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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

MEMBERS' PANEL APP NO. PP/99/02486/MIND/11
AGENDA ITEM NO. 491

ADDRESS

18 Beaufort Gardens, Chelsea,
SW3 1PS

APPLICATION DATED 02/12/1999

*Approved
MJP 12/4/*

APPLICATION COMPLETE 09/12/1999

APPLICATION REVISED 02/03/2000 and
16/03/2000

APPLICANT/AGENT ADDRESS:

Regis Group Plc,
Warrior Square,
Southend-on-Sea,
Essex
SS1 2WS

CONSERVATION AREA Thurloe and Smith's
Charity CAPS Yes

ARTICLE '4' No WARD Hans Town

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 33

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Regis Group Plc.

PROPOSAL:

Erection of half width rear extension at first and second floor levels.

RBK&C Drawing No(s): PP/99/02486/A and PP/99/02486/B
Applicant's drawing(s) No(s): BA/1127/01a, /02b, /05a and /06a

DELEGATED
APPROVAL
12 APR 2000
M. Panel

RECOMMENDED DECISION:

Grant planning permission

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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. **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 preserve and enhance the character and appearance of the Conservation Area. (R072)
4. **The windows hereby permitted shall be timber framed, double hung, sliding sashes, and so maintained. (C075)**
Reason - To preserve and enhance the character and appearance of the Conservation Area. (R072)
5. **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 (C080)**
Reason - To protect the privacy and amenity of neighbouring property (R080)

INFORMATIVES

1. I09
2. I10
3. I11
4. I21
5. I30

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1.0 SITE

- 1.1 The application relates to a mid-terraced property which consist of a lower ground floor, upper ground floor level and four upper floors. It lies on the eastern side of Beaufort Gardens, backing onto the "Harrods" administrative block in Brompton Place. The property contains a number of self contained residential properties.
- 1.2 It lies within the Thurloe Smith's Charity Conservation Area.

2.0 PROPOSAL

- 2.1 Planning permission is sought to erect a half width rear extension at first and second floor levels. The proposed extension will be brick built to match the parent building and have two traditional wood box sash windows set within it. The application PP/99/2486 includes this part of the proposal.
- 2.2 Planning permission is also sought to erect an additional storey which will take the form of a mansard to the rear but will have a vertical brick face to the front. The roof addition will contain a single two bedroom self-contained residential unit. The application PP/99/2577 includes this part of the proposal, and is considered in this report.
- 2.3 The proposals have been substantially amended at the request of the officers. The scale of both the roof and rear extensions has been reduced. The original application included the creation of two studio flats within the proposed roof addition. This has been reduced to a single residential unit.

3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history.

4.0 RELEVANT PLANNING CONSIDERATIONS

- 4.1 The main issues for consideration relate to; firstly, the impact that the proposal will have upon the character and appearance of the Thurloe/Smith's Charity Conservation Area; and secondly, the impact that the proposed extension will have upon the amenity of the adjoining occupiers.
- 4.2 The relevant policies for consideration are as follows:
- CD25 (High standard of design)
 - CD28 (Daylight)
 - CD39 (Roof additions)
 - CD38 (Roof additions)
 - CD41 (Rear extensions)

- CD48 (Preserving and enhancing the character of Conservation Areas)
- CD52 (Preserving and enhancing the character of Conservation Areas)
- CD53 (High standard of design within Conservation Areas)

4.3 The principle of the proposed rear extension is considered to be acceptable in design terms. The rear of this part of the terrace is characterised by a number of extensions at a variety of levels. The proposed half width rear extensions at first and second floor levels are considered to be at a lower level than a number of the other extensions in the terrace, including that at the adjoining property, No17 Beaufort Gardens which rises to fourth floor level. Therefore, the proposed extension is considered to be acceptable as it complies with Policy CD41 of the UDP, in particular with parts (a), (c) and (d) as does not extend rearward beyond the general rear building line of neighbouring extensions, and will not rise above the general height of neighbouring extensions. It is considered to be of an appropriate scale which will remain subordinate to the parent building.

4.4 The detailed design of the proposed extension is also considered to be appropriate. It will be of brick to match the rest of the building, and will have wooden box sash windows. It is considered to preserve the character and appearance of the Conservation Area of which it forms part.

4.5 The principle of the proposed roof extension is also considered to be appropriate as No. 18 Beaufort Gardens remains one of the few properties within the terrace which has not been extended at this level. The proposed extension would, therefore, help reunite the group. The detailed design is also considered to be appropriate, as matches the adjacent properties in scale and form. The apex of the proposed roof will be no higher than those on the adjoining properties. At the request of the officers the proposed roof addition will match that at No. 17 in terms of it detail.

4.6 Turning to the impact of the rear extension on the amenity of the neighbouring properties, it is considered that the proposal will not cause a significant loss of daylight or an increased sense of enclosure. At the request of the officers, the rear extension has been reduced in scale to ensure that it will not project beyond the existing boundary wall with No. 17 or the existing chimney stack. Therefore, the proposal will be completely screened from the windows looking east in the rear outreach of No. 17. The rear extensions are considered to comply with Council standards on daylighting as set out in Chapter 13 of the UDP.

4.7 The proposed roof addition is not considered to have a detrimental impact on the amenity of the neighbouring properties.

4.8 The proposed alterations are not considered to result in a significant increase in parking pressure on the immediate area as the amended proposals will result in an increase of just a single residential unit. The Council's Highways section have been consulted with regard to the application and have raised no objection.

4.9 The creation of a new two bedroom flat in the roof extension is welcomed as is considered to comply with Council policy and Central Government guidance with

regard to the provision of new housing stock. The proposed unit is considered to be of an adequate size which will comply with the Council's Housing standards as set out in Chapter 13 of the UDP.

- 4.10 Therefore, the proposed extensions are considered to comply with Council policy as set out in Chapter 4 of the UDP, in particular with Policies CD25, CD38, CD39, CD41, CD48, CD52 and CD53.

5.0 PUBLIC CONSULTATIONS

Rear extension

- 5.1 Thirty two adjoining occupiers have been consulted in Beaufort Gardens and Brompton Place with regard to the application for the erection of the rear extensions. A letter of objection has been received from the occupier of No.19 Beaufort Gardens on the grounds that; firstly, the proposed extension will have a detrimental impact on the sense of enclosure experienced from her windows; and secondly, will result in over development and a corresponding increase in car parking pressure.

The amended proposed rear extension is considered to be modest in scale and to have no more than a minimal impact on the sense of enclosure of the adjoining property, No. 19 Beaufort Gardens. The proposed rear extension will only be visible from oblique views from No. 19, and will be seen against the backdrop of the very large rear outreach projecting from No. 17. The small rear extension will not increase the number of residential units within the property and, therefore, is considered unlikely to have any impact on the parking pressure in the area.

Roof addition

- 5.2 Ninety three adjoining properties have been consulted in Beaufort Gardens, and Brompton Place, with regards the erection of the additional storey. The occupier of No. 19 Beaufort Gardens has also objected to this proposal on the grounds that it will result in over development and a corresponding increase in car parking pressure.

An increase by a single residential unit is considered to have no more than a minimal impact on parking pressure in the immediate area.

- 5.3 An occupier of No. 18 Beaufort Gardens has objected to the proposal on a number of grounds relating to his occupation of the property (including provision of water tanks, fire access and ventilation), and with regard to possible breaches in building regulations.

Members will be aware that these matters are not material planning considerations.

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6.0 **RECOMMENDATION**

6.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION