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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO. PP/99/02488/ CHSE

MEMBERS' PANEL

ADDRESS

63 Portland Road, London,  
W11 4LJ

APPLICATION DATED 11/11/1999

APPLICATION COMPLETE 09/12/1999

APPLICATION REVISED 01/02/2000

APPLICANT/AGENT ADDRESS:

Congreve Horner,  
108 Fulham Palace Road,  
London  
W6 9PL

CONSERVATION AREA Norland CAPS Yes

ARTICLE '4' No WARD Norland

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 27

OBJECTIONS 0

SUPPORT 0

PETITION 0

Applicant Mrs Gail Mayhew,

PROPOSAL:

Alterations to roof to form a terrace, stair enclosure, window alterations at second floor level and formation of French doors at lower ground level.

**RBK&C Drawing No(s):** PP/99/02488 and PP/00/2488/A  
**Applicant's Drawing No(s):** 2603/01, GM/3F/01, GM/3F/02 and GM/3F/03.

RECOMMENDED DECISION: Refuse planning permission

DELEGATED  
28 NOV 2000  
RUTHERFORD

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REASONS FOR REFUSAL

1. **The proposed alteration of the valley roof form is considered to be unacceptable in that it would be an architecturally unsympathetic alteration that would harm the external appearance of this building and harm the overall character of the roofscape in this terrace. The proposal would be harmful to the external appearance of this building, the architectural balance of the terrace to which this property belongs, and would fail to preserve the character and appearance of the Conservation Area. As a consequence this proposal is contrary to policies contained within the Unitary Development Plan, most notably CD38, CD39, CD52 and CD53.**
  
2. **The proposed stair enclosure, by reason of its design, size and scale would be an overly prominent, visually obtrusive and architecturally unsympathetic addition that would harm the external appearance of this building and the overall character and appearance of the Conservation Area. Thus the proposal is contrary to policies contained within the Unitary Development Plan, most notably CD38, CD39, CD52 and CD53.**
  
3. **The enlargement of the rear window at rear second floor level would be an architecturally unsympathetic alteration, that would be out of scale and character with the pattern of fenestration along these rear elevations. The proposed alteration would harm the external appearance of this building and would fail to preserve the character of the Conservation Area and as a consequence is contrary to policies contained within the Unitary Development Plan, most notably CD44, CD52 and CD53.**

INFORMATIVE(S)

You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD28, CD30, CD34, CD38, CD39, CD40, CD44, CD52 and CD53.

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**1.0 THE SITE**

- 1.1 No. 63 Portland Road is a three storey (plus basement) terraced property situated on the western side of Portland Road.
- 1.2 The property is in residential use and subdivided into four flats.
- 1.3 The property is not Listed but is located in the Norland Conservation Area.

**2.0 DESCRIPTION OF PROPOSAL**

- 2.1 Planning permission is sought for the formation of a roof terrace and associated alterations and formation of French doors at rear basement level.
- 2.2 The stair enclosure would measure 2.3m in height, 2.85m deep and approximately 2m wide with fixed glazed timber doors.
- 2.3 The valley roof would be altered to form a flat roof, and the rear wall would be built up to form a parapet that would be 1.2m in height from the roof terrace floor level.
- 2.4 At lower ground floor level the existing single door access and small window would be altered to form double timber framed French doors.

**3.0 RELEVANT PLANNING HISTORY**

- 3.1 There is no relevant planning history for this property

**4.0 PLANNING CONSIDERATIONS**

- 4.1 The main considerations in respect of this application relate to the design of the proposed alterations in terms of their impact on the external appearance of this property, the host terrace, residential amenity and the overall character and appearance of the conservation area.
- 4.2 The relevant planning policies are contained in the "Conservation and Development" chapter of the unitary Development Plan. The following policies are considered to be of particular relevance to this application:

CD28	(Light)
CD30	(Privacy)
CD34	(Noise)
CD40	(Roof Terraces)
CD44	(Other Alterations)
CD52	(Conservation Areas)

CD53 (Design In Conservation Areas)  
CD56 (Unsympathetic Small-Scale Developments)

- 4.3 The means of access to the garden at basement level would be altered to form a pair of French doors. This is a minor alteration replacing a non-original single door and small window. The proposed design is sympathetic to the rest of the fenestration on this rear elevation and the proposed materials acceptable. It is considered that this alteration would modestly improve the external appearance of the building at this rear basement level and complies with Policies CD25, CD44 and CD53.
- 4.4 The formation of roof terraces is an established principle at roof level along the terraces forming the western side of Portland Road with existing authorised examples at Nos. 71, 85 and 93. The principle of a terrace at this level is acceptable and it considered that a terrace use at main roof level would not result in significant overlooking or disturbance being caused to neighbours.
- 4.5 The alterations proposed in association with forming a roof terrace at main roof level are to alter the valley roof at the rear to form a parapet and to construct a stair enclosure to enclose the new staircase that would give access to the roof.
- 4.6 The creation of a parapet in this location would be an unwelcome alteration resulting in the loss of the rear original valley form of the roof. This would be a visually obtrusive alteration which would cause harm to the external appearance and character of this building and the character and appearance of the conservation area.
- 4.7 The proposed staircase housing is unacceptable in size, scale and positioning. It would be a prominent, visually obtrusive, unsympathetic addition. The proposed stair enclosure would rise approximately 1m higher than the proposed built up parapet. Though not visible from the front streetscene, the staircase housing would be visible from the upper floors of properties in Pottery Lane. The proposed staircase enclosure, by way of its position and design, would be architecturally unsympathetic to the external appearance of this property and the roofscape.
- 4.6 The enlargement of the existing top floor window is unacceptable. The window is to be extended in height and raised by 1.2m. This alteration would be harmful to the external appearance of this building by way of being out of keeping with the fenestrative character of the rear elevation of this property.

5.0 **PUBLIC CONSULTATION**

- 5.1 Twenty seven letters of notification were sent out to properties in Portland Road and Pottery Lane.
- 5.2 No letters of objection have been received.

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6.0 **RECOMMENDATION**

6.1 Refuse Planning Permission

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