDRESS: Alex Michaelis Associates, Unit B, 97-101 Wilsham Street, London W11 4AU
CONSERVATION AREA De Vere
ARTICLE '4' No
CAPS Yes
WARD Queen's Gate
LISTED BUILDING II
HBMC DIRECTION N/A
CONSULTED 7
OBJECTIONS 2
SUPPORT 1
PETITION 0 + *Com*

RECOMMENDATION
ADOPTED.

Applicant James Spicer & Ina De

PROPOSAL:

Erection of glazed and solid rear extensions at basement level, together with rebuilding of the glazed roof over the side passage. *timber details*

RBK&C Drawing No(s): PP/99/02480, PP/99/02480/B and PP/99/02480/C
Applicant's drawing(s) No(s): LP/99/01A, 02, 03, 04, 05, 06, 07, 08B, 09C, WR/99/10, LP/99/11, 12, 13C and 14C

RECOMMENDED DECISION: Grant planning permission

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. **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. **Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance with the details so approved:**
 - (a) construction details of the proposed conservatory and an elevation of the rear basement wall;
 - (b) the construction, materials, plans and elevations of the proposed solid rear extension;
 - (c) the new french doors.
(C011)
Reason - To ensure a satisfactory standard of external appearance (R071)
4. **The roof of the extension hereby approved shall not be used as a terrace at any time.**
Reason - To safeguard the amenities of neighbouring properties. (R042)

INFORMATIVES

1. I10
2. I11
3. I21
4. I30

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1.0 SITE

- 1.1 No. 33 Launceston Place is a three storey plus attic house located on the East side of Launceston Place.
- 1.2 The property is Listed Grade II and is within the De Vere Conservation Area.

2.0 THE PROPOSAL

- 2.1 Planning permission is sought for the erection of a glazed extension occupying approximately two thirds of the rear elevation at basement level, together with a solid rear extension at basement level and replacement of a glazed roof enclosing the passage to the side of the property.
- 2.2 Listed Building Consent is sought for these extensions together with internal alterations to the building.

3.0 PLANNING HISTORY

- 3.1 There is no relevant planning history.

4.0 PLANNING CONSIDERATIONS

- 4.1 The main considerations are the design and location of the rear extensions and the detail of the new roof over the side passage and the effect of these on the character and appearance of the Conservation Area; the effect of the external and internal alterations on the special architectural character of the Listed Building; the effect of the proposals 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 CD28, CD30, CD42, CD52, CD53 and CD58.
- 4.3 At present, there are no rear extensions to the property, but there is a spiral stair from the ground floor to the rear garden. The proposed glazed extension would be at basement level, and would extend 3m from the original rear wall. This would have a sloping glazed roof, and be of a plain modern design. The solid rear extension would extend 3.1m from the rear building, replacing the existing staircase down to the garden and would be constructed in matching brickwork with a flat roof and double doors to the garden. A balconette is proposed to the existing ground floor door. The new glazed roof over the passage has a similar pitch and is of a similar extent to the roof it replaces.

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- 4.4 With regard to amenity, there is an existing conservatory to No. 32 on the South side of the wall. Although the extension would be higher than the existing boundary wall between the properties, it is considered that it would not result in any significant loss of amenity compared with the existing situation.
- 4.5 The proposed solid extension would be set in from the boundary with No. 34 by 1.5m. This extension is 2.2m high with a flat roof. No terrace is proposed on the roof. It is considered that by virtue of its limited height and separation from the boundary, the extension would not result in any significant loss of amenity of No. 34 compared with the existing situation. The balconette replaces an existing staircase to the garden, which is an improvement compared with the existing situation. The roof over the passage replaces an existing structure of similar dimensions in the same location.

Formal Observations of the Conservation and Design Officer

- 4.6 English Heritage have authorised the Council to determine the application. The Conservation Officer has prepared formal observations as follows:

"Internal alterations:

At basement level, it is proposed to hang a door on an existing opening, insert a door to the closet area, and an internal window to the front room. It is also proposed to make an opening to the rear room wall allowing access to the proposed conservatory. These works are minor in nature and will not harm the surviving plan form at this level. At the same level, it is also proposed to excavate under the front steps to provide a wine store. A wine store in this location is traditional in nature and will not harm the character of the building. To the first floor level, it is proposed to reorder a number of door openings to the front and rear room. These alterations will generally improve the appearance of the rooms without harming surviving features of interest. At second floor level, it is proposed to insert a number of partitions to subdivide the rooms. This will not harm the character of the building at this level. It is also proposed to make alterations to the existing hand rail at this level. The hand rail is later and only a small section will be raised for safety reasons.

External alterations

To the rear, at basement level, it is proposed to provide a closet extension and French doors. This is a traditional type extension at low level for which there are precedents. It is also proposed to insert a conservatory to the remaining area at basement level. This will be a simple structural glazed affair which will be set back slightly from the face of the solid extension, allowing the original proportions of the building to remain evident.

To the rear, at ground floor level, it is proposed to remove the existing spiral stair and insert a balconette. These alterations will improve the appearance of the rear elevation.

It is also proposed to provide a glazed canopy to the side passage. This is at low level, and will not harm the appearance of the building.

The proposals will not harm the surviving special architectural and historic interest of the listed building."

- 4.7 It is concluded that the extensions to the building would not harm the character or appearance of the Conservation Area, the special architectural character or historic interest of the listed building or the amenities of adjoining occupiers.

