

Decision Notice

Please Index As

File Number

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

34

THE ROYAL
BOROUGH OF

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

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

*change of address
see replacement*

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Direct Line: 020-7361-2734
Extension: 2734
Facsimile: 020-7361-3463



KENSINGTON
AND CHELSEA

29 NOV 2000

My Ref: PP/99/02488/CHSE
Your Ref: J W WATES

Please ask for: North Area Team

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT, 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1988

REFUSAL OF PERMISSION TO DEVELOP (DP2)

The Borough Council in pursuance of their powers under the above mentioned Act and Order, hereby REFUSE to permit the development referred to in the under-mentioned Schedule as shown in the plans submitted. Your attention is drawn to the enclosed Information Sheet.

SCHEDULE

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

SITE ADDRESS: 63 Portland Road, London, W11 4LJ

RBK&C Drawing Nos: PP/99/02488 and PP/00/2488/A

Applicant's Drawing Nos: 2603/01, GM/3F/01, GM/3F/02 and GM/3F/03.

Application Dated: 11/11/1999

Application Completed: 09/12/1999

Application Revised: 01/02/2000

REASON(S) FOR REFUSAL OF PERMISSION ATTACHED OVERLEAF

REASON(S) FOR REFUSAL:

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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.

(I51)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation

PLANNING AND CONSERVATION

THE TOWN HALL HORNTON STREET LONDON W8 7NX

Executive Director M J FRENCH FRICS Dip TP MRTPI Cert TS

36

**THE ROYAL
BOROUGH OF**



Tim Williams,
AMD Architects,
159 Mortlake Road, Kew,
Richmond, Surrey
TW9 4AW

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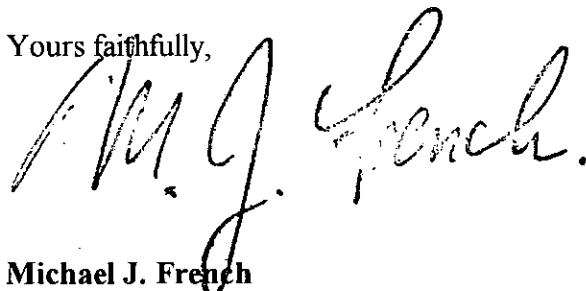
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(151)

Yours faithfully,



Michael J. French
Executive Director, Planning and Conservation