5.0 CONSULTATION

- 5.1 Occupiers of seven neighbouring properties in Victoria Grove, Launceston Place and Gloucester Road have been notified of the proposal.

- 5.2 To date, letters raising objection to the scheme have been received from 2 objectors.

- 5.3 The Launceston Place Residents' Association. Concern is raised that the rear extensions at basement level would detract from levels of amenity enjoyed by the occupiers of No. 34 adjacent, in particular because of overlooking from a terrace on top of the extension. In addition, it is considered that the extensions would set an unwelcome precedent.

- 5.4 The remaining five letters of objection are all submitted by and on behalf of the occupiers of No. 34 adjacent. Concern is raised that the detail of the proposal is not clear from the site notice or the letter of notification.

It is evident that the objectors have identified correctly the nature of the proposal, and which elements of it they object to. However, in renotifying them of the revisions, a more precise definition of the extensions has been used.

- 5.5 Concern is raised that the proposed extensions would be out of character with the area. The terrace on top of the extension would result in loss of privacy to the detriment of levels of amenity enjoyed by the occupiers of No. 34, contrary to the Council's policies.

The terrace has been deleted from the rear extension, and a condition is recommended to ensure that the roof of it should not be used as a terrace.

- 5.6 A further letter from the same objector repeats the concern regarding loss of privacy and the point regarding an unclear description. The objectors have indicated that they wish to know when the application is to go to Committee.

They have been informed of this date by the telephone.

- 5.7 Concern is raised at any problems arising from disturbance to sewers and water supply.

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This is not a material planning consideration, but is a matter to be dealt with between the parties themselves.

5.8 One letter raising no objection to the scheme has been received from the occupier of No. 27 Launceston Place.

6.0 RECOMMENDATION

6.1 Grant planning permission.

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

List of Background Papers:

The contents of file PP/99/02480 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

**Report Prepared By: ALS
Report Approved By: DT/LAWJ
Date Report Approved: 08/02/2000**

PSC00.02/ALS.REP

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Memorandum

The Royal Borough of Kensington and Chelsea - Planning Services

To: PRINCIPAL ADMINISTRATIVE OFFICER EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

Ext. 2004 Room 324A

cc: CHIEF EXECUTIVE & TOWN CLERK (Attention Steven Modric) Date: 24th February, 2000

PLANNING SERVICES COMMITTEE: 23rd February, 2000

Please note the following amendments, which were approved by the Planning Services Committee in making its decisions, in addition to those in the Addendum Report circulated and approved at the meeting.

NORTH

No changes

CENTRAL

- 99/1802 2013 51/53 Abingdon Road, W8 Deferred
For further negotiation
- 99/1803 2014 51/53 Abingdon Road, W8 Deferred
- 99/2480 2016 33 Launceston Place, W8 Amended Condition
3. Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences and the development shall not be carried out otherwise than in accordance

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with the details so approved:

- (a) the construction, materials, plans and elevations of the proposed solid rear extension;
- (b) the new french doors. (C011)

Reason - To ensure a satisfactory standard of external appearance. (R071)

Additional Condition

- 5. The elevational treatment and design of the conservatory as shown on the submitted drawings are not hereby approved. Full particulars of a revised elevational treatment showing a timber framed conservatory of traditional design shall be submitted to and approved in writing by the Executive Director, Planning and Conservation before work commences on site, and the conservatory shall be constructed only as so approved.

Reason - To ensure a satisfactory standard of external appearance. (R071)

99/02481 33 Launceston Place,
2017 W8

Amended Condition

- 4. Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:
 - (a) construction, materials, plans and elevations of the proposed solid rear extension;
 - (b) new doors and architraves;
 - (c) the internal window at basement level;
 - (d) the new french doors. (C208)

ADDENDUM REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING SERVICES COMMITTEE 23rd February 2000

The Planning Services Committee is asked to note and agree the following amendments to the Committee reports for the CENTRAL area.

Agenda Item 2011 **17 PEMBROKE SQUARE, W.8**
PP/99/2446 Late letter of objection
Two letters from existing objectors have been received withdrawing their objections relating to terrace on flat roof, now deleted, subject to appropriate condition.

Agenda Item 2013 **51/53 ABINGDON ROAD, W.8**
PP/99/1802 Amend Condition 13
Insert the words "in connection with any contaminated land" to read "... including a risk assessment in connection with any contaminated land has been submitted to and approved in writing...". Add the words "... and the approved measures set out in the risk assessment shall be implemented prior to the commencement of the development".

Amend Condition 12
Add the words "...The approved measures set out in the method statements shall be implemented prior to the commencement of the development".

Amend Report paragraph 4.7
Add the words " The aforementioned measurements have been calculated from the existing ground level of the site".
Line 5 should read "...each rise to 6.7m at the apex".
Line 10 should read "...building is 3.6 m high,...".

Amend Report paragraph 4.12
Line 2 should read "...pitched roof rising 2.7m higher...".

Late letters of objection
Two letters from existing objectors, reiterating earlier concerns regarding the height of the proposed development and the effect on their amenities. One letter raising concerns regarding the height of the proposed buildings and possible overdevelopment.

Agenda Item 2016 **33 LAUNCESTON PLACE, W.8**
PP/99/2480 Late letter of objection
Letter from existing objector withdrawing objection to terrace on flat roof, now deleted, subject to appropriate Condition. Objection raised relating to the quality of the design